



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Monday
August 1, 2016
5:30 PM

Mayor Bruce Bassett
Deputy Mayor Debbie Bertlin
Councilmembers Dan Grausz, Jeff Sanderson,
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.

REGULAR MEETING

CALL TO ORDER & ROLL CALL, 5:30 PM

AGENDA APPROVAL

EXECUTIVE SESSION

Executive Session #1 to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes

Executive Session #2 to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) for one hour.

SPECIAL BUSINESS, 7:00 PM

- (1) Women’s Equality Day Proclamation

APPEARANCES

CONSENT CALENDAR

- (2) Payables: \$547,975.34 (7/21/16) & \$378,549.76 (7/27/16)
 Payroll: \$808,165.97 (7/22/16)
 Minutes: July 19, 2016 Regular Meeting Minutes
 AB 5205 Interlocal Agreement with MISD for Counseling Services

REGULAR BUSINESS

- (3) AB 5206 Single-Family Residential Development Standards - Scope of Work, Approach, and Public Engagement Plan
- (4) AB 5207 Zoning Text Amendment Modifying MICC Title 19 Pertaining to Procedures for Amending the Comprehensive Plan (1st Reading)

OTHER BUSINESS

Councilmember Absences
 Planning Schedule
 Board Appointments
 Councilmember Reports

ADJOURNMENT



The City of Mercer Island, Washington

Proclamation

WHEREAS, on August 26, 1920, the 19th Amendment to the U.S. Constitution extended the right to vote to women – a major victory for women’s rights and gender equality; 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 mothers and daughters continue to be deferred and denied. There is still more work to do and more doors of opportunity to open; and

WHEREAS, WHEREAS, in the 21st century, women should be able to be role models for young girls—showing her that with hard work there are no limits to what can be accomplished; and fathers, sons and brothers too should share these ambitions. On Women’s Equality Day, we continue to support the work of building a society where women thrive; 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;

WHEREAS, for the first time in history a major political party has selected a woman candidate for the office of the President of the United States.

NOW, THEREFORE, I, Deputy Mayor Debbie Bertlin do hereby proclaim August 25, 2016 as

MERCER ISLAND WOMEN’S EQUALITY DAY

and invite all Mercer Island residents to join together at Mercerdale Park on August 25, 2016 at 6:00pm to celebrate **WOMEN’S EQUALITY DAY** with live music, food and local guest speakers.

APPROVED, this 1st day of August, 2016

Debbie Bertlin, Deputy 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.

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

Report	Warrants	Date	Amount
Check Register	182397-182526	07/21/16	\$ 547,975.34
			\$ 547,975.34

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182397	07/14/2016	PROVOST, ALAN QTRLY FR LEOFF1 RET MEDI REIMB		OH006791	07/14/2016	365.40
00182398	07/18/2016	KASER, KAREN Entertainment services for Mos	P91557	OH006793	07/13/2016	1,000.00
00182399	07/18/2016	MAYA SOLEIL LLC Entertainment services for Mos	P91556	OH006794	07/13/2016	1,200.00
00182400	07/18/2016	MORGAN SOUND INC Sound services for Mostly Musi	P91558	OH006792	07/13/2016	3,631.85
00182401	07/18/2016	PITZER, ROBERT MICHAEL Entertainment services for Mos	P91570	OH006796	07/14/2016	1,000.00
00182402	07/18/2016	REYNOLDS, ANN E Entertainment services for Mos	P91554	OH006798	07/13/2016	1,000.00
00182403	07/18/2016	RICE, BEN Entertainment services for Mos	P91581	OH006797	07/14/2016	1,000.00
00182404	07/18/2016	RUSSIAN CHAMBER MUSIC Entertainment services for Mos	P91555	OH006795	07/13/2016	1,000.00
00182405	07/18/2016	TRI TRAINING FOR D. BAKER AND T.	P91587	OH006799	07/18/2016	1,970.00
00182406	07/21/2016	AMERICAN PARKINSON DISEASE ASS Contract 22620 completed, depo	P91530	22620	07/12/2016	3.75
00182407	07/21/2016	AMERICAN PLANNING ASSOC EVAN MAXIM ANNUAL DUES	P91525	1414601643	04/18/2016	369.00
00182408	07/21/2016	AWC August 2016 COBRA J. Maggard	P89549	082016	07/20/2016	790.77
00182409	07/21/2016	BREWTON MD, LUKE Clinical consultations	P90095	OH006817	07/06/2016	150.00
00182410	07/21/2016	BSN SPORT INC TENNIS NETS	P91485	98011556	06/27/2016	610.52
00182411	07/21/2016	CESSCO INVENTORY PURCHASES	P91494	5330	06/15/2016	177.23
00182412	07/21/2016	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		OH006836	07/08/2016	1,331.00
00182413	07/21/2016	COMCAST 2015 MAINT DEPT WI FI	P89508	OH006819	07/07/2016	86.32
00182414	07/21/2016	COOK LEARN GROW LLC Instruction services for Cooki	P91568	16066/16065	07/14/2016	2,758.00
00182415	07/21/2016	CORK, TAMBI A TEEN FEED SUPPLIES		OH006813	07/15/2016	197.72
00182416	07/21/2016	CORRECTIONAL INDUSTRIES ACCTG Clothing for MICEC Custodian	P91531	T048166	06/20/2016	409.89
00182417	07/21/2016	CORT PARTY RENTAL Equipment rentals for Summer	P91580	45310/45314/4952	07/14/2016	15,297.08
00182418	07/21/2016	CRYSTAL AND SIERRA SPRINGS Monthly water delivery service	P89371	5277493070116	07/01/2016	137.95
00182419	07/21/2016	DANH, KIM Refund #657421	P91575	657421	07/14/2016	350.00
00182420	07/21/2016	DEEDS, EDWARD G LEOFF1 Retiree Medical Expense	P91602	OH006822	07/18/2016	246.18
00182421	07/21/2016	ELSOE, RONALD LEOFF1 Retiree Medical Expense	P91588	OH006820	07/14/2016	99.00
00182422	07/21/2016	FEDEX OFFICE Laminating, cutting & other pr	P91596	OH006828	07/01/2016	721.55

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182423	07/21/2016	FEHR & PEERS June 2016 Phase 2 Sound Transi	P91510	108757	07/07/2016	660.40
00182424	07/21/2016	FRAROBY, JAMSHYD Refund #655720	P91577	655720	07/14/2016	50.00
00182425	07/21/2016	G&K SERVICES COVERALL/LAUNDRY SERVICE	P91542	OH006821	06/30/2016	716.28
00182426	07/21/2016	GAVIGLIO, MIKE MILEAGE EXPENSE		OH006804	07/15/2016	28.08
00182427	07/21/2016	GOOD TO GO TOLL FOR 49107D	P91582	TB162496837	06/27/2016	4.10
00182428	07/21/2016	GOODYEAR COMMERCIAL TIRE TIRE INVENTORY	P91545	1951132128	06/28/2016	70.12
00182429	07/21/2016	GRAINGER INVENTORY PURCHASES	P91502	9156339872	07/01/2016	69.52
00182430	07/21/2016	HEALTHFORCE PARTNERS LLC T. BABCOCK CDL PHYSICAL	P91547	28775	05/19/2016	98.00
00182431	07/21/2016	HERZOG, KATIE MERCER CAMP SUPPLIES		OH006809	07/13/2016	28.25
00182432	07/21/2016	HOME DEPOT CREDIT SERVICE FURNITURE DOLLY	P91508	0122945010271/01	07/12/2016	166.46
00182433	07/21/2016	HONEYWELL, MATTHEW V Professional Services - Invoic	P91564	923	07/12/2016	1,050.00
00182434	07/21/2016	INDUSTRY SIGN & GRAPHICS Marketing collateral for MICEC	P91529	38232	06/20/2016	1,385.18
00182435	07/21/2016	JACOBS, LUKE B MILEAGE EXPENSE		OH006801	07/14/2016	12.42
00182436	07/21/2016	JOHNSON, JEFFREY WAYNE Instruction services for	P91561	15978	07/14/2016	1,260.00
00182437	07/21/2016	KC RECORDS RECORDING FEES	P91592	OH006814	07/18/2016	764.00
00182438	07/21/2016	KC RECORDS RECORDING FEES	P91594	OH006815	07/18/2016	687.00
00182439	07/21/2016	KC RECORDS RECORDING FEES	P91593	OH006816	07/18/2016	765.00
00182440	07/21/2016	KELLEY IMAGING SYSTEMS MAP PRINTER REPAIR	P91516	IN156115	06/23/2016	749.46
00182441	07/21/2016	KIMMEL ATHLETIC SUPPLY CO INC P&R Staff T-shirts and Sweatsh	P91519	0533755IN	06/27/2016	6,239.36
00182442	07/21/2016	KPG SE 40TH / 86TH AVE SE INTERSCE	P91451	615516	07/11/2016	10,295.14
00182443	07/21/2016	KRAMP, ROBERT A GHSA ANNUAL MEETING		OH006812	07/15/2016	575.00
00182444	07/21/2016	KROESENS UNIFORM COMPANY Marine Patrol uniforms-Techs	P91606	32859	07/08/2016	402.88
00182445	07/21/2016	LARRY, CLARENCE OVERPAYMENT REFUND		OH006805	07/13/2016	400.00
00182446	07/21/2016	LINESCAPE OF WASHINGTON SEWER WET WELL CLEANING	P90422	S9989/9959/10035	05/27/2016	31,506.17
00182447	07/21/2016	LYONS, STEVEN FRLEOFF1 Retiree Medical Expen	P91609	OH006829	07/18/2016	792.91
00182448	07/21/2016	MAK, DAHLIA Refund #657470	P91578	657470	07/14/2016	80.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182449	07/21/2016	MARCROFT, MARC A PER DIEM REIMBURSEMENT		OH006807	07/18/2016	206.50
00182450	07/21/2016	MATTSON, JULIE LICENSE		OH006810	07/14/2016	100.00
00182451	07/21/2016	MERCER ISLAND CHEVRON YFS FUEL	P91551	OH006824	06/01/2016	36.50
00182452	07/21/2016	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH006833	07/08/2016	128.75
00182453	07/21/2016	MI HARDWARE - BLDG MISC. HARDWARE FOR THE MONTH O	P91562	OH006823	06/30/2016	47.73
00182454	07/21/2016	MOLTZ, ERIC MILEAGE EXPENSE		OH006803	07/15/2016	28.08
00182455	07/21/2016	NAPA AUTO PARTS REPAIR PARTS/INVENTORY	P91539	OH006825	06/30/2016	1,652.61
00182456	07/21/2016	OJOYLAN, MADONNA Contract 22384 completed, depo	P91528	22384	07/12/2016	350.00
00182457	07/21/2016	PACIFIC AIR CONTROL INC CHILLER REPAIR	P91517	187717	06/30/2016	1,170.56
00182458	07/21/2016	PACIFIC GOLF & TURF FL-0433 REPAIR PARTS INV 2-113	P89743	0211990	06/30/2016	48,100.78
00182459	07/21/2016	PARR, RYAN PER DIEM REIMBURSEMENT		OH006806	07/18/2016	206.50
00182460	07/21/2016	PAULETTO, MAUDE Instruction services for Yoga	P91597	16133/34/35	07/18/2016	1,167.96
00182461	07/21/2016	PERTEET INC SAFE ROUTES TO NORTHWOOD ELEME	P89336	201502790006	07/08/2016	4,482.81
00182462	07/21/2016	PETTY CASH FUND THRIFT SHOP PETTY CASH REIMBURSEMENT		OH006800	07/15/2016	97.92
00182463	07/21/2016	PITNEY BOWES MAIL LEASING CHARGES 3/30-6/29	P91522	3300664835	06/04/2016	1,071.00
00182464	07/21/2016	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		OH006834	07/08/2016	2,510.20
00182465	07/21/2016	POT O' GOLD INC TEA, HOT CHOC & CONDIMENTS	P91513	0057187	06/24/2016	653.74
00182466	07/21/2016	PRAXAIR DISTRIBUTION INC ACETYLENE AND OXYGEN CYLINDER	P91549	55389856	06/24/2016	50.49
00182467	07/21/2016	PROTHMAN COMPANY City Manager Search Expenses	P91610	20165393	05/11/2016	8,558.09
00182468	07/21/2016	PROVOST, ALAN FRLEOFF1 Retiree Medical Expen	P91569	OH006826	07/14/2016	359.77
00182469	07/21/2016	PUBLIC SAFETY SUPPORT SERVICES Zone One Coordinator Services	P87834	MIFY1412	07/05/2016	8,333.33
00182470	07/21/2016	PUBLIC SAFETY TESTING INC 2016 Q2 Subscription Fees	P91608	PSTI16523	07/02/2016	6,670.53
00182471	07/21/2016	PUGET SOUND ACCESS MI-TV Council Broadcast 06/06	P91511	2428	07/04/2016	607.50
00182472	07/21/2016	R A BROWN BACKFLOW TESTING BACKFLOW TEST	P91565	16070801	07/08/2016	45.00
00182473	07/21/2016	REGIONAL TOXICOLOGY SERVICES Lab fees for Harnish clients	P89330	TC20290063016	06/30/2016	16.75
00182474	07/21/2016	REPUBLIC SERVICES #172 12 YRD DISPOSAL/RECYCLING SERV	P91543	0172006796248	06/30/2016	996.20

Date: 07/21/16

Time: 09:24:38

Report Name: AP Report by Check Number

CouncilAP

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182475	07/21/2016	RESERVE ACCOUNT POSTAGE REFILL	P91573	OH006827	07/14/2016	2,500.00
00182476	07/21/2016	ROBINS, DANNA Refund #657469	P91579	657469	07/14/2016	95.00
00182477	07/21/2016	SAFELITE FULFILLMENT INC FL-0359 WINDOW REPLACEMENT	P91583	01804579885	07/08/2016	204.23
00182478	07/21/2016	SAIL SAND POINT Instruction services for Saili	P91507	16054	07/12/2016	1,628.64
00182479	07/21/2016	SALZETTI, ERIC Instruction services for Power	P91598	16195/16200	07/18/2016	1,149.40
00182480	07/21/2016	SAND, KARI L CHENOWETH TRIAL EXPENSE		OH006811	07/18/2016	41.00
00182481	07/21/2016	SEATTLE, CITY OF June 2016 Water Purchases	P91591	OH006830	06/30/2016	280,341.24
00182482	07/21/2016	SIGNATURE LANDSCAPE SERVICES 2016 Landscaping Service for F	P90550	7391/92/93/94	07/01/2016	3,823.73
00182483	07/21/2016	SOFTRESOURCES PROJECT MGMT	P91526	3356	07/06/2016	7,000.00
00182484	07/21/2016	SOUND PUBLISHING INC Advertising contract for Seatt	P89368	7693760	06/30/2016	695.00
00182485	07/21/2016	SUNGARD PUBLIC SECTOR INC ONESOLUTION MAINT 8/1/16-10/31	P91515	122641	06/30/2016	9,646.46
00182486	07/21/2016	T AND T TRUCKING INC 2015 SOILS HAUL AWAY - UTILITI	P87003	68818/19	06/10/2016	4,826.30
00182487	07/21/2016	THOMSON REUTERS - WEST CIS intel database	P91605	834287661	07/01/2016	302.00
00182488	07/21/2016	TONELLA-HOWE, ANNE CHENOWETH TRIAL EXPENSE		OH006808	07/12/2016	27.50
00182489	07/21/2016	TOVAR, JOSEPH W TOWN CENTER CODE GRAPHICS	P91532	15065	07/01/2016	1,708.75
00182490	07/21/2016	TROY, BRIAN CASEY MILEAGE EXPENSE		OH006802	07/14/2016	40.18
00182491	07/21/2016	UMPQUA BANK LINESCAPE OF WA RETAINAGE ACCT	P90423	RETAINAGE	07/13/2016	1,507.48
00182492	07/21/2016	UNDERWATER SPORTS INC. Dive team equip maint.	P91603	20011864/68/17	07/06/2016	1,724.63
00182493	07/21/2016	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH006835	07/08/2016	110.00
00182509	07/21/2016	US BANK CORP PAYMENT SYS L2G*DJA-COURT E-COMMRC		2471705617987179	07/06/2016	27,202.57
00182510	07/21/2016	US HEALTHWORKS MED GROUP WA CDL PHYSICAL R. ANDERSON	P91546	0674617/0673577	06/24/2016	198.00
00182511	07/21/2016	UTILITIES UNDERGROUND LOCATION JUNE EXCAVATION TICKET NOTIFIC	P91541	6060162	06/30/2016	243.32
00182512	07/21/2016	VERIZON WIRELESS VZ Billing - P. Bissonnette	P91586	9767545979/67587	06/21/2016	1,456.58
00182513	07/21/2016	VOLCANIC MANUFACTURING LLC Patrol bikes & equip	P91512	2194	07/01/2016	3,405.43
00182514	07/21/2016	WA LEGAL MESSENGERS INC Legal Messenger Fee Invoice 30	P91566	305572/73/74	07/05/2016	60.00
00182515	07/21/2016	WA ST REVENUE 2ND QTR LEASEHOLD EXCISE TAX 2	P89276	OH006831	06/30/2016	4,433.27

Date: 07/21/16

Time: 09:24:38

Report Name: AP Report by Check Number

CouncilAP

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182516	07/21/2016	WA ST SUPREME COURT Printing Fee - Case Briefs - C	P91567	PR13495	07/11/2016	5.44
00182517	07/21/2016	WASHINGTON FITNESS SERV INC Elliptical repairs for MICEC	P91527	W15958	06/23/2016	362.45
00182518	07/21/2016	WASHINGTON STATE PATROL CPL backgrounds	P91607	I16009313	07/01/2016	276.00
00182519	07/21/2016	WASHINGTON TRACTOR FL-0447 REPAIRS	P91540	1045751	06/17/2016	428.79
00182520	07/21/2016	WORKSAFE SERVICE INC, A Drug Testing M. Jones Invoice	P91595	226398	05/31/2016	52.00
00182521	07/21/2016	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		OH006832	07/08/2016	2,478.20
00182522	07/21/2016	XEROX CORPORATION MAIL ROOM - PRINTING & DATA	P91550	085273874	07/01/2016	1,955.05
00182523	07/21/2016	XEROX CORPORATION PRINTER SUPPLIES		230033335	06/01/2016	2,211.83
00182524	07/21/2016	YOUTH TECH INC Instruction services for Youth	P91572	16319/16320	07/14/2016	2,831.85
00182525	07/21/2016	YU, KUN Refund #657432	P91574	657432/657433	07/14/2016	395.00
00182526	07/21/2016	ZEE MEDICAL First aid kit replenishment	P89980	68311081	07/08/2016	199.78
					Total	<u>547,975.34</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P89276	00182515	WA ST REVENUE	2ND QTR LEASEHOLD EXCISE TAX 2	2,356.99
P91575	00182419	DANH, KIM	Refund #657421	350.00
P91528	00182456	OJOYLAN, MADONNA	Contract 22384 completed, depo	350.00
P91574	00182525	YU, KUN	Refund #657433	350.00
P91579	00182476	ROBINS, DANNA	Refund #657469	95.00
P91578	00182448	MAK, DAHLIA	Refund #657470	80.00
P91577	00182424	FRAROOPY, JAMSHYD	Refund #655720	50.00
P91574	00182525	YU, KUN	Refund #657432	45.00
P91530	00182406	AMERICAN PARKINSON DISEASE ASS	Contract 22620 completed, depo	3.75
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
	00182445	LARRY, CLARENCE	OVERPAYMENT REFUND	400.00
P91494	00182411	CESSCO	INVENTORY PURCHASES	177.23
P91502	00182429	GRAINGER	INVENTORY PURCHASES	69.52
<i>Org Key: 814072 - United Way</i>				
	00182493	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	110.00
<i>Org Key: 814074 - Garnishments</i>				
	00182412	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00182452	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	128.75
<i>Org Key: 814076 - City & Counties Local 21M</i>				
	00182521	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	2,478.20
<i>Org Key: 814077 - Police Association</i>				
	00182464	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,510.20
<i>Org Key: CA1100 - Administration (CA)</i>				
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	45.14
	00182480	SAND, KARI L	CHENOWETH TRIAL EXPENSE	41.00
	00182509	US BANK CORP PAYMENT SYS	L2G*DJA-COURT E-COMMRC	39.99
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	38.49
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	38.49
	00182509	US BANK CORP PAYMENT SYS	L2G*DJA-COURT E-COMMRC	32.49
	00182509	US BANK CORP PAYMENT SYS	L2G*DJA-COURT E-COMMRC	27.49
	00182509	US BANK CORP PAYMENT SYS	L2G*DJA-COURT E-COMMRC	22.49
P91566	00182514	WA LEGAL MESSENGERS INC	Legal Messenger Fee Invoice 30	20.00
P91566	00182514	WA LEGAL MESSENGERS INC	Legal Messenger Fee - Invoice	20.00
P91566	00182514	WA LEGAL MESSENGERS INC	Legal Messenger - Invoice No.	20.00
P91567	00182516	WA ST SUPREME COURT	Printing Fee - Case Briefs - C	5.44
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P91564	00182433	HONEYWELL, MATTHEW V	Professional Services - Invoic	1,050.00
<i>Org Key: CM1100 - Administration (CM)</i>				
	00182509	US BANK CORP PAYMENT SYS	ICMA ONLINE PURCHASES	1,240.00
P91544	00182512	VERIZON WIRELESS	VZ Billing - P. Bissonnette	389.64
	00182509	US BANK CORP PAYMENT SYS	FONTAINE INN	187.57
	00182509	US BANK CORP PAYMENT SYS	FONTAINE INN	187.57

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00182509	US BANK CORP PAYMENT SYS	ELEPHANT BAR # 240	66.61
	00182509	US BANK CORP PAYMENT SYS	SHARKS CAGE NC30100051	60.93
	00182509	US BANK CORP PAYMENT SYS	STIA PUBLIC PARKING	56.00
	00182509	US BANK CORP PAYMENT SYS	OLIVE GARDEN 400044685	49.55
	00182509	US BANK CORP PAYMENT SYS	LEVELUP*SWEETGREEN8042	39.47
	00182509	US BANK CORP PAYMENT SYS	CHEVRON 0091081	16.32
	00182509	US BANK CORP PAYMENT SYS	54209 - PIER SHED 19 1/2	10.00
	00182509	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	6.00
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P91510	00182423	FEHR & PEERS	June 2016 Phase 2 Sound Transi	660.40
<i>Org Key: CM1200 - City Clerk</i>				
	00182509	US BANK CORP PAYMENT SYS	HILTON HOTELS OMAHA	-889.72
<i>Org Key: CM1400 - Communications</i>				
P91511	00182471	PUGET SOUND ACCESS	MI-TV Council Broadcast 06/06	382.50
P91511	00182471	PUGET SOUND ACCESS	MI-TV Council Broadcast 06/20	225.00
	00182509	US BANK CORP PAYMENT SYS	BACKUPIFY	4.99
<i>Org Key: CO6100 - City Council</i>				
	00182509	US BANK CORP PAYMENT SYS	HOMEGROWN MOTO	282.29
	00182509	US BANK CORP PAYMENT SYS	RESTAURANTS ON THE RUN	282.06
	00182509	US BANK CORP PAYMENT SYS	RESTAURANTS ON THE RUN	217.45
	00182509	US BANK CORP PAYMENT SYS	SAFEWAY STORE00034728	45.24
	00182509	US BANK CORP PAYMENT SYS	PAYPAL *SCA	45.00
	00182509	US BANK CORP PAYMENT SYS	EINSTEIN BROS-ONLINE CAT	43.79
	00182509	US BANK CORP PAYMENT SYS	SAFEWAY STORE00034728	6.00
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P91608	00182470	PUBLIC SAFETY TESTING INC	2016 Background Investigations	6,258.03
P91589	00182470	PUBLIC SAFETY TESTING INC	2016 Q2 Subscription Fees	412.50
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	350.00
	00182509	US BANK CORP PAYMENT SYS	QFC #5820	155.95
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	150.00
	00182509	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	135.00
	00182509	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	135.00
	00182509	US BANK CORP PAYMENT SYS	AMERICAN PLANNING ASSOCIA	100.00
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	95.95
	00182509	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00182509	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	50.00
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	42.50
P91544	00182512	VERIZON WIRELESS	VZ Billing - K. Sgel	40.01
	00182509	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	16.16
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.98
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.93
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.93
	00182509	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	7.14
<i>Org Key: DS1100 - Administration (DS)</i>				
P91593	00182439	KC RECORDS	RECORDING FEES	765.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91592	00182437	KC RECORDS	RECORDING FEES	764.00
P91594	00182438	KC RECORDS	RECORDING FEES	687.00
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	50.80
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	38.51
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	38.51
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
	00182509	US BANK CORP PAYMENT SYS	RUBBERSTAMPS NET	151.85
	00182509	US BANK CORP PAYMENT SYS	SKR*ABEBOOKS.CO 30SE7C	33.69
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P91525	00182407	AMERICAN PLANNING ASSOC	EVAN MAXIM ANNUAL DUES	369.00
<i>Org Key: DSBE01 - Economic Development</i>				
P91532	00182489	TOVAR, JOSEPH W	TOWN CENTER CODE GRAPHICS	1,708.75
<i>Org Key: FN1100 - Administration (FN)</i>				
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	70.19
	00182509	US BANK CORP PAYMENT SYS	WHISTLE STOP ALE HOUSE	64.35
	00182509	US BANK CORP PAYMENT SYS	MBP MERCHANT FEE	54.10
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	23.89
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	23.89
<i>Org Key: FN2100 - Data Processing</i>				
P91515	00182485	SUNGARD PUBLIC SECTOR INC	ONESOLUTION MAINT 8/1/16-10/31	9,646.46
<i>Org Key: FR1100 - Administration (FR)</i>				
	00182509	US BANK CORP PAYMENT SYS	OMNI SAN DIEGO	865.10
	00182509	US BANK CORP PAYMENT SYS	STAR BODY WORKS	85.00
	00182509	US BANK CORP PAYMENT SYS	CSD 6TH & K PARK 39888	69.00
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	54.24
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	50.43
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	50.43
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	36.98
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	29.22
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	28.89
	00182509	US BANK CORP PAYMENT SYS	CHEVRON 0373255	28.70
	00182509	US BANK CORP PAYMENT SYS	CHEVRON 0211801	27.65
	00182509	US BANK CORP PAYMENT SYS	CENTER FOR PUBLIC SAFETY	26.95
	00182509	US BANK CORP PAYMENT SYS	SHELL OIL 57428070106	26.00
	00182509	US BANK CORP PAYMENT SYS	ARCO#05799	23.02
	00182509	US BANK CORP PAYMENT SYS	ARCO BUD'S AMPM	22.90
	00182509	US BANK CORP PAYMENT SYS	ARCO#05930	20.97
<i>Org Key: FR4100 - Training</i>				
	00182509	US BANK CORP PAYMENT SYS	SILVER CLOUD INN 03	1,207.20
<i>Org Key: GGM001 - General Government-Misc</i>				
P91610	00182467	PROTHMAN COMPANY	City Manager Recruitment Invoi	7,166.66
P91599	00182467	PROTHMAN COMPANY	City Manager Search Expenses	1,391.43
	00182509	US BANK CORP PAYMENT SYS	ICMA ONLINE PURCHASES	693.00
P91513	00182465	POT O' GOLD INC	COFFEE SUPPLIES	362.48
	00182509	US BANK CORP PAYMENT SYS	ALASKA AIR 0272116381705	311.20

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00182509	US BANK CORP PAYMENT SYS	ALASKA AIR 0272116381706	311.20
	00182509	US BANK CORP PAYMENT SYS	ALASKA AIR 0272116381707	311.20
	00182509	US BANK CORP PAYMENT SYS	CAREERS IN GOVERNMENT	249.00
P91523	00182465	POT O' GOLD INC	TEA, HOT CHOC & CONDIMENTS	244.06
P89980	00182526	ZEE MEDICAL	First aid kit replenishment	199.78
	00182509	US BANK CORP PAYMENT SYS	FONTAINE INN	187.57
P91513	00182465	POT O' GOLD INC	COFFEE REPLENISHMENT	47.20
	00182488	TONELLA-HOWE, ANNE	CHENOWETH TRIAL EXPENSE	27.50
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P91573	00182475	RESERVE ACCOUNT	POSTAGE REFILL	2,500.00
P91522	00182463	PITNEY BOWES	MAIL LEASING CHARGES 3/30-6/29	1,071.00
P91520	00182522	XEROX CORPORATION	CM's COPY & DATA 5/21-6/21/16	921.64
P91520	00182522	XEROX CORPORATION	MAIL ROOM - PRINTING & DATA	539.08
P91520	00182522	XEROX CORPORATION	DSG - COPY & DATA - 5/21-6/21/	179.93
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	51.77
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	50.45
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	50.45
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
P91609	00182447	LYONS, STEVEN	FRLEOFF1 Retiree Medical Expen	792.91
	00182397	PROVOST, ALAN	QTRLY FR LEOFF1 RET MEDI REIMB	365.40
P91569	00182468	PROVOST, ALAN	FRLEOFF1 Retiree Medical Expen	359.77
P91602	00182420	DEEDS, EDWARD G	LEOFF1 Retiree Medical Expense	246.18
P91588	00182421	ELSOE, RONALD	LEOFF1 Retiree Medical Expense	99.00
<i>Org Key: GX9996 - Employee Benefits-Police</i>				
P89549	00182408	AWC	August 2016 COBRA J. Maggard	790.77
<i>Org Key: IS1100 - IGS Mapping</i>				
P91516	00182440	KELLEY IMAGING SYSTEMS	MAP PRINTER REPAIR	749.46
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00182509	US BANK CORP PAYMENT SYS	G2S-OFFENSIVE SECURITY	450.00
	00182509	US BANK CORP PAYMENT SYS	DRI*VMWARE	273.74
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	205.94
	00182509	US BANK CORP PAYMENT SYS	WASHINGTON AWARDS INC	121.55
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	71.18
	00182509	US BANK CORP PAYMENT SYS	FRY'S ELECTRONICS #30	54.70
	00182509	US BANK CORP PAYMENT SYS	QDOBA MEXICAN GRILL-390	49.93
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	49.88
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	47.07
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	47.07
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	47.07
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	47.07
	00182509	US BANK CORP PAYMENT SYS	AVNGATE*MOVAVI.COM	46.94
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	43.56
	00182509	US BANK CORP PAYMENT SYS	REGISTER.COM*130C7998J	38.00
	00182509	US BANK CORP PAYMENT SYS	SHELL OIL 57444008700	33.04
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	16.43
	00182509	US BANK CORP PAYMENT SYS	REGISTER.COM*130C513DJ	14.00
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	12.72

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	12.03
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.92
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.92
	00182509	US BANK CORP PAYMENT SYS	AMAZON WEB SERVICES	0.56
<i>Org Key: MT2100 - Roadway Maintenance</i>				
	00182509	US BANK CORP PAYMENT SYS	AMERICAN PUBLIC WORKS	40.00
<i>Org Key: MT2500 - ROW Administration</i>				
P91548	00182474	REPUBLIC SERVICES #172	12 YRD DISPOSAL/RECYCLING SERV	742.66
<i>Org Key: MT3100 - Water Distribution</i>				
	00182509	US BANK CORP PAYMENT SYS	ABC-NV	98.00
<i>Org Key: MT3300 - Water Associated Costs</i>				
P87003	00182486	T AND T TRUCKING INC	2015 SOILS HAUL AWAY - UTILITI	2,815.34
	00182490	TROY, BRIAN CASEY	MILEAGE EXPENSE	40.18
	00182426	GAVIGLIO, MIKE	MILEAGE EXPENSE	28.08
	00182435	JACOBS, LUKE B	MILEAGE EXPENSE	12.42
<i>Org Key: MT3400 - Sewer Collection</i>				
P90422	00182446	LINESCAPE OF WASHINGTON	SEWER WET WELL CLEANING	31,506.17
P90423	00182491	UMPQUA BANK	LINESCAPE OF WA RETAINAGE ACCT	1,507.48
<i>Org Key: MT3500 - Sewer Pumps</i>				
P91586	00182512	VERIZON WIRELESS	PS 18 & 24 CELLULAR SERVICE	78.04
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P91587	00182405	TRI	TRAINING FOR D. BAKER AND T.	1,970.00
	00182454	MOLTZ, ERIC	MILEAGE EXPENSE	28.08
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P91586	00182512	VERIZON WIRELESS	MAINT. CELLULAR SERVICE	948.89
P91542	00182425	G&K SERVICES	COVERALL/LAUNDRY SERVICE	716.28
P91550	00182522	XEROX CORPORATION	METER AND BASE COPY CHARGES	314.40
	00182509	US BANK CORP PAYMENT SYS	INTL SOC ARBORICULTURE	279.85
P91541	00182511	UTILITIES UNDERGROUND LOCATION	JUNE EXCAVATION TICKET NOTIFIC	243.32
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	146.26
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	140.56
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	140.56
	00182509	US BANK CORP PAYMENT SYS	FUN EXPRESS	113.15
P91546	00182510	US HEALTHWORKS MED GROUP WA	CDL PHYSICAL R. ANDERSON	99.00
P91546	00182510	US HEALTHWORKS MED GROUP WA	CDL PHYSICAL B. ROCK	99.00
P89508	00182413	COMCAST	2015 MAINT DEPT WI FI	86.32
P91595	00182520	WORKSAFE SERVICE INC, A	Drug Testing M. Jones Invoice	52.00
P91547	00182430	HEALTHFORCE PARTNERS LLC	T. BABCOCK CDL PHYSICAL	49.00
P91547	00182430	HEALTHFORCE PARTNERS LLC	CDL PHYSICAL S. HARB	49.00
	00182509	US BANK CORP PAYMENT SYS	WA DOL LIC & REG 09598	47.75
	00182509	US BANK CORP PAYMENT SYS	WA DOL09598*SERVICEFEE	2.00
<i>Org Key: MT4200 - Building Services</i>				
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	105.99
	00182509	US BANK CORP PAYMENT SYS	GTS DRYWALL SUPPLY CO #3	79.25

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91562	00182453	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	47.73
P91585	00182432	HOME DEPOT CREDIT SERVICE	FURNITURE DOLLY	45.05
	00182509	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	35.35
<i>Org Key: MT4210 - Building Landscaping</i>				
P90550	00182482	SIGNATURE LANDSCAPE SERVICES	2016 Landscaping Service for F	2,113.48
<i>Org Key: MT4300 - Fleet Services</i>				
P91539	00182455	NAPA AUTO PARTS	REPAIR PARTS/INVENTORY	1,652.61
P91540	00182519	WASHINGTON TRACTOR	FL-0447 REPAIRS	428.79
P91583	00182477	SAFELITE FULFILLMENT INC	FL-0359 WINDOW REPLACEMENT	204.23
P91576	00182458	PACIFIC GOLF & TURF	FL-0433 REPAIR PARTS INV 2-113	194.14
P91545	00182428	GOODYEAR COMMERCIAL TIRE	TIRE INVENTORY	70.12
P91549	00182466	PRAXAIR DISTRIBUTION INC	ACETYLENE AND OXYGEN CYLINDER	50.49
P91551	00182451	MERCER ISLAND CHEVRON	YFS FUEL	36.50
P91576	00182458	PACIFIC GOLF & TURF	REPAIR PARTS INV 2-11466	29.34
P91582	00182427	GOOD TO GO	TOLL FOR 49107D	4.10
<i>Org Key: MT4501 - Water Administration</i>				
P91591	00182481	SEATTLE, CITY OF	June 2016 Water Purchases	280,341.24
	00182509	US BANK CORP PAYMENT SYS	EL SOMBRERO	26.93
<i>Org Key: PO1100 - Administration (PO)</i>				
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	151.97
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	144.56
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	144.56
	00182509	US BANK CORP PAYMENT SYS	Command uniform shirt	87.63
	00182509	US BANK CORP PAYMENT SYS	KROESENS UNIFORM CO	76.10
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
<i>Org Key: PO1350 - Police Emergency Management</i>				
P87834	00182469	PUBLIC SAFETY SUPPORT SERVICES	Zone One Coordinator Services	8,333.33
	00182509	US BANK CORP PAYMENT SYS	JIMMY JOHN'S # 594 - M	400.10
	00182509	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03330	65.48
<i>Org Key: PO1700 - Records and Property</i>				
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	18.42
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.92
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.92
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P91607	00182518	WASHINGTON STATE PATROL	CPL backgrounds	276.00
<i>Org Key: PO2100 - Patrol Division</i>				
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	179.75
	00182509	US BANK CORP PAYMENT SYS	Packing materials	8.00
<i>Org Key: PO2200 - Marine Patrol</i>				
P91606	00182444	KROESENS UNIFORM COMPANY	Marine Patrol uniforms-Techs	402.88

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00182509	US BANK CORP PAYMENT SYS	Marine Patrol supplies	179.17
<i>Org Key: PO2201 - Dive Team</i>				
P91603	00182492	UNDERWATER SPORTS INC.	Dive team equip maint.	914.33
P91603	00182492	UNDERWATER SPORTS INC.	Dry suit repairs	547.50
P91603	00182492	UNDERWATER SPORTS INC.	Dive team equip maint	262.80
<i>Org Key: PO2300 - Bike Patrol (CJ)</i>				
P91512	00182513	VOLCANIC MANUFACTURING LLC	Patrol bikes & equip	1,000.00
<i>Org Key: PO2400 - Special Operations Team (CJ)</i>				
P91512	00182513	VOLCANIC MANUFACTURING LLC	Patrol/CDU bikes & equip	2,405.43
<i>Org Key: PO3100 - Investigation Division</i>				
P91605	00182487	THOMSON REUTERS - WEST	CIS intel database	302.00
	00182509	US BANK CORP PAYMENT SYS	White board for CIS office	63.99
	00182509	US BANK CORP PAYMENT SYS	Whiteboard pens	6.51
<i>Org Key: PO4100 - Training</i>				
	00182449	MARCROFT, MARC A	PER DIEM REIMBURSEMENT	206.50
	00182459	PARR, RYAN	PER DIEM REIMBURSEMENT	206.50
<i>Org Key: PO4200 - Training (CJ)</i>				
	00182443	KRAMP, ROBERT A	GHSA ANNUAL MEETING	575.00
<i>Org Key: PR0000 - Parks & Recreation-Revenue</i>				
P89276	00182515	WA ST REVENUE	2ND QTR LEASEHOLD EXCISE TAX 2	2,076.28
<i>Org Key: PR1100 - Administration (PR)</i>				
	00182509	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERING, LLC	377.63
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	295.00
	00182509	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERING, LLC	268.09
	00182509	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERING, LLC	230.25
	00182509	US BANK CORP PAYMENT SYS	STOCKLAYOUTS LLC	179.00
	00182509	US BANK CORP PAYMENT SYS	BUILDASIGN.COM	119.97
	00182509	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERING, LLC	102.66
	00182509	US BANK CORP PAYMENT SYS	CONTAINERSTORE.COM	87.53
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	79.94
P89371	00182418	CRYSTAL AND SIERRA SPRINGS	Monthly water delivery service	68.97
	00182509	US BANK CORP PAYMENT SYS	MICHAELS.COM	43.70
	00182509	US BANK CORP PAYMENT SYS	ORIENTAL TRADING CO	36.87
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	29.06
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	21.81
	00182509	US BANK CORP PAYMENT SYS	MICHAELS STORES 2038	17.50
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	9.59
<i>Org Key: PR1500 - Urban Forest Management</i>				
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	30.55
	00182509	US BANK CORP PAYMENT SYS	THE HOME DEPOT #8944	25.73

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00182509	US BANK CORP PAYMENT SYS	THE HOME DEPOT #8944	16.03
<i>Org Key: PR2100 - Recreation Programs</i>				
	00182509	US BANK CORP PAYMENT SYS	QDOBA MEXICAN GRILL-390	494.94
	00182509	US BANK CORP PAYMENT SYS	S&S WORLDWIDE-ONLINE	352.27
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	219.35
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	152.25
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	122.88
	00182509	US BANK CORP PAYMENT SYS	THE LIFEGUARD STORE IN	114.70
	00182509	US BANK CORP PAYMENT SYS	LOWES #00040*	97.98
	00182509	US BANK CORP PAYMENT SYS	WAL-MART #5939	96.34
	00182509	US BANK CORP PAYMENT SYS	SAHARA PIZZA	73.21
	00182509	US BANK CORP PAYMENT SYS	ORIENTAL TRADING CO	69.20
	00182509	US BANK CORP PAYMENT SYS	WALMART.COM	60.09
	00182509	US BANK CORP PAYMENT SYS	EPIC SPORTS, INC.	56.99
	00182509	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	56.94
	00182509	US BANK CORP PAYMENT SYS	TARGET 00003392	55.61
	00182509	US BANK CORP PAYMENT SYS	HARBOR FREIGHT TOOLS 279	55.25
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	50.97
	00182509	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	46.07
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	42.12
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	34.99
	00182509	US BANK CORP PAYMENT SYS	PARTY CITY	34.99
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	25.69
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	16.36
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.95
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.93
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.93
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	5.00
	00182509	US BANK CORP PAYMENT SYS	SHELL OIL 57444032502	3.31
	00182509	US BANK CORP PAYMENT SYS	PARTY CITY	2.17
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P91571	00182441	KIMMEL ATHLETIC SUPPLY CO INC	T-shirts for Camps	2,169.47
P91568	00182414	COOK LEARN GROW LLC	Instruction services for Cooki	1,764.00
P91572	00182524	YOUTH TECH INC	Instruction services for Youth	1,424.50
P91572	00182524	YOUTH TECH INC	Instruction services for Youth	1,407.35
P91561	00182436	JOHNSON, JEFFREY WAYNE	Instruction services for	1,260.00
P91568	00182414	COOK LEARN GROW LLC	Instruction services for Cooki	994.00
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	923.63
P91596	00182422	FEDEX OFFICE	Letterboxing booklets	688.70
	00182509	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	170.77
	00182509	US BANK CORP PAYMENT SYS	FUN EXPRESS	82.80
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	81.36
	00182509	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	75.48
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	71.39
	00182509	US BANK CORP PAYMENT SYS	WAL-MART #5939	60.42
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	34.98
	00182431	HERZOG, KATIE	MERCER CAMP SUPPLIES	28.25
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	27.32
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	25.90

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	25.01
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	18.82
	00182509	US BANK CORP PAYMENT SYS	DOLLAR TREE	13.14
	00182509	US BANK CORP PAYMENT SYS	TARGET 00022905	10.94
<i>Org Key: PR2103 - Aquatics Programs</i>				
P91507	00182478	SAIL SAND POINT	Instruction services for Saili	1,628.64
<i>Org Key: PR2108 - Health and Fitness</i>				
P91571	00182441	KIMMEL ATHLETIC SUPPLY CO INC	Track Meet T-shirts	1,905.02
P91598	00182479	SALZETTI, ERIC	Instruction services for Power	625.80
P91598	00182479	SALZETTI, ERIC	Instruction services for Power	523.60
P91597	00182460	PAULETTO, MAUDE	Instruction services for Yoga	477.93
P91597	00182460	PAULETTO, MAUDE	Instruction services for Yoga	364.53
P91597	00182460	PAULETTO, MAUDE	Instruction services for Yoga	325.50
	00182509	US BANK CORP PAYMENT SYS	MOUNT SI GOLF COURSE -	28.01
	00182509	US BANK CORP PAYMENT SYS	TWIN RIVERS GOLF COURSE	20.00
	00182509	US BANK CORP PAYMENT SYS	BOGEYS PUBLIC HOUSE	14.21
<i>Org Key: PR3500 - Senior Services</i>				
	00182509	US BANK CORP PAYMENT SYS	SAFEWAY STORE00005264	127.06
	00182509	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105590	36.54
	00182509	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	34.00
	00182509	US BANK CORP PAYMENT SYS	WALGREENS #3733	28.21
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	14.78
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	11.68
<i>Org Key: PR4100 - Community Center</i>				
P91529	00182434	INDUSTRY SIGN & GRAPHICS	Marketing collateral for MICEC	1,385.18
P90550	00182482	SIGNATURE LANDSCAPE SERVICES	2016 Landscaping Services for	1,247.61
P91517	00182457	PACIFIC AIR CONTROL INC	CHILLER REPAIR	1,170.56
	00182509	US BANK CORP PAYMENT SYS	HERZOG GLASS	907.76
P91531	00182416	CORRECTIONAL INDUSTRIES ACCTG	Clothing for MICEC Custodian	409.89
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	389.16
P91527	00182517	WASHINGTON FITNESS SERV INC	Elliptical repairs for MICEC	362.45
	00182509	US BANK CORP PAYMENT SYS	YELPINC*BIZSERVICES	350.00
	00182509	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	227.70
	00182509	US BANK CORP PAYMENT SYS	VERTICALRESPONSE INC	150.78
	00182509	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4704	113.57
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	83.89
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	77.50
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	70.29
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	70.29
	00182509	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	34.11
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	15.18
	00182509	US BANK CORP PAYMENT SYS	FRED-MEYER #0658	3.82
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P91558	00182400	MORGAN SOUND INC	Sound services for Mostly Musi	3,631.85
P91556	00182399	MAYA SOLEIL LLC	Entertainment services for Mos	1,200.00
P91557	00182398	KASER, KAREN	Entertainment services for Mos	1,000.00
P91570	00182401	PITZER, ROBERT MICHAEL	Entertainment services for Mos	1,000.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91554	00182402	REYNOLDS, ANN E	Entertainment services for Mos	1,000.00
P91581	00182403	RICE, BEN	Entertainment services for Mos	1,000.00
P91555	00182404	RUSSIAN CHAMBER MUSIC	Entertainment services for Mos	1,000.00
	00182509	US BANK CORP PAYMENT SYS	WASHINGTON GRAPHICS LLC	313.17
<i>Org Key: PR5900 - Summer Celebration</i>				
P91580	00182417	CORT PARTY RENTAL	Equipment rentals for Summer	6,703.79
P91580	00182417	CORT PARTY RENTAL	Equipment rentals for Summer	4,011.18
P91580	00182417	CORT PARTY RENTAL	Equipment rentals for Summer	2,272.74
P91580	00182417	CORT PARTY RENTAL	Equipment rental for Summer	1,857.07
P91580	00182417	CORT PARTY RENTAL	Equipment rental for Summer	452.30
	00182509	US BANK CORP PAYMENT SYS	NAMIFY LLC	190.00
	00182509	US BANK CORP PAYMENT SYS	ORIENTAL TRADING CO	181.58
	00182509	US BANK CORP PAYMENT SYS	OFFICEMAX/OFFICEDEPOT	93.23
	00182509	US BANK CORP PAYMENT SYS	USPS 54530602535107903	1.78
<i>Org Key: PR6100 - Park Maintenance</i>				
P87003	00182486	T AND T TRUCKING INC	2015 SOILS HAUL AWAY - PARKS	2,010.96
	00182509	US BANK CORP PAYMENT SYS	RAINMASTER	388.70
	00182509	US BANK CORP PAYMENT SYS	LAST STOP LIGHTING	277.00
P91543	00182474	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING ICP	253.54
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	156.53
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	14.96
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.94
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.94
P91508	00182432	HOME DEPOT CREDIT SERVICE	CREDIT-RETURNED PALLET	-16.43
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P91485	00182410	BSN SPORT INC	TENNIS NETS	610.52
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	150.01
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	150.02
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	150.02
P91508	00182432	HOME DEPOT CREDIT SERVICE	PLYWOOD & HARDWARE	137.84
P91565	00182472	R A BROWN BACKFLOW TESTING	BACKFLOW TEST	45.00
<i>Org Key: PR6800 - Trails Maintenance</i>				
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	76.87
	00182509	US BANK CORP PAYMENT SYS	J & B PETROLEUM	38.64
	00182509	US BANK CORP PAYMENT SYS	WALGREENS #3733	24.07
<i>Org Key: WD531C - Sub Basin 27a</i>				
	00182509	US BANK CORP PAYMENT SYS	L2G*KC RECORDERSOFFICE	240.85
	00182509	US BANK CORP PAYMENT SYS	L2G*KC RECORDERSOFFICE	159.88
	00182509	US BANK CORP PAYMENT SYS	L2G*KC RECORDERSOFFICE	80.97
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P89743	00182458	PACIFIC GOLF & TURF	PARKS EQUIPMENT REPLACEMENT -	47,877.30
<i>Org Key: WG513T - Rec & Facility Booking System</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91526	00182483	SOFTRESOURCES	PROJECT MGMT	7,000.00
<i>Org Key: WP122R - Vegetation Management</i>				
	00182509	US BANK CORP PAYMENT SYS	02 MCLENDON HARDWARE	87.58
P91519	00182441	KIMMEL ATHLETIC SUPPLY CO INC	P&R Staff T-shirts and Sweatsh	58.14
<i>Org Key: WR517R - SE 40th (E of ICW)</i>				
P91451	00182442	KPG	SE 40TH / 86TH AVE SE INTERSCE	10,295.14
<i>Org Key: XR320R - Safe Routes to School</i>				
P89336	00182461	PERTEET INC	SAFE ROUTES TO NORTHWOOD	4,482.81
<i>Org Key: YF1100 - YFS General Services</i>				
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM	168.25
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	149.90
	00182509	US BANK CORP PAYMENT SYS	OFFICE DEPOT #819	116.68
	00182450	MATTSON, JULIE	LICENSE	100.00
	00182509	US BANK CORP PAYMENT SYS	CASCADE FRAMES	81.03
P89371	00182418	CRYSTAL AND SIERRA SPRINGS	Monthly water service deliver	68.98
	00182509	US BANK CORP PAYMENT SYS	USPS 54530602535107903	56.40
	00182509	US BANK CORP PAYMENT SYS	FACEBOOK 5VBWX8SF42	50.00
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	38.97
P89373	00182422	FEDEX OFFICE	Laminating, cutting & other pr	32.85
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	31.90
	00182509	US BANK CORP PAYMENT SYS	ISLAND BOOKS	27.38
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	15.50
	00182509	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	15.20
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND A	14.95
	00182509	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND A	14.95
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.93
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	11.93
<i>Org Key: YF1200 - Thrift Shop</i>				
P89368	00182484	SOUND PUBLISHING INC	Advertising contract for Seatt	695.00
P90550	00182482	SIGNATURE LANDSCAPE SERVICES	2016 Landscaping Services for	462.64
	00182509	US BANK CORP PAYMENT SYS	COSTCO *BUS DELIV 115	367.83
	00182509	US BANK CORP PAYMENT SYS	SQUARESPACE INC.	202.81
	00182509	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	165.00
	00182509	US BANK CORP PAYMENT SYS	GRAND & BENEDICTS INC	156.70
	00182509	US BANK CORP PAYMENT SYS	STORE SUPPLY	106.24
	00182462	PETTY CASH FUND THRIFT SHOP	PETTY CASH REIMBURSEMENT	96.77
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	74.00
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	70.27
	00182523	XEROX CORPORATION	PRINTER SUPPLIES	70.27
	00182509	US BANK CORP PAYMENT SYS	INSTOCKLABELS.COM	21.95
	00182509	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	19.85
	00182509	US BANK CORP PAYMENT SYS	NORDSTROM #0004	16.43
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	12.99
	00182509	US BANK CORP PAYMENT SYS	STORE SUPPLY	11.04

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00182462	PETTY CASH FUND THRIFT SHOP	PETTY CASH REIMBURSEMENT	1.15
<i>Org Key: YF2100 - School/City Partnership</i>				
P89330	00182473	REGIONAL TOXICOLOGY SERVICES	Lab fees for Harnish clients	16.75
<i>Org Key: YF2300 - VOICE Program</i>				
	00182509	US BANK CORP PAYMENT SYS	NAT'L SUMMER LEARNING ASS	475.00
	00182509	US BANK CORP PAYMENT SYS	IN *SHIFTBOARD INC.	262.80
	00182415	CORK, TAMBI A	TEEN FEED SUPPLIES	179.72
	00182509	US BANK CORP PAYMENT SYS	MOS PIZZA - WA	123.91
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	88.57
	00182509	US BANK CORP PAYMENT SYS	UNITED PARKING L 4578	46.40
	00182415	CORK, TAMBI A	PARKING FEE	18.00
	00182509	US BANK CORP PAYMENT SYS	U-PARK SYSTEM (LOT #42	15.00
	00182509	US BANK CORP PAYMENT SYS	IMPARK00250001A	12.00
	00182509	US BANK CORP PAYMENT SYS	SEATTLE 684-PARK	8.00
	00182509	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 032	3.00
	00182509	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 032	3.00
<i>Org Key: YF2500 - Family Counseling</i>				
P90095	00182409	BREWTON MD, LUKE	Clinical consultations	150.00
<i>Org Key: YF2600 - Family Assistance</i>				
	00182509	US BANK CORP PAYMENT SYS	CADCA ALEXANDRIA VA	645.00
	00182509	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	315.00
	00182509	US BANK CORP PAYMENT SYS	PESI INC	219.99
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	200.00
	00182509	US BANK CORP PAYMENT SYS	PAYPAL *PLAYWELLTEK	186.00
	00182509	US BANK CORP PAYMENT SYS	IN *ADVANTAGE SPORTS/SOCC	163.71
	00182509	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	150.00
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	115.00
	00182509	US BANK CORP PAYMENT SYS	IN *ADVANTAGE SPORTS/SOCC	98.71
	00182509	US BANK CORP PAYMENT SYS	SOCCER SHOTS SEATTLE	98.00
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	95.00
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	95.00
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	83.94
	00182509	US BANK CORP PAYMENT SYS	QFC #5839	66.04
	00182509	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	-118.00
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00182509	US BANK CORP PAYMENT SYS	DELTA AIR 0062348145991	229.20
	00182509	US BANK CORP PAYMENT SYS	DELTA AIR 0062348145990	229.20
	00182509	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	79.87
	00182509	US BANK CORP PAYMENT SYS	EIG*HOMESTEAD	20.99
	00182509	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03310	16.37
	00182509	US BANK CORP PAYMENT SYS	QFC #5806	11.86
Total				<u>547,975.34</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.

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

Report	Warrants	Date	Amount
Check Register	182527-182634	07/27/16	\$ 378,549.76
			\$ 378,549.76

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182527	07/21/2016	HORSCHMAN, BRENT FLEX SPEND ACCT REIMB		OH006837	07/22/2016	426.91
00182528	07/21/2016	MATTSON, JULIE FLEX SPEND ACCT REIMB		OH006838	07/22/2016	221.78
00182529	07/21/2016	SANDINE, ASEA FLEX SPEND ACCT REIMB		OH006839	07/22/2016	192.31
00182530	07/21/2016	SOLOMON, MEARA FLEX SPEND ACCT REIMB		OH006840	07/22/2016	192.31
00182531	07/21/2016	STEWART, LISA C CONFERENCE EXPENSES		OH006842	07/17/2016	1,832.76
00182532	07/21/2016	TUTTLE, LAJUAN FLEX SPEND ACCT REIMB		OH006841	07/22/2016	28.85
00182533	07/27/2016	A.M. LEONARD INC INVENTORY PURCHASES	P91669	CI16130463	07/11/2016	482.68
00182534	07/27/2016	ACCESS MEDIA STORAGE CONTAINER, DEL,	P91618	1512631	06/30/2016	330.42
00182535	07/27/2016	ADT LLC PERMIT REFUND		1601195	07/21/2016	95.20
00182536	07/27/2016	AIRGAS USA LLC Oxygen/Fire	P91625	9052960335/99375	06/29/2016	361.94
00182537	07/27/2016	AMERICAN PLANNING ASSOC PLANNING COMMISSION MEMBER DUE	P91646	290011160403PBN	07/20/2016	350.00
00182538	07/27/2016	ASPECT SOFTWARE INC Telestaff Monthly Fee	P91467	ASI015863	07/05/2016	164.25
00182539	07/27/2016	BECKER, RON FRLEOFF1 Retiree Medical Expen	P91639	OH006845	07/20/2016	4,232.88
00182540	07/27/2016	BELLEVUE, CITY OF 2016 Quarterly MBP Surcharge	P91129	31083	07/07/2016	7,419.49
00182541	07/27/2016	BOB'S HEATING AND A/C PERMIT REFUND		1603185	07/21/2016	95.20
00182542	07/27/2016	BOCKSTAHLER, MICHAEL PERMIT REFUND		1607024	07/21/2016	95.20
00182543	07/27/2016	CASCADE ELITE GYMNASTICS Instruction services for Gymna	P91620	16048/49	07/20/2016	2,214.80
00182544	07/27/2016	CENTURYLINK PHONE USE JULY 2016		OH006849	07/16/2016	863.82
00182545	07/27/2016	CHRISTIANSEN, ANNE Instruction services for Easts	P91621	16283	07/20/2016	3,310.44
00182546	07/27/2016	CINTAS CORPORATION #460 2016 Rug Cleaning Services for	P89342	460636034	07/14/2016	54.70
00182547	07/27/2016	CODE PUBLISHING CO MICC E-Update thru Ord 16-04	P91482	53657	07/05/2016	1,644.69
00182548	07/27/2016	COMCAST CITY HALL HIGH SPEED INTERNET	P91630	OH006848	07/04/2016	193.65
00182549	07/27/2016	COMCAST 2016 High Speed Connection Cha	P89540	OH006846	07/11/2016	135.36
00182550	07/27/2016	COMMERCIAL LANDSC SUPPLY INC INVENTORY PURCHASES	P91590	195769	07/12/2016	364.07
00182551	07/27/2016	COMPTON LUMBER & HARDWARE INC TREATED LUMBER	P91659	790300	07/12/2016	798.33
00182552	07/27/2016	CONRAD, RICHARD CITY MANAGER RECRUITMENT TRIP	P91675	OH006850	07/25/2016	94.55

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182553	07/27/2016	COOPER, ROBERT JLY-SEPT 2016 RET MEDI REIMB		OH006869	07/26/2016	365.40
00182554	07/27/2016	CORK, TAMBI A CADCA CONFERENCE EXPENSES		OH006865	07/25/2016	825.34
00182555	07/27/2016	CORNERSTONE ROOFING PERMIT REFUND		1607001	07/21/2016	148.41
00182556	07/27/2016	CRIMINAL JUSTICE TRAINING COMM Training-Derr, Haraway, Schmal	P91682	201126665	07/12/2016	285.00
00182557	07/27/2016	CRYSTAL AND SIERRA SPRINGS 2016 Water Service at MICEC	P89391	8259218071616	07/16/2016	136.96
00182558	07/27/2016	CULLIGAN Water Service/Fire	P91628	201607672721	06/30/2016	172.55
00182559	07/27/2016	DAVIS, SUZANNA Instruction services for Belly	P91642	16276	07/20/2016	196.70
00182560	07/27/2016	DEPT OF ENTERPRISE SERVICES SOLD forms (in duplicate) for	P91553	73150589	07/07/2016	59.19
00182561	07/27/2016	DEPT OF ENTERPRISE SERVICES Mailing labels	P91505	73150556	07/07/2016	129.44
00182562	07/27/2016	DEPT OF ENTERPRISES SERVICES BUSINESS CARD PRINTING JUNE 16		73150434	07/06/2016	153.27
00182563	07/27/2016	DUNBAR ARMORED JULY 16 ARMORED CAR SERVICE	P91622	3807660	07/01/2016	1,700.66
00182564	07/27/2016	EARTHCORPS INC 2015-2016 Volunteer Recruitmen	P85100	6087	06/30/2016	8,901.00
00182565	07/27/2016	ECOLAB Bunker Gear Laundry Repair	P91632	2430267	07/11/2016	110.61
00182566	07/27/2016	ELECTRIC CO OF SEATTLE , THE PERMIT REFUND		1607090	07/21/2016	190.40
00182567	07/27/2016	FELIX, JIM MILEAGE EXPENSE		OH006868	07/05/2016	25.92
00182568	07/27/2016	FITTINGS INC. MISC. FITTINGS	P91661	00186586	07/12/2016	72.92
00182569	07/27/2016	FOSSIL INDUSTRIES INC Interpretive sign fabrication	P90727	F71646	05/04/2016	1,557.00
00182570	07/27/2016	GEHA REFUND DUP TRANS BILLING FEE		OH006843	07/20/2016	589.15
00182571	07/27/2016	GRAINGER INVENTORY PURCHASES	P91503	9157876518	07/05/2016	695.39
00182572	07/27/2016	H D FOWLER 6" PSM TEE S W	P91504	I4262325	07/07/2016	23.95
00182573	07/27/2016	HEALTHFORCE PARTNERS LLC Respiratory Review	P91684	29320	07/11/2016	99.00
00182574	07/27/2016	HEDEEN & CADITZ PLLC Professional Services - FS 92	P91563	8188	07/08/2016	5,580.20
00182575	07/27/2016	HOME DEPOT CREDIT SERVICE HOSE REEL	P91656	9900002/8804948/	06/28/2016	220.68
00182576	07/27/2016	HONEYWELL, MATTHEW V Professional Services - Invoic	P91654	924	07/19/2016	600.00
00182577	07/27/2016	JOHNSON, CURTIS FRLEOFF1 Retiree Medical Expen	P91690	OH006871	07/26/2016	258.35
00182578	07/27/2016	JUDICIAL CONFERENCE REGISTRAR Wa Judicial Conference	P91611	OH006851	07/19/2016	235.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182579	07/27/2016	KC PET LICENSES KC PET LICENSES FEE COLLECTED	P89272	OH006854	06/30/2016	75.00
00182580	07/27/2016	KC RECORDER RELEASE OF 2 SEWER LIENS	P91652	OH006852	07/21/2016	66.00
00182581	07/27/2016	KEEP POSTED Posting services for MMIP post	P91559	20096	07/08/2016	272.00
00182582	07/27/2016	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P88915	OH006856	07/14/2016	263.96
00182583	07/27/2016	KING CO PROSECUTING ATTORNEY COURT REMITTANCE KC CRIME VICT	P89273	OH006855	06/30/2016	380.31
00182584	07/27/2016	KROESENS UNIFORM COMPANY Patrol shorts-Schroeder	P91509	33255	07/06/2016	54.75
00182585	07/27/2016	LEGEND DATA SYSTEMS INC KEY FOBS FOR POLICE	P91518	112513	07/07/2016	401.32
00182586	07/27/2016	LEOFF HEALTH & WELFARE TRUST AUGUST 2016 FIRE RETIREES		OH006866	07/26/2016	56,923.67
00182587	07/27/2016	LIFTOFF LLC Office365 Licenses Addition	P91458	1488	07/15/2016	1,463.00
00182588	07/27/2016	LN CURTIS & SONS Stokes, rescue pak and harness	P89933	INV34931	06/24/2016	1,564.26
00182589	07/27/2016	MASTERMARK Nameplate P. Bissonnette	P91501	2451805	07/07/2016	30.85
00182590	07/27/2016	McLENDON HARDWARE INC INVENTORY PURCHASES	P91672	4501172	07/19/2016	72.67
00182591	07/27/2016	METROPRESORT Printing and Mailing June 2016	P91677	484577	07/19/2016	2,120.47
00182592	07/27/2016	MEYMAND, DOLLY Instruction services for Art f	P91644	16234/16235	07/20/2016	1,848.00
00182593	07/27/2016	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P89277	OH006872	07/24/2016	1,200.00
00182594	07/27/2016	MIDWEST CARD & ID SOLUTIONS EMAC badging	P91616	22265	07/05/2016	273.75
00182595	07/27/2016	MORGAN SOUND INC EOC PHONEBANK	P91674	MSI86402	05/10/2016	1,224.40
00182596	07/27/2016	NAPA AUTO PARTS Misc. Apparatus Parts/7607	P91637	OH006857	06/30/2016	389.76
00182597	07/27/2016	NOEL, CHAD PERMIT REFUND		1605276	07/21/2016	214.00
00182598	07/27/2016	NORCOM 911 FIRE DISPATCH 2016	P89285	0000313	06/07/2016	45,885.25
00182599	07/27/2016	NORCOM 911 POLICE DISPATCH 2016	P89284	0000314	06/07/2016	138,425.25
00182600	07/27/2016	OVERLAKE OIL 700 GAL UNLEADED DELIVERY INV	P91601	178679/178628	07/01/2016	3,501.40
00182601	07/27/2016	PACIFIC RIM EQUIPMENT RENTAL EXCAVATOR & STUMP GRINDER RENT	P91665	19288/15639	06/30/2016	3,096.20
00182602	07/27/2016	PETTY CASH FUND POLICE DEPT PETTY CASH REIMBURSEMENT		OH006844	07/25/2016	128.89
00182603	07/27/2016	REMOTE SATELLITE SYSTEMS INT'L EMAC Sat Phone	P91499	00082093	07/08/2016	48.95
00182604	07/27/2016	REPUBLIC SERVICES #172 25 YRD DISPOSAL/RECYCLING SERV	P91613	0172006794758	06/30/2016	8,018.66

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182605	07/27/2016	RICOH USA INC (FIRE) Copier Rental/Fire	P91626	97132230	07/05/2016	319.42
00182606	07/27/2016	ROMAINE ELECTRIC CORP Misc. Apparatus Parts/7608	P91638	1082708	06/03/2016	481.52
00182607	07/27/2016	S & S TIRE Tires - 7608 and 1606	P91650	163307/163308	06/08/2016	616.80
00182608	07/27/2016	SAFARILAND LLC Latent print kits	P91604	I01024034	07/08/2016	222.50
00182609	07/27/2016	SAIL SAND POINT Instruction services for Saili	P91619	16060/16061	07/20/2016	3,723.20
00182610	07/27/2016	SCORE SCORE June bil-17 days	P91683	2024	07/11/2016	2,669.00
00182611	07/27/2016	SEATTLE AUTOMOTIVE DIST INC Misc. Apparatus Parts	P91635	S1961395	06/06/2016	126.70
00182612	07/27/2016	SPENCER, FREDERICK E CBT Instructor	P91627	OH006858	07/20/2016	150.00
00182613	07/27/2016	STEWART, LISA C CADCA CONFERENCE EXPENSE		OH006864	07/25/2016	89.50
00182614	07/27/2016	SUNDSTROM, ROBERT Instruction services for Birdi	P91640	16310	07/20/2016	641.68
00182615	07/27/2016	SUPER SITTEERS LLC Instruction services for Super	P91643	16300	07/20/2016	567.50
00182616	07/27/2016	T-MOBILE 2016 Services for Boat Launch	P89488	OH006859	07/09/2016	49.99
00182617	07/27/2016	TEC EQUIPMENT INC Parts 8613 and 1614	P91649	192632S/192651S	06/27/2016	534.12
00182618	07/27/2016	THOMPSON, JAMES RETRO TO JAN2016 MEDI REIMB		OH006870	07/26/2016	128.80
00182619	07/27/2016	TRAFFIC SAFETY SUPPLY 48" YIELD SIGN	P91448	115250	07/05/2016	186.77
00182620	07/27/2016	TRUE NORTH EMERGENCY EQUPT Misc. Apparatus Parts	P91636	H04600	07/05/2016	131.97
00182621	07/27/2016	UNDERWATER SPORTS INC. Equip repair	P91617	20011759	06/28/2016	525.60
00182622	07/27/2016	UNITED RENTALS NORTHWEST INC ASPHALT CUTTER	P91662	138840654001	07/12/2016	81.96
00182623	07/27/2016	UNITED SITE SERVICES 2016 Portable Toilet Rentals a	P85569	1144188984	06/30/2016	676.21
00182624	07/27/2016	VERIZON WIRELESS Cell Charges/Fire	P91633	9768245672	07/06/2016	29.88
00182625	07/27/2016	WA ST DEPT OF ECOLOGY 2015 HAZARDOUS WASTE GENERATIO	P91362	OH006862	06/30/2016	49.00
00182626	07/27/2016	WA ST TREASURER'S OFFICE Remit June 16 MI Court Transmi	P91623	OH006861	06/30/2016	27,845.73
00182627	07/27/2016	WA ST TREASURER'S OFFICE Remit June 16 NC Court Transmi	P91624	OH006860	06/30/2016	4,861.76
00182628	07/27/2016	WALTER E NELSON CO INVENTORY PURCHASES	P91457	551945	07/06/2016	2,229.20
00182629	07/27/2016	WASHINGTON ALARM INC PERMIT REFUND		1607143	07/21/2016	95.20
00182630	07/27/2016	WASHINGTON2 ADVOCATES LLC I-90 Loss of Mobility Negotiat	P91670	5519	06/30/2016	10,992.60

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182631	07/27/2016	WATERFRONT CONSTRUCTION 2016 SC! Fireworks Barge	P91079	OH006863	07/25/2016	2,231.25
00182632	07/27/2016	WEST COAST SIGNAL INC ON CALL CONTRACT FOR	P85970	1808	06/22/2016	488.68
00182633	07/27/2016	WHISTLE WORKWEAR MISC. WORK CLOTHES	P91666	TR305379	07/09/2016	271.14
00182634	07/27/2016	WIMACTEL INC POLICE LOBBY PAY PHONE	P91653	000153238	07/01/2016	60.23
					Total	<u>378,549.76</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	11,069.66
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	6,294.61
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	5,200.56
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	2,034.73
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	2,016.01
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	1,188.52
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	1,068.13
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	1,018.01
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	791.44
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	382.59
P89273	00182583	KING CO PROSECUTING ATTORNEY	COURT REMITTANCE KC CRIME VICT	380.31
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	345.70
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	260.60
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	173.78
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	122.21
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	122.21
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	99.33
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	89.29
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	89.12
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	89.11
P89272	00182579	KC PET LICENSES	KC PET LICENSES FEE COLLECTED	75.00
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	72.93
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	67.03
P91623	00182626	WA ST TREASURER'S OFFICE	Remit June 16 MI Court Transmi	45.96
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	25.20
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	25.00
P91624	00182627	WA ST TREASURER'S OFFICE	Remit June 16 NC Court Transmi	15.76
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P91457	00182628	WALTER E NELSON CO	INVENTORY PURCHASES	2,229.20
P91668	00182571	GRAINGER	INVENTORY PURCHASES	394.59
P91584	00182533	A.M. LEONARD INC	INVENTORY PURCHASES	338.56
P91514	00182550	COMMERCIAL LANDSC SUPPLY INC	INVENTORY PURCHASES	258.12
P91663	00182571	GRAINGER	INVENTORY PURCHASES	195.22
P91669	00182533	A.M. LEONARD INC	INVENTORY PURCHASES	144.12
P91503	00182571	GRAINGER	INVENTORY PURCHASES	105.58
P91590	00182550	COMMERCIAL LANDSC SUPPLY INC	INVENTORY PURCHASES	60.00
P91480	00182590	McLENDON HARDWARE INC	INVENTORY PURCHASES	32.17
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P91654	00182576	HONEYWELL, MATTHEW V	Professional Services - Invoic	600.00
<i>Org Key: CM1100 - Administration (CM)</i>				
P91675	00182552	CONRAD, RICHARD	CITY MANAGER RECRUITMENT TRIP	94.55
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P91670	00182630	WASHINGTON2 ADVOCATES LLC	I-90 Loss of Mobility Negotiat	10,000.00
P91670	00182630	WASHINGTON2 ADVOCATES LLC	Travel Expenses I-90 Loss of	992.60
<i>Org Key: CM1200 - City Clerk</i>				
P91482	00182547	CODE PUBLISHING CO	MICC E-Update thru Ord 16-04	1,644.69

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: CO6100 - City Council</i>				
P91501	00182589	MASTERMARK	Nameplate P. Bissonnette	30.85
<i>Org Key: CT1100 - Municipal Court</i>				
P91611	00182578	JUDICIAL CONFERENCE REGISTRAR	Wa Judicial Conference	235.00
<i>Org Key: DS0000 - Development Services-Revenue</i>				
P91129	00182540	BELLEVUE, CITY OF	2016 Quarterly MBP Surcharge	7,419.49
	00182597	NOEL, CHAD	PERMIT REFUND	214.00
	00182555	CORNERSTONE ROOFING	PERMIT REFUND	148.41
	00182535	ADT LLC	PERMIT REFUND	95.20
	00182541	BOB'S HEATING AND A/C	PERMIT REFUND	95.20
	00182542	BOCKSTAHLER, MICHAEL	PERMIT REFUND	95.20
	00182566	ELECTRIC CO OF SEATTLE , THE	PERMIT REFUND	95.20
	00182566	ELECTRIC CO OF SEATTLE , THE	PERMIT REFUND	95.20
	00182629	WASHINGTON ALARM INC	PERMIT REFUND	95.20
<i>Org Key: DS1100 - Administration (DS)</i>				
P91458	00182587	LIFTOFF LLC	Office365 Licenses Addition	357.00
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
P91458	00182587	LIFTOFF LLC	Office365 Licenses Addition	119.00
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P91646	00182537	AMERICAN PLANNING ASSOC	PLANNING COMMISSION MEMBER	350.00
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P89917	00182591	METROPRESORT	Printing and Mailing June 2016	364.30
P89917	00182591	METROPRESORT	Printing and Mailing June 2016	276.58
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P89917	00182591	METROPRESORT	Printing and Mailing June 2016	364.29
P89917	00182591	METROPRESORT	Printing and Mailing June 2016	276.56
P91652	00182580	KC RECORDER	RELEASE OF 2 SEWER LIENS	66.00
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P89917	00182591	METROPRESORT	Printing and Mailing June 2016	364.30
P89917	00182591	METROPRESORT	Printing and Mailing June 2016	276.56
<i>Org Key: FNBE01 - Financial Services</i>				
P89277	00182593	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00
P91677	00182591	METROPRESORT	June 2016 Printing and Mailing	197.88
<i>Org Key: FR0000 - Fire-Revenue</i>				
	00182570	GEHA	REFUND DUP TRANS BILLING FEE	589.15
<i>Org Key: FR1100 - Administration (FR)</i>				
P91626	00182605	RICOH USA INC (FIRE)	Copier Rental/Fire	319.42
P91628	00182558	CULLIGAN	Water Service/Fire	172.55
P91467	00182538	ASPECT SOFTWARE INC	Telestaff Monthly Fee	164.25
P91630	00182548	COMCAST	Internet Charges/Fire	70.80
P91631	00182548	COMCAST	Internet Charges/Fire	11.48
<i>Org Key: FR2100 - Fire Operations</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P89285	00182598	NORCOM 911	FIRE DISPATCH 2016	45,885.25
P91650	00182607	S & S TIRE	Tires - 7608 and 1606	616.80
P91649	00182617	TEC EQUIPMENT INC	Parts 8613 and 1614	534.12
P91638	00182606	ROMAINE ELECTRIC CORP	Misc. Apparatus Parts/7608	481.52
P91637	00182596	NAPA AUTO PARTS	Misc. Apparatus Parts/7607	389.76
P91636	00182620	TRUE NORTH EMERGENCY EQUPT	Misc. Apparatus Parts	131.97
P91635	00182611	SEATTLE AUTOMOTIVE DIST INC	Misc. Apparatus Parts	126.70
P91632	00182565	ECOLAB	Bunker Gear Laundry Repair	110.61
P91633	00182624	VERIZON WIRELESS	Cell Charges/Fire	29.88
P91629	00182573	HEALTHFORCE PARTNERS LLC	Respiratory Review	25.00
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P91625	00182536	AIRGAS USA LLC	Oxygen/Fire	361.94
<i>Org Key: FR4100 - Training</i>				
P91627	00182612	SPENCER, FREDERICK E	CBT Instructor	150.00
<i>Org Key: GGM001 - General Government-Misc</i>				
P89269	00182548	COMCAST	CITY HALL HIGH SPEED INTERNET	111.37
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P91622	00182563	DUNBAR ARMORED	JULY 16 ARMORED CAR SERVICE	490.35
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
P91639	00182539	BECKER, RON	FRLEOFF1 Retiree Medical Expen	4,232.88
	00182586	LEOFF HEALTH & WELFARE TRUST	AUGUST 2016 FIRE RETIREES	4,047.82
	00182553	COOPER, ROBERT	JLY-SEPT 2016 RET MEDI REIMB	365.40
P91690	00182577	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	258.35
	00182618	THOMPSON, JAMES	RETRO TO JAN2016 MEDI REIMB	128.80
<i>Org Key: GX9997 - Employee Benefits-Fire</i>				
	00182586	LEOFF HEALTH & WELFARE TRUST	AUGUST 2016 FIRE ACTIVE	52,875.85
<i>Org Key: IS2100 - IGS Network Administration</i>				
P91618	00182534	ACCESS	MEDIA STORAGE CONTAINER, DEL,	330.42
P91653	00182634	WIMACTEL INC	POLICE LOBBY PAY PHONE	60.23
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P91448	00182619	TRAFFIC SAFETY SUPPLY	48" YIELD SIGN	186.77
P91672	00182590	McLENDON HARDWARE INC	SOIL MOIST 3LB GRANULAR	40.50
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P91655	00182575	HOME DEPOT CREDIT SERVICE	HOSE REEL	76.64
<i>Org Key: MT2500 - ROW Administration</i>				
P91613	00182604	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING SERV	3,608.40
<i>Org Key: MT3100 - Water Distribution</i>				
P91662	00182622	UNITED RENTALS NORTHWEST INC	ASPHALT CUTTER	81.96
P91661	00182568	FITTINGS INC.	MISC. FITTINGS	72.92
<i>Org Key: MT3200 - Water Pumps</i>				
	00182544	CENTURYLINK	PHONE USE JULY 2016	59.41
<i>Org Key: MT3300 - Water Associated Costs</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91613	00182604	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING SERV	400.93
	00182567	FELIX, JIM	MILEAGE EXPENSE	25.92
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00182544	CENTURYLINK	PHONE USE JULY 2016	804.41
P91671	00182575	HOME DEPOT CREDIT SERVICE	PVC PIPE & FITTINGS	45.12
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P91613	00182604	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING SERV	400.93
P91667	00182633	WHISTLE WORKWEAR	MISC. WORK CLOTHES	108.06
<i>Org Key: MT3800 - Storm Drainage</i>				
P91362	00182625	WA ST DEPT OF ECOLOGY	2015 HAZARDOUS WASTE GENERATIO	49.00
P91504	00182572	H D FOWLER	6" PSM TEE S W	23.95
<i>Org Key: MT4200 - Building Services</i>				
P91518	00182585	LEGEND DATA SYSTEMS INC	KEY FOBS FOR POLICE	401.32
P91666	00182633	WHISTLE WORKWEAR	MISC. WORK CLOTHES	163.08
<i>Org Key: MT4210 - Building Landscaping</i>				
P91613	00182604	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING SERV	400.93
<i>Org Key: MT4300 - Fleet Services</i>				
P91601	00182600	OVERLAKE OIL	800 GAL UNLEADED DELIVERY INV	1,921.92
P91601	00182600	OVERLAKE OIL	700 GAL UNLEADED DELIVERY INV	1,579.48
P88915	00182582	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	263.96
P91640	00182614	SUNDSTROM, ROBERT	Instruction services for Birdi	28.11
<i>Org Key: MT4450 - Cust Resp - Clearing Acct</i>				
	00182562	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE 16	30.66
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
P85970	00182632	WEST COAST SIGNAL INC	ON CALL CONTRACT FOR	488.68
<i>Org Key: PO1100 - Administration (PO)</i>				
	00182602	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMBURSEMENT	61.74
<i>Org Key: PO1350 - Police Emergency Management</i>				
P91458	00182587	LIFTOFF LLC	Office365 Licenses Addition	392.00
P91616	00182594	MIDWEST CARD & ID SOLUTIONS	EMAC badging	273.75
P91499	00182603	REMOTE SATELLITE SYSTEMS INT'L	EMAC Sat Phone	48.95
	00182602	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMBURSEMENT	15.00
<i>Org Key: PO1700 - Records and Property</i>				
	00182602	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMBURSEMENT	28.49
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P89284	00182599	NORCOM 911	POLICE DISPATCH 2016	138,425.25
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P91683	00182610	SCORE	SCORE June bil-17 days	2,669.00
<i>Org Key: PO2100 - Patrol Division</i>				
P91604	00182608	SAFARILAND LLC	Latent print kits	222.50
P91509	00182584	KROESENS UNIFORM COMPANY	Patrol shorts-Schroeder	54.75

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PO2200 - Marine Patrol</i>				
P91684	00182573	HEALTHFORCE PARTNERS LLC	Coast Guard Drug screening-Lev	74.00
	00182602	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMBURSEMENT	13.17
<i>Org Key: PO2201 - Dive Team</i>				
P91617	00182621	UNDERWATER SPORTS INC.	Equip repair	525.60
<i>Org Key: PO3100 - Investigation Division</i>				
	00182602	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMBURSEMENT	10.49
<i>Org Key: PO4200 - Training (CJ)</i>				
P91682	00182556	CRIMINAL JUSTICE TRAINING COMM	Training-Derr, Haraway, Schmal	285.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P91505	00182561	DEPT OF ENTERPRISE SERVICES	Mailing labels	129.44
P91458	00182587	LIFTOFF LLC	Office365 Licenses Addition	119.00
<i>Org Key: PR2100 - Recreation Programs</i>				
P91640	00182614	SUNDSTROM, ROBERT	Instruction services for Birdi	613.57
P91643	00182615	SUPER SITTEES LLC	Instruction services for Super	567.50
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P91621	00182545	CHRISTIANSEN, ANNE	Instruction services for Easts	3,310.44
P91620	00182543	CASCADE ELITE GYMNASTICS	Instruction services for Gymna	1,185.80
P91644	00182592	MEYMAND, DOLLY	Instruction services for Art f	1,176.00
P91620	00182543	CASCADE ELITE GYMNASTICS	Instruction services for Gymna	1,029.00
P91644	00182592	MEYMAND, DOLLY	Instruction services for Art f	672.00
<i>Org Key: PR2103 - Aquatics Programs</i>				
P91619	00182609	SAIL SAND POINT	Instruction services for Saili	1,861.60
P91619	00182609	SAIL SAND POINT	Instruction services for Saili	1,861.60
<i>Org Key: PR2108 - Health and Fitness</i>				
P91642	00182559	DAVIS, SUZANNA	Instruction services for Belly	196.70
<i>Org Key: PR4100 - Community Center</i>				
P91622	00182563	DUNBAR ARMORED	JULY 16 ARMORED CAR SERVICE	487.65
P89391	00182557	CRYSTAL AND SIERRA SPRINGS	2016 Water Service at MICEC	136.96
P89540	00182549	COMCAST	2016 High Speed Connection Cha	135.36
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P91559	00182581	KEEP POSTED	Posting services for MMIP post	272.00
<i>Org Key: PR5900 - Summer Celebration</i>				
P91079	00182631	WATERFRONT CONSTRUCTION	2016 SC! Fireworks Barge	2,231.25
<i>Org Key: PR6100 - Park Maintenance</i>				
P91613	00182604	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING SERV	1,603.74
P91656	00182575	HOME DEPOT CREDIT SERVICE	HOSE REEL & HOSE CONNECTERS	98.92
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P89342	00182546	CINTAS CORPORATION #460	2016 Rug Cleaning Services for	30.06
P89342	00182546	CINTAS CORPORATION #460	2016 Rug Cleaning Services for	24.64
<i>Org Key: PR6700 - I90 Park Maintenance</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91613	00182604	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING SERV	1,603.73
P89258	00182623	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	338.65
P89258	00182623	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	151.20
P89488	00182616	T-MOBILE	2016 Services for Boat Launch	49.99
P91590	00182550	COMMERCIAL LANDSC SUPPLY INC	.105 TRIMMER LINE (5 LB)	45.95
<i>Org Key: PY4616 - Flex Admin 2016</i>				
	00182527	HORSCHMAN, BRENT	FLEX SPEND ACCT REIMB	426.91
	00182528	MATTSON, JULIE	FLEX SPEND ACCT REIMB	221.78
	00182529	SANDINE, ASEA	FLEX SPEND ACCT REIMB	192.31
	00182530	SOLOMON, MEARA	FLEX SPEND ACCT REIMB	192.31
	00182532	TUTTLE, LAJUAN	FLEX SPEND ACCT REIMB	28.85
<i>Org Key: WG131E - Fire Equipment</i>				
P89933	00182588	LN CURTIS & SONS	Stokes, rescue pak and harness	1,564.26
<i>Org Key: WG516T - Disaster Recovery</i>				
P91674	00182595	MORGAN SOUND INC	EOC PHONEBANK	1,224.40
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P85100	00182564	EARTHCORPS INC	2015-2016 Volunteer Recruitmen	6,610.00
P89258	00182623	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	75.60
<i>Org Key: WP122R - Vegetation Management</i>				
P85100	00182564	EARTHCORPS INC	2015-2016 Volunteer Recruitmen	2,291.00
P85569	00182623	UNITED SITE SERVICES	2015-16 Volunteer event portab	110.76
<i>Org Key: WP303R - Luther BB Shoreline Phase 2</i>				
P90727	00182569	FOSSIL INDUSTRIES INC	Interpretive sign fabrication	751.00
<i>Org Key: WP310D - Street End - Calkins Landing</i>				
P90727	00182569	FOSSIL INDUSTRIES INC	Interpretive sign fabrication	806.00
<i>Org Key: WW535B - PRV Air Vac Replacements-Ph 2</i>				
P91458	00182587	LIFTOFF LLC	Office365 Licenses Addition	119.00
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P91563	00182574	HEDEEN & CADITZ PLLC	Professional Services - FS 92	5,580.20
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P91665	00182601	PACIFIC RIM EQUIPMENT RENTAL	EXCAVATOR & STUMP GRINDER RENT	3,096.20
P91659	00182551	COMPTON LUMBER & HARDWARE INC	TREATED LUMBER	798.33
<i>Org Key: YF1100 - YFS General Services</i>				
P91622	00182563	DUNBAR ARMORED	JULY 16 ARMORED CAR SERVICE	233.66
	00182562	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE 16	122.61
P91553	00182560	DEPT OF ENTERPRISE SERVICES	SOLD forms (in duplicate) for	59.19
<i>Org Key: YF1200 - Thrift Shop</i>				
P91622	00182563	DUNBAR ARMORED	JULY 16 ARMORED CAR SERVICE	489.00
P91458	00182587	LIFTOFF LLC	Office365 Licenses Addition	357.00
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00182531	STEWART, LISA C	CONFERENCE EXPENSES	1,832.76
	00182554	CORK, TAMBI A	CADCA CONFERENCE EXPENSES	825.34

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00182613	STEWART, LISA C	CADCA CONFERENCE EXPENSE	89.50
			Total	<u>378,549.76</u>



**CITY OF MERCER ISLAND
CERTIFICATION OF PAYROLL**

PAYROLL PERIOD ENDING
PAYROLL DATED

7/15/2016
7/22/2016

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

Description		Amount
Payroll Checks	62948266-62948270	\$ 9,863.80
Direct Deposits		\$ 491,697.63
Void/Manual Adjustments		\$ 32,449.29
Tax & Benefit Obligations		\$ 274,155.25
Total Gross Payroll		\$ 808,165.97



CITY OF MERCER ISLAND PAYROLL SUMMARY

PAYROLL PERIOD ENDING	7/15/2016
PAYROLL DATED	7/22/2016
Net Cash	\$ 501,561.43
Net Voids/Manuals	\$ 32,449.29
Federal Tax Deposit - Key Bank	\$ 97,989.13
Social Security and Medicare Taxes	\$ 48,376.50
Medicare Taxes Only (Fire Fighter Employees)	\$ 1,936.89
Public Employees Retirement System 1 (PERS 1)	\$ 153.89
Public Employees Retirement System 2 (PERS 2)	\$ 21,187.65
Public Employees Retirement System 3 (PERS 3)	\$ 4,410.46
Public Employees Retirement System (PERSJM)	\$ 603.36
Public Safety Employees Retirement System (PSERS)	\$ 162.06
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$ 24,814.75
Regence & LEOFF Trust - Medical Insurance	\$ 14,271.92
Domestic Partner/Overage Dependant - Insurance	\$ 1,425.15
Group Health Medical Insurance	\$ 1,495.66
Health Care - Flexible Spending Accounts	\$ 2,561.00
Dependent Care - Flexible Spending Accounts	\$ 1,528.31
United Way	\$ 110.00
ICMA Deferred Compensation	\$ 30,954.88
Fire 457 Nationwide	\$ 9,221.60
Roth - ICMA	\$ 50.00
Roth - Nationwide	\$ 620.00
401K Deferred Comp	\$ 307.16
Garnishments (Chapter 13)	\$ 1,331.00
Child Support	\$ 1,003.63
Mercer Island Employee Associationa	\$ 128.75
Cities & Towns/AFSCME Union Dues	\$ 2,478.20
Police Union Dues	\$ 2,510.20
Fire Union Dues	\$ 1,870.34
Fire Union - Supplemental Dues	\$ 143.00
Standard - Supplemental Life Insurance	\$ 307.90
Unum - Long Term Care Insurance	\$ 1,164.50
AFLAC - Supplemental Insurance Plans	\$ 723.11
Coffee Fund	\$ 58.00
Transportation	\$ 123.00
Miscellaneous	\$ 133.25

TOTAL GROSS PAYROLL	\$ 808,165.97
----------------------------	----------------------



CITY COUNCIL MINUTES REGULAR MEETING JULY 19, 2016

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the Regular Meeting to order at 7:00 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett and Councilmembers Dan Grausz, Jeff Sanderson, Wendy Weiker, and Benson Wong were present. Deputy Mayor Debbie Bertlin and Councilmember David Wisenteiner were absent.

AGENDA APPROVAL

It was moved by Wong; seconded by Weiker to:

Approve the agenda as presented.

Passed 5-0

FOR: 5 (Bassett, Grausz, Sanderson, Weiker, Wong)

ABSENT: 2 (Bertlin, Wisenteiner)

APPEARANCES

Steve Marshall, 8150 West Mercer Way, spoke about Emmanuel Episcopal Rectory project and asked for code clarification and possible code amendments that allow zoning flexibility for religious institutions in single-family zones.

Lucia Pirzio-Biroli, 4212 West Mercer Way, spoke about Emmanuel Episcopal Rectory project and asked for code clarification and possible code amendments that allow zoning flexibility for religious institutions in single-family zones.

Interim City Manager Pam Bissonnette noted that the scope of work for the residential development standards code amendments is on the next meeting's agenda and that the Council will be able to add to the proposed scope at that time.

CONSENT CALENDAR

Payables: \$495,838.53 (06/30/16), \$116,031.00 (07/07/16), & \$642,645.37 (07/14/16)

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

Payroll: \$861,759.35 (07/08/16)

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

Minutes: June 20, 2016 Regular Meeting Minutes, July 5, 2016 Regular Meeting Minutes and July 7, 2016 Special Meeting Minutes

Recommendation: Adopt the June 20, 2016 Regular Meeting Minutes, July 5, 2016 Regular Meeting Minutes and July 7, 2016 Special Meeting Minutes as written.

It was moved by Weiker; seconded by Wong to:

Adopt the Consent Calendar and the recommendations contained therein.

Passed 5-0

FOR: 5 (Bassett, Grausz, Sanderson, Weiker, Wong)

ABSENT: 2 (Bertlin, Wisenteiner)

REGULAR BUSINESS

AB 5203 Booster Chlorination Station Project

Public Works Director Jason Kintner introduced staff and Derek Pell from the Department of Health (DOH). He spoke about the existing water infrastructure, coliform response action plan and the post water advisory event efforts. Utility Operations Manager Brian McDaniel spoke about current operations and the limitations to readily add or boost chlorine and disinfect the entire water distribution system. Staff spoke about upcoming projects that will continue to replace water mains and expand the flushing program and they spoke about the general scope of the booster chlorination system project and cost estimates for design and construction.

Following lengthy discussion of current operations of the water distribution system, the proposed project, other CIP water projects and DOH's recommendations, the Council supported funding the Booster Chlorination Station Project as proposed in the 2017-2022 CIP.

AB 5202 I-90 Loss of Mobility Negotiations Update

Assistant City Manager Kirsten Taylor provided a brief update about I-90 loss of mobility negotiations. She noted the City's goals regarding I-90 based on the listening tour from last fall and ongoing feedback from Island residents, commuters, and community groups. She stated that current efforts have included engaging key representatives at local, regional, state and national levels to respect historical agreements and participating in meetings in Washington, DC to ensure the City's case is fully understood.

She noted that there is an increase in public questions and a need to give accurate, clear information with consistent and timely outreach effort. She requested support from the Council to spend \$10,000 to hire a communications firm to increase public communications regarding I-90 negotiations. The Council supported the request and asked staff to bring back the communications plan and deliverables at the first September meeting.

OTHER BUSINESS

Councilmember Absences

Deputy Mayor Bertlin and Councilmember Wisenteiner's absences were excused.
Councilmember Sanderson will be late on August 1.
Mayor Bassett will be absent on August 1.

Planning Schedule

City Manager Bissonnette reviewed the planning schedule and noted changes.
Councilmember Grausz noted that October 3 is Rosh Hashanah. The Council moved the meeting to Tuesday, October 4.
Councilmember Grausz asked when the MICA lease would be scheduled to come back to the Council. City Manager Bissonnette provided an update regarding the MICA SEPA application.
The Council canceled the August 15 meeting.

Board Appointments

There were no board appointments.

Councilmember Reports

Councilmember Wong: Calkins Point re-opening and ribbon cutting ceremony, SCA PIC meeting discussion regarding King County 2017-2018 budget deficit.
Councilmember Weiker: Mercer Island Library re-opening on Saturday (7/23)
Councilmember Sanderson: Mercer Island Library re-opening on Saturday (7/23), Mostly Music in the Park performances.
Councilmember Grausz: Puget Sound Clean Air Advisory Board meeting, King County Regional Policy Committee meeting.
Mayor Bassett: National Night Out is August 2, upcoming franchise meetings with CenturyLink, veterans in the Summer Celebration parade.

ADJOURNMENT

The Regular Meeting adjourned at 9:03 pm.

Bruce Bassett, Mayor

Attest:

Allison Spietz, City Clerk



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

**AB 5205
August 1, 2016
Consent Calendar**

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

Proposed Council Action:

Authorize Interim City Manager to sign the Interlocal Agreement with the Mercer Island School District for counseling services during the 2016-2017 school year.

DEPARTMENT OF	Youth and Family Services (Cynthia Goodwin)
COUNCIL LIAISON	Benson Wong
EXHIBITS	1. 2016-17 Interlocal Agreement for Counseling Services
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	599,831
AMOUNT BUDGETED	\$	599,831
APPROPRIATION REQUIRED	\$	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. This is the amount the District has contributed since 2011. This year's interlocal agreement reflects the addition of a full time mental health counselor for the new fourth elementary school and an adjustment to service provision at the middle school. Services at the middle school will remain at 20 hours per week and will be delivered by a mental health intern along with additional services from the current prevention counselor. The addition of the new Northwood elementary school counselor and the reconfiguration of middle school services have been coordinated with and agreed upon by both the City and the District. The personnel salary figures have been adjusted to reflect the budgeted amounts for the 2016-17 school calendar year.

RECOMMENDATION

Youth and Family Services Director

MOVE TO: Authorize the Interim City Manager to sign the Interlocal Agreement with the Mercer Island School District for Counseling Services during the 2016-17 school year.

City of Mercer Island and Mercer Island School District 2016-17 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”) 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 Mercer Island School 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, 2016 and terminate on August 31, 2017. 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 contract 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 cost and payment responsibilities for 2017-18, and any subsequent academic years, will be reviewed and discussed in the coming year by both parties prior to the development and execution of any future Interlocal agreements.

3. Services to be Provided. The City will provide seven 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, 2016 to June 30, 2017. The counselors are: four full time elementary school counselors, one middle school counselor, one high school counselor, one high school alcohol/drug specialist

and 20 hours of a Clinical Intern with additional prevention services support at the middle school. The counselors shall provide services which include, but shall not be limited to, assistance with personal problems of students, individual counseling with students, family and parental counseling on a short term basis, group curriculums, alcohol and other drug intervention services, and consulting with the District staff concerning student behavior.

4. District Portion. The District will pay \$60,000.00 of the total sum for the school-based counseling personnel services during the term of the agreement (2016-17 school year) as outlined below:

2016-2017 ESTIMATE:			
	City Share	District Share	Total
4 Elementary School Counselors	246,881.00	60,000.00	306,881.00
1 Middle School Counselor	83,816.00	-	83,816.00
1 Middle School Drug/Alcohol Specialist (half time)	42,439.00	-	42,439.00
1 High School Drug/Alcohol Specialist	77,314.00	-	77,314.00
1 R&R Place Counselor	86,981.00	-	86,981.00
Tuition & Registrations	2,400.00	-	2,400.00
	539,831.00	60,000.00	599,831.00

5. Dwelling/Equipment. The District will provide on-site space, equipment, and supplies necessary to provide the counseling services, at no cost to the City.
6. Employees. All persons performing services hereunder shall be employees of the City and not the District.
7. Indemnification. The City will protect, defend, indemnify, and save harmless the District, its officers, employees, and agents from any legal costs, claims, judgments or awards of damages arising out of or in any way resulting solely from negligent acts or omissions of the City, its officers, its employees, and agents in connection with performing this Agreement.

The District will protect, defend, indemnify and save harmless the City, its officers, employees, and agents from any and all costs, claims, actions, liabilities, judgments or awards and damages (including attorneys fees and costs) arising out of or in any way resulting from or connected with this Agreement or from the negligent acts or omissions of the District, its officers, employees and agents. 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.

This indemnification paragraph shall survive the expiration or earlier termination of this Agreement.

8. Standards of Performance. All services performed hereunder by the City shall be performed diligently and competently and in accordance with professional standards.

9. 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, counseling personnel 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. Counseling personnel 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. Counseling personnel may not disclose such information for any other purpose without the consent of the parent or eligible student.
10. 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 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 Agreement, the performance there under and other relevant matters.
11. 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 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, 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.

DATED this 1st day of August, 2016.

CITY OF MERCER ISLAND

**MERCER ISLAND SCHOOL
DISTRICT NO. 400**

Pam Bissonnette
Interim City Manager

Dr. Gary Plano
Superintendent

ATTEST:

Allison Spietz, City Clerk

APPROVED AS TO FORM:

Kari Sand, City Attorney



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

**AB 5206
August 1, 2016
Regular Business**

**SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
STANDARDS - SCOPE OF WORK, APPROACH,
AND PUBLIC ENGAGEMENT PLAN**

Proposed Council Action:

Approve proposed scope of work, approach, and public engagement plan.

DEPARTMENT OF	Development Services Group (Evan Maxim)
COUNCIL LIAISON	n/a
EXHIBITS	1. Approved DSG Workplan
APPROVED BY CITY MANAGER	

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

SUMMARY

In January of 2016, the City Council directed the Development Services Group and Planning Commission to move forward with the review of the Single Family Residential Development Standards (Exhibit 1). On July 20, 2016 the Planning Commission evaluated and recommended that the City Council approve the policy based approach, the scope of work, and the public engagement plan with amendments.

The resulting amendments would also apply within the shoreline area. Therefore, staff recommends that the proposed amendments be incorporated into the Shoreline Master Program, which will require a separate Shoreline Master Program amendment.

Policy-Based Approach

Over the past few years staff, Commissioners, and City Councilmembers have heard concerns from Island residents related to development near or adjacent to their homes. Some have proposed specific solutions such as reducing gross floor area, reducing impervious surface, or retaining more trees. While it's tempting to jump directly to solutions, a deliberative approach and solid problem definition are needed to ensure that adopted solutions will be effective and deliver the outcome desired by the community.

The problem definition should begin at a higher policy level, which will provide a framework for the public, the Planning Commission, and City Council to consider and evaluate options for addressing issues.

Staff and Planning Commission recommend the use of a policy-based review approach to define issues and determine the most effective course of action when evaluating specific amendments to the development regulations. Staff has developed a form that will aid in the evaluation of the most effective regulatory tool to achieve each identified policy goal, as well as provide information that may be valuable for the SEPA checklist required for the proposed amendments. The evaluation form identifies the proposed regulatory

change, the goal or impact the proposed change is intended to address, the expected effect of the change, and any positive or negative consequences identified as a result of the change.

In reviewing the evaluation forms for each proposed regulatory change, alternative approaches to policy implementation can be considered that will improve the positive effects of the change, or diminish negative effects.

Following the review of the policy-based approach and the evaluation form, the Planning Commission recommended that the City Council adopt this approach for review of the single-family residential development standards.

Proposed Scope of Work

The upcoming work on single-family residential development standards is being driven by a concern shared by many residents: ***the rapidly changing character of Mercer Island's single-family neighborhoods.***

These changes to single-family neighborhoods fall into two categories: 1) impacts related to new subdivisions; and, 2) impacts resulting from new single family construction (tear down / replacement and new construction on existing vacant lots). The following briefly describes the policy issues within each of the two categories.

1. **New subdivisions**: Creation of new lots that are oftentimes smaller than the pre-existing neighborhood pattern is causing concern in some neighborhoods related to overcrowding and an undesirable change to neighborhood character. Permit data indicates that between January 2010 and December 2015, approximately 11% of new homes permitted (24 out of 217) were located on lots that resulted from subdivision.
2. **New single family homes**: The trend of building new homes that are relatively larger than existing homes in the neighborhood, and that are often sited without regard to the natural features of the lot and to the pre-existing neighborhood development patterns, is perceived by some as negatively changing the character of Mercer Island. Approximately 89% of new homes permitted between January 2010 and December 2015 were built on existing vacant lots (13%) or were the result of a tear down and replacement home (76%). The median square footage of new homes permitted since 2010 is 4,675 square feet. These new homes are nearly 50% larger than the 1960's and 1970's homes they are now replacing.

Upon reviewing these issues and considering public comment, the Planning Commission recommended the following areas of focus for the single-family residential development standards code update:

1. Building height
2. Gross floor area
3. Lot coverage (impervious surface)
4. Minimum setbacks
5. Tree retention
6. Building pads
7. Minimum lot width and depth
8. The definition of a single-family residence as related to very large homes (e.g., is a 15,000 square foot house with 12 bedrooms, 12 bathrooms and 3 kitchens a single-family home or something else?)
9. Lot consolidation / Maximum lot area (impact of creating larger lots resulting in larger homes that is different from the existing neighborhood pattern)
10. Construction related impacts (hours of operation, parking, length of construction activity, etc.)
11. Deviations (process and criteria)
12. Large residential accessory structures and uses (e.g., 30-foot-high gazebos, 12-car garages, etc.)

The Planning Commission also recommended that staff work with the City Council to address the concerns expressed by representatives of a religious institution. Staff is still researching the best approach to addressing this concern, however it is likely that a separate code amendment will be necessary.

The Planning Commission recommended that the City Council add a comprehensive, proactive review of all the residential development standards, including multi-family zones in Title 19 MICC on the workplan for the Development Services Group. Early 2017 is the appropriate time to consider adding this work to the DSG and Planning Commission workplans.

Public Engagement Plan and Schedule

The Planning Commission recommends that the City Council authorize the use of a public engagement approach that seeks to expand upon the typical code amendment outreach process to provide expanded opportunities for public involvement. Elements of the public engagement plan include:

1. *Use of City Website.* Information would be posted to the City's website in a manner similar to the recently completed Town Center process. An electronic comment form will be provided for ease of submitting comments.
2. *Roadshow Presentations.* The plan includes a "Roadshow" that would involve DSG staff attending and making presentations at 5-8 community groups (preferably as a part of regularly-scheduled meetings).
3. *Planning Commission Open Houses and Hearings.* In addition to regular meetings, the Planning Commission would host two larger community meetings (likely an open house format) as well as two study sessions and a formal public hearing.

The Planning Commission also recommended that the City Council provide sufficient time for the Planning Commission to complete a thorough review prior to recommendation to the City Council. The Planning Commission acknowledged that such review may extend into the first quarter of 2017, and is largely dependent on the final scope of work approved by the City Council. Based upon the above recommended scope, not including the necessary work for religious institutions, more than 15 meetings before the Planning Commission are anticipated. The Planning Commission also has responsibility to review various land use applications and appeals within code-required timelines. Two applications currently under staff review, soon to be scheduled for Planning Commission review, are a proposed code amendment related to the MICA project and a proposed application for a Conditional Use Permit for the French American School. These two applications will likely take 2-3 Planning Commission meetings in the last quarter of 2016.

Finally, staff has been asked to include a related issue in the community meetings and roadshows—a Fire Department proposal to require fire sprinklers in all new homes. While the Planning Commission does not have a role in the fire sprinkler proposal, it is related to residential development, and staff was asked to include the issue in the proposed public outreach. The City Council will be discussing and deciding upon the sprinkler proposal in the future.

RECOMMENDATION

Planning Manager

MOVE TO: Approve the proposed approach, scope of work, and public engagement plan for the Single-Family Residential Development Standards code amendment.

**DEVELOPMENT SERVICES GROUP
CITY COUNCIL-APPROVED WORK PLAN
Current as of July 22, 2016**

	2016				2017				2018				2019			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Town Center Visioning and Development Code	DONE															
Residential Development Standards			UNDERWAY													
Comprehensive Plan Amendments*	DONE															
P-Zone Code Amendments and SEPA (MICA-related)			UNDERWAY													
Transportation Improvement Plan	DONE															
Code Enforcement Ordinance Rewrite																
Title 19 Rewrite (total re-write, with critical sections called out below)																
Move Appeals from Planning Commission to Hearing Examiner**																
Code Updates for NPDES* (due 12/31/16)																
Critical Areas Update* (overdue)																
Sign Code Update																
Transportation Concurrence*																
WCF Code Update**																
Add Comp. Plan amendment process** (due 9/30/16)		UNDERWAY														
Town Center Code: Parking, TC-3 brownstone standards, composting/EV charging																
Planning Commission Rules of Procedure**		DONE														
Growth Targets																
Shoreline Master Program Update*																
Construction Codes* (due July 1)		DONE														
Biennial Budget			UNDERWAY													
*- Items Required by State law																
** - Items required by WCIA																



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

**AB 5207
August 1, 2016
Regular Business**

**ZONING TEXT AMENDMENT MODIFYING
MERCER ISLAND CITY CODE (MICC) TITLE 19
PERTAINING TO PROCEDURES FOR
AMENDING THE COMPREHENSIVE PLAN (1ST
READING)**

Proposed Council Action:

Provide staff with any requested changes and advance Ordinance No. 16C-13 to second reading.

DEPARTMENT OF	Development Services Group (Scott Greenberg)
COUNCIL LIAISON	n/a
EXHIBITS	1. Draft Ordinance No. 16C-13 2. Staff Report to Planning Commission
APPROVED BY CITY MANAGER	

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

SUMMARY

BACKGROUND

The proposed amendment to the Mercer Island City Code (MICC) clarifies the criteria for and proposes procedures for amending the Comprehensive Plan. The proposal modifies MICC 19.15.020(G)(1) and creates a new section 19.15.050 "Comprehensive Plan Amendments" (Exhibit 1). The amendments are intended to improve the City's compliance with portions of the Growth Management Act (GMA) related to rules and procedures for amending the Comprehensive Plan. The City's insurance provider—the Washington Cities Insurance Authority—has required that procedures for amending the Comprehensive Plan be clearly set forth in the MICC.

The City's current Comprehensive Plan amendment process can be found in two places (see Exhibit 4 of Exhibit 2): the Comprehensive Plan itself has several paragraphs outlining an amendment process while chapter 19.15 MICC describes the technical steps (public notice, public hearing requirements, decision criteria, etc.) for amending the plan. The full Comprehensive Plan section and the applicable portions of MICC 19.15 are included within Exhibit 4 of Exhibit 2 for context. The full version of Chapter 19.15 MICC is available online.

On July 20, 2016, the Mercer Island Planning Commission unanimously recommended approval of the text amendment on Exhibit 1.

PROPOSED CODE TEXT AMENDMENT

A major change between the current and proposed Comprehensive Plan amendment processes is the formal establishment of a docketing process for consideration of amendment requests, as required by the GMA. Docketing is the process of establishing a list of all proposed Comprehensive Plan amendments that

can be reviewed as a package. The docket is simply the list of proposed amendments. Docketing is implied in the current process, but there are no details on how to establish, review or approve the docket. The proposed process provides these specifics and establishes a two-step process. The initial step is formation of a preliminary docket, which includes all proposed Comprehensive Plan amendments. The Planning Commission reviews the preliminary docket, and using a set of review criteria, makes a recommendation to City Council on which items should proceed to the final docket for full review and public comment. The City Council establishes the final docket, which becomes the basis for the Planning Commission's work plan. The items on the final docket become the proposed annual Comprehensive Plan amendment package, and are subject to staff analysis, environmental review, Planning Commission review and public hearing(s), and City Council action.

Another major change is a modification to the timing of the amendment process. The current process focuses review and action on amendments to the period between June and the end of the calendar year. This schedule may not allow sufficient time for community engagement of significant amendments, or for review by the Planning Commission and City Council. If additional resources are needed to assist with proposed amendments (such as any special studies or consultants), funding approval would need to occur outside of the regular budget cycle.

The proposed process uses the 4th quarter of a calendar year to establish the preliminary and final dockets of amendments to be considered the following calendar year. Shifting the docketing decision to the end of the year allows better coordination with the City budget, which is considered in the 4th quarter of the year. It also allows up to 12 months to work on amendments. If City Council approves the proposed process on September 6, 2016, the City can begin using the new process for our 2017 Comprehensive Plan amendment cycle.

Finally, proposed changes to MICC 19.15.020(G)(1) clarify the decision criteria for ruling on a proposed Comprehensive Plan amendment that is on the final docket.

CITY COUNCIL REVIEW PROCESS

Zoning code text amendments are legislative decisions. As such, the City Council can receive additional public comments regarding the Planning Commission's recommendation, including introduction of new information. A second reading of this proposed ordinance is scheduled for September 6, 2016.

RECOMMENDATION

Development Services Group Director

MOVE TO: Set Ordinance No. 16C-13 for second reading and adoption at the September 6, 2016 City Council meeting.

**CITY OF MERCER ISLAND
ORDINANCE NO. 16C-13**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
AMENDING CHAPTER 19.15 MICC TO ADD PROCEDURES FOR AMENDING
THE COMPREHENSIVE PLAN**

WHEREAS, the City of Mercer Island City Code (MICC) contains Title 19, the Unified Land Development Code; and

WHEREAS, the City's current procedures for amending the Comprehensive Plan are contained in the Comprehensive Plan and chapter 19.15 MICC; and

WHEREAS, the Growth Management Act (chapter 36.70A RCW) requires a formal process to compile and maintain a list of suggested changes to the Comprehensive Plan for consideration referred to as a "docketing" process; and

WHEREAS, the City's existing Comprehensive Plan amendment procedures do not require docketing of proposed amendments; and

WHEREAS, changing the timing of the City's Comprehensive Plan amendment process will result in better community engagement and improved coordination with the City's budgeting process; and

WHEREAS, staff sent notice of Mercer Island's proposed zoning code text amendment to the Washington State Department of Commerce for review as required by the GMA on July 1, 2016; and

WHEREAS, on July 5, 2016, a Public Notice of Application and Public Hearing was published in the City of Mercer Island Permit Bulletin regarding the zoning code text amendment proposal to give public notice of the open record hearing in front of the Planning Commission and to encourage public participation; and

WHEREAS, on July 6, 2016, a Public Notice of Application and Public Hearing was published in the Mercer Island Reporter, giving public notice of the open record hearing in front of the Planning Commission and encouraging public participation; and

WHEREAS, a public comment period was provided from July 5, 2016 through July 20, 2016 to obtain public comments regarding the proposed zoning code text amendment; and

WHEREAS, the Mercer Island Planning Commission held a public hearing on July 20, 2016, and recommended approval of the proposed zoning code text amendment; and

WHEREAS, the City Council held the first reading of the proposed zoning code text amendment on August 1, 2016 and the second reading on September 6, 2016 during the Council's regular public meetings;

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

Section 1: **Amendment to MICC 19.15.020(G)**. MICC 19.15.020(G) is hereby amended as follows:

G. Decision Criteria. Decisions shall be based on the criteria specified in the Mercer Island City Code for the specific action. A reference to the code sections that set out the criteria and standards for decisions appears in MICC 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the code, the following are the required criteria for decision.

1. Comprehensive Plan Amendment.

ab. The amendment is consistent with the Growth Management Act, the county-wide planning policies, and the other provisions of the comprehensive plan and city policies; and

ia. There exists obvious technical error in the information contained in the comprehensive plan; or

iie. The amendment addresses changing circumstances of the city as a whole; and

bd. If the amendment is directed at a specific property, the following additional findings shall be determined:

- i. The amendment is compatible with the adjacent land use and development pattern;
- ii. The property is suitable for development in conformance with the standards under the potential zoning; and
- iii. The amendment will benefit the community as a whole and will not adversely affect community facilities or the public health, safety, and general welfare.

...

Section 2: Establish Mercer Island City Code section 19.15.050. There is hereby added to chapter 19.15 of the Mercer Island City Code (“MICC”), a new section 19.15.050, entitled “Comprehensive Plan Amendments,” as follows:

19.15.050 Comprehensive Plan Amendments

A. Purpose. The Growth Management Act (GMA), chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest plan amendments. The suggested amendments will be docketed for consideration. The purpose of this section is to establish a procedure for amending the city’s comprehensive plan text and maps. Amendments to the comprehensive plan are the means by which the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments will be reviewed in accordance with the GMA, and other applicable state laws, the countywide planning policies, the adopted city of Mercer Island comprehensive plan, and applicable capital facilities plans.

B. Application Requirements. Proposed amendment requests may be submitted by the public, city manager, city department directors or by majority vote of the city council, planning commission or other city board or commission. Proposed amendments submitted by the public shall be accompanied by application forms required by this title and by the code official and the filing fees established by resolution. All application forms for amendments to the comprehensive plan shall include a detailed description of the proposed amendment in nontechnical terms.

C. Frequency of Amendments.

1. Periodic Review. The comprehensive plan shall be subject to continuing review and evaluation by the city (“periodic review”). The city shall take legislative action to review and, if needed, revise its comprehensive plan to ensure the plan complies with the requirements of the GMA according to the deadlines established in RCW 36.70A.130.

2. Annual Amendment Cycle. Updates, proposed amendments, or revisions to the comprehensive plan may be considered by the city council no more frequently than once every calendar year as established in this section (the “annual amendment cycle”). During a year when periodic review of the

comprehensive plan is required under RCW 36.70A.130, the annual amendment cycle and the periodic review shall be combined.

3. More frequent amendments may be allowed under the circumstances set forth within RCW 36.70A.130 (2). Amendments processed outside of the annual amendment cycle under RCW 36.70A.130 (2) may be initiated by action of the city council. The city council shall specify the scope of the amendment, identify the projected completion date, and identify and if necessary, fund resources necessary to accomplish the work. Amendments allowed to be processed outside of the annual amendment cycle are not subject to the docketing process outlined within subsection D.

D. Docketing of Proposed Amendments. For purpose of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan in a manner that will ensure such suggested changes will be considered by the city and will be available for review by the public. The following process will be used to create the docket:

1. Preliminary Docket Review. By September 1, the city will issue notice of the annual comprehensive plan amendment cycle for the following calendar year. The amendment request deadline is October 1. Proposed amendment requests received after October 1 will not be considered for the following year's comprehensive plan amendment process but will be held for the next eligible comprehensive plan amendment process.

a. The code official shall compile and maintain for public review a list of suggested amendments and identified deficiencies as received throughout the year.

b. The code official shall review all complete and timely filed applications proposing amendments to the comprehensive plan and place these applications on the preliminary docket along with other city-initiated amendments to the comprehensive plan.

c. The planning commission shall review the preliminary docket at a public meeting and make a recommendation on the preliminary docket to the city council each year.

d. The city council shall review the preliminary docket at a public meeting. By December 31, the city council shall establish the final docket based on the criteria in subsection E. Once approved, the final docket defines the work plan and resource needs for the following year's comprehensive plan amendments.

2. Final Docket Review.

a. Placement on the final docket does not mean a proposed amendment will be approved. The purpose of the final docket is to allow for further analysis and consideration by the city.

b. All items on the final docket shall be considered concurrently so that the cumulative effect of the various proposals can be ascertained. Proposed amendments may be considered at separate meetings or hearings, so long as the final action taken considers the cumulative effect of all proposed amendments to the comprehensive plan.

c. The code official shall review and assess the items placed on the final docket and prepare a staff report including recommendations for each proposed amendment. The code official shall be responsible for developing an environmental review of the combined impacts of all proposed amendments on the final docket, except that applicants seeking a site-specific amendment shall be responsible for submittal of a SEPA environmental checklist and supporting information. The code official may require an applicant to pay for peer review and/or additional resources needed to review the proposal. The code official shall set a date for consideration of the final docket by the planning commission and timely transmit the staff report(s) prior to the scheduled date.

d. The planning commission shall review the proposed amendments contained in the final docket based on the criteria set forth in MICC 19.15.020(G)(1). The planning commission shall hold at least one public hearing on the proposed amendments. The planning commission shall make a recommendation on the proposed amendments and transmit the recommendation to the city council.

e. After issuance of the planning commission's recommendation, the code official shall set a date for consideration of the final docket by the city council. The city council shall review the proposed amendments taking into consideration the recommendations of the planning commission and code official. The city council may deny, approve, or modify the planning commission's recommendations consistent with the criteria set forth in MICC 19.15.020(G)(1). The city council's establishment of a final docket of proposed amendments is not appealable.

f. The planning commission and the city council may hold additional public hearings, meetings, or workshops as warranted by the proposed amendments.

E. Docketing Criteria. The following criteria shall be used to determine whether a proposed amendment is added to the final docket in subsection D:

1. The request has been filed in a timely manner, and either:
 - a. State law requires, or a decision of a court or administrative agency has directed, such a change; or
 - b. All of the following criteria are met:
 - i. The proposed amendment presents a matter appropriately addressed through the comprehensive plan;
 - ii. The city can provide the resources, including staff and budget, necessary to review the proposal, or resources can be provided by an applicant for an amendment;
 - iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the city council;
 - iv. The proposal will serve the public interest by implementing specifically identified goals of the comprehensive plan or a new approach supporting the city's vision; and
 - v. The essential elements of the proposal and proposed outcome have not been considered by the city council in the last 3 years. This time limit may be waived by the city council, if the proponent establishes that there exists a change in circumstances that justifies the need for the amendment.

F. Combined Comprehensive Plan Amendment and Rezone. In cases where both a comprehensive plan amendment and a rezone are required, both shall be considered together, and all public notice must reflect the dual nature of the request.

G. Expansion of Land Use Map Amendment. The city may propose to expand the geographic scope of an amendment to the comprehensive plan land use map to allow for consideration of adjacent property, similarly situated property, or area-wide impacts. The following criteria shall be used in determining whether to expand the geographic scope of a proposed land use map amendment:

1. The effect of the proposed amendment on the surrounding area or city;
2. The effect of the proposed amendment on the land use and circulation pattern of the surrounding area or city; and
3. The effect of the proposed amendment on the future development of the surrounding area or city.

Section 3: **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 or its application to any other person, property or circumstance.

Section 4: **Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 5: **Effective Date and Publication.** This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five days after the date of publication. This Ordinance shall be published by an approved summary consisting of the title.

PASSED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 6th day of September, 2016 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 OF MERCER ISLAND
PLANNING COMMISSION
STAFF REPORT**

**Agenda Item: 1
July 20, 2016**

File Numbers:	ZTR16-003
Description:	Zoning Code Text Amendment modifying Mercer Island City Code (MICC) Title 19 relating to procedures for amending the City's Comprehensive Plan.
Applicant:	City of Mercer Island
Locations:	All lands within the City of Mercer Island
Exhibits:	<ol style="list-style-type: none"> 1. Draft Zoning Code Text Amendment creating procedures for amending the City's Comprehensive Plan 2. Development Application Received by the City of Mercer Island Development Services Group on June 29, 2016 3. Public Notice of Application and Public Notice of Open Record Hearing Issued on by the City of Mercer Island on July 5, 2016 4. Current Comprehensive Plan Amendment procedures

I. SUMMARY

The City of Mercer Island is proposing an amendment to Title 19 of the Mercer Island City Code (MICC) that would add a new section 19.15.050 "Comprehensive Plan Amendments" (Exhibit 1). The code text amendment proposes procedures for amending the City's Comprehensive Plan.

An application for the proposed code amendment was received on June 29, 2016 (Exhibit 2) and was determined to be complete on June 30, 2016. The application is exempt from review under the State Environmental Policy Act (SEPA), WAC 197-11-800(19).

A code amendment is designated as a legislative action, as set forth in MICC 19.15.010(E). Applicable procedural requirements for a legislative action are contained within MICC 19.15.020, including the provision that the Planning Commission conduct an open record public hearing for all legislative actions. On July 20, 2016, the Planning Commission is scheduled to hold an open record public hearing on this matter to obtain comments from the public, deliberate on the proposed amendments and forward a recommendation for City Council consideration and action. As the final decision making authority for legislative actions, the City Council will consider the matter in an open public meeting prior to taking final action. The City Council's first reading of the code amendments is tentatively scheduled for August 1, 2016. A second reading may be held on September 6, 2016, when the Council is anticipated to take final action and render a decision on the proposed code amendments.

The City issued a Public Notice of Application and Open Record Hearing (Exhibit 3), which was published in the City's weekly permit bulletin on July 5, 2016 and in the Mercer Island Reporter on July 6, 2016. The public comment period is from July 5, 2016 through July 20, 2016. As of July 13, 2016, the City had not received any written comments concerning the proposed zoning text amendment.

Planning Commission Meeting
Agenda Item No. 1

Page 1 of 4, July 20, 2016

S:\DSG\Planning\Zoning Code Amendments\ZTR16-003 Comp Plan Amend Process\ZTR16-003 Comp Plan Amend Process-PCStaffRpt-7-20-16.doc

II. STAFF FINDINGS, ANALYSIS AND CRITERIA FOR REVIEW

The proposed amendments to MICC Title 19 related to procedures for amending the City's Comprehensive Plan are shown in Exhibit 1.

Background: The City's current Comprehensive Plan amendment process can be found in two places (see Exhibit 4). The Comprehensive Plan itself has several paragraphs outlining an amendment process. Mercer Island City Code Chapter 19.15 describes the technical steps (public notice, public hearing requirements, decision criteria, etc.) for amending the plan. Staff is not proposing any changes to the existing sections of Chapter 19.15, but is proposing a new section 19.15.050 that will provide more detail on how Comprehensive Plan amendments can be requested and processed. The applicable portions of MICC 19.15 are included within Exhibit 4 for context.

The proposed amendments are designed to improve the City's compliance with portions of the Growth Management Act (GMA) related to rules and procedures for amending the Comprehensive Plan. The City's insurance provider—the Washington Cities Insurance Authority (WCIA)—has required that procedures for amending the Comprehensive Plan be clearly set forth in our Development Code.

Proposed Amendments: A major change between the current and proposed processes is the formal establishment of a docketing process for consideration of amendment requests, as required by the GMA. While docketing is implied in the current process, and required by GMA, the proposed process provides specifics on how the City will docket proposed amendments in a two-step process—see Exhibit 1, Section 4.

Another major change is a modification to the timing of the plan amendment process. The current process focuses review and action on amendments to the period between June and the end of the calendar year. This schedule may not allow sufficient time for community engagement of significant amendments, or for review by Planning Commission and City Council. If additional resources need to be provided to assist with proposed amendments (such as any special studies or consultants), funding approval would need to occur outside of the regular budget cycle.

The proposed process uses the last quarter of a year to establish the docket of amendments to be considered the following year. Shifting the docketing decision to the end of the year allows better coordination with the City budget, which is considered in the last quarter of the year. It also allows an entire year to work on amendments. It is hoped that the proposed amendment will be in effect in September so the City can begin using the new process for our 2017 Comprehensive Plan amendment cycle.

Criteria For Review

There are no specific criteria listed in the Mercer Island City Code for a code amendment. However, in accordance with RCW 36.70A.040, the proposed amendments shall be consistent with and implement the City's Comprehensive Plan. There are no formal goals or policies related to amending the Comprehensive Plan. However, there are some statements related to plan amendments in the Introduction chapter of the Comprehensive Plan (see Exhibit 4).

1. *“The city should plan for change by establishing formal procedures for regularly monitoring, reviewing and amending the Comprehensive Plan.”*

Staff Response: The proposed amendments would establish formal procedures for regularly monitoring, reviewing and amending the Comprehensive Plan.

2. *“WAC 365-195-630 requires that each jurisdiction establish a process for amending the Comprehensive Plan. It also states that plan amendments cannot be considered more frequently than once a year except in an emergency, and that all proposed amendments in any year must be considered concurrently so that the cumulative effect of the changes can be considered.”*

Staff Response: The proposed amendments would establish a formal process for amending the Comprehensive Plan. Proposed MICC 19.15.050(3) discusses frequency of amendments as required by RCW 36.70A.130(2) and WAC 365-196-640. Proposed MICC 19.15.050(4)(B)(i) addresses concurrent review of all proposals on the final docket as required by RCW 36.70A.130(2) and WAC 365-196-640. It should be noted that the Comprehensive Plan reference to WAC 365-195-630 is incorrect. The correct reference is WAC 365-196-640. This reference will be changed in a future Comprehensive Plan amendment.

3. *“Any requests for a Comprehensive Plan amendment shall be submitted to the Planning Commission by June of each year and action taken by the City Council by the end of the calendar year.”*

Staff Response: As discussed on page 2 of this report, the current timing for the annual plan amendment cycle is proposed to be changed to docket proposed amendments at the end of a calendar year for action the following calendar year. Even though the timing is different, the current Comprehensive Plan and proposed zoning code text amendment would both allow for an annual plan amendment cycle and establish deadlines for submittal of amendment requests and City Council action on those requests.

4. *“Amendments to the Comprehensive Plan shall follow the notice and hearing requirements specified for adoption of the plan.”*

Staff Response: Notice and hearing requirements are contained in chapter 19.15 MICC. No changes are proposed to those notice and hearing requirements. An additional notice is proposed in MICC section 19.15.050(4)(A) for establishment of the preliminary docket.

Staff findings:

The proposed zoning code text amendment is consistent with and implements the Comprehensive Plan by providing clarity and specificity to the City’s Comprehensive Plan amendment process. The proposed amendment also provides a more defined Comprehensive Plan amendment process consistent with State law.

III. STAFF RECOMMENDATION

Based on the analysis and findings included herein, staff recommends to the Planning Commission the following:

Recommended Motion: Move to recommend that the City Council approve the request for an amendment to Mercer Island City Code (MICC) Title 19, as detailed in Exhibit 1.

First Alternative Motion: Move to recommend that the City Council approve the request for an amendment to Mercer Island City Code (MICC) Title 19, as detailed in Exhibit 1, provided that the proposal shall be modified as follows: *[describe modifications]*.

Second Alternative Motion: Move to recommend that the City Council deny the request for an amendment to Mercer Island City Code (MICC) Title 19, as detailed in Exhibit 1.

Staff Contact: Scott Greenberg, Development Services Director

MICC 19.15.050 Comprehensive Plan Amendments (New Section)

1. Purpose. The Growth Management Act (GMA), chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest plan amendments. The suggested amendments will be docketed for consideration. The purpose of this section is to establish a procedure for amending the city's comprehensive plan text and maps. Amendments to the comprehensive plan are the means by which the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments will be reviewed in accordance with the GMA, and other applicable state laws, the countywide planning policies, the adopted city of Mercer Island comprehensive plan, and applicable capital facilities plans.

2. Application Requirements. Proposed amendment requests may be submitted by the public, city manager, city department directors or by majority vote of the city council, planning commission or other city board or commission. Proposed amendments submitted by the public shall be accompanied by application forms required by this title and by the code official and the filing fees established by resolution. All application forms for amendments to the comprehensive plan shall include a detailed description of the proposed amendment in nontechnical terms.

3. Frequency of Amendments.

A. Periodic Review. The comprehensive plan shall be subject to continuing review and evaluation by the city ("periodic review"). The city shall take legislative action to review and, if needed, revise its comprehensive plan to ensure the plan complies with the requirements of the GMA according to the deadlines established in RCW 36.70A.130.

B. Annual Amendment Cycle. Updates, proposed amendments, or revisions to the comprehensive plan may be considered by the city council no more frequently than once every calendar year as established in this section (the "annual amendment cycle"). During a year when periodic review of the comprehensive plan is required under RCW 36.70A.130, the annual amendment cycle and the periodic review shall be combined.

C. More frequent amendments may be allowed under the circumstances set forth within RCW 36.70A.130 (2)(a). Amendments processed outside of the annual amendment cycle under RCW 36.70A.130 (2)(a) may be initiated by action of the city council. The city council shall specify the scope of the amendment, identify the projected completion date, and identify and if necessary, fund resources necessary to accomplish the work. Amendments allowed to be processed outside of the annual amendment cycle are not subject to the docketing process outlined within subsection 4.

4. Docketing of Proposed Amendments. For purpose of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan in a manner that will ensure such suggested changes will be considered by the city and will be available for review by the public. The following process will be used to create the docket:

A. Preliminary Docket Review. By September 1, the city will issue notice of the annual ~~amendment cycle~~ comprehensive plan amendment ~~cycle for the following calendar year request deadline~~. The amendment request deadline is October 1. Proposed amendment requests

received after October 1 will not be considered for the following year's comprehensive plan amendment process but will be held for the next eligible comprehensive plan amendment process.

- i. The code official shall compile and maintain for public review a list of suggested amendments and identified deficiencies as received throughout the year.
- ii. The code official shall review all complete and timely filed applications proposing amendments to the comprehensive plan and place these applications on the preliminary docket along with other city-initiated amendments to the comprehensive plan.
- iii. The planning commission shall review the preliminary docket at a public meeting and make a recommendation on the preliminary docket to the city council each year.
- iv. The city council shall review the preliminary docket at a public meeting. By December 31, the city council shall establish the final docket based on the criteria in subsection 5. Once approved, the final docket defines the work plan and resource needs for the following year's comprehensive plan amendments.

~~v. Placement on the final docket does not mean a proposed amendment will be approved. The purpose of the final docket is to allow for further analysis and consideration by the city.~~

~~vi. The city council's establishment of a final docket of proposed amendments is not appealable.~~

B. Final Docket Review.

iv. Placement on the final docket does not mean a proposed amendment will be approved. The purpose of the final docket is to allow for further analysis and consideration by the city.

ii. All items on the final docket shall be considered concurrently so that the cumulative effect of the various proposals can be ascertained. Proposed amendments may be considered at separate meetings or hearings, so long as the final action taken considers the cumulative effect of all proposed amendments to the comprehensive plan.

iii. The code official shall review and assess the items placed on the final docket and prepare a staff report including recommendations for each proposed amendment. The code official shall be responsible for developing an environmental review of the combined impacts of all proposed amendments on the final docket, except that ~~the environmental review of amendments~~ applicants seeking a site-specific amendment shall be ~~the responsibility of the applicant~~ responsible for submittal of a SEPA environmental checklist and supporting information. The code official may require an applicant to pay for peer review and/or additional resources needed to review the proposal. The code official shall set a date for consideration of the final docket by the planning commission and timely transmit the staff report(s) prior to the scheduled date.

~~iii~~iv. The planning commission shall review the proposed amendments contained in the final docket based on the criteria set forth in MICC 19.15.020(G)(1). The planning commission shall hold at least one public hearing on the proposed amendments. The planning commission shall make a recommendation on the proposed amendments and transmit the recommendation to the city council.

iv. After issuance of the planning commission's recommendation, the code official shall set a date for consideration of the final docket by the city council. The city council shall review the proposed amendments taking into consideration the recommendations of the planning commission and code official. The city council may deny, approve, or modify the planning commission's recommendations consistent with the criteria set forth in MICC 19.15.020(G)(1). vi. The city council's establishment of a final docket of proposed amendments is not appealable.

vi. The planning commission and the city council may hold additional public hearings, meetings, or workshops as warranted by the proposed amendments.

5. Docketing Criteria. The following criteria shall be used to determine whether a proposed amendment is added to the final docket in subsection 4:

A. The request has been filed in a timely manner, and either:

i. State law requires, or a decision of a court or administrative agency has directed, such a change; or

ii. All of the following criteria are met:

a. The proposed amendment presents a matter appropriately addressed through the comprehensive plan; and

b. The city can provide the resources, including staff and budget, necessary to review the proposal, or resources can be provided by an applicant for an amendment; and

c. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the city council; and

d. The proposal will serve the public interest by implementing specifically identified goals of the comprehensive plan or a new approach supporting the city's vision; and

e. The essential elements of the proposal and proposed outcome ~~has~~ have not been considered by the city council in the last three (3) years. This time limit may be waived by the city council, if the proponent establishes that there exists a change in circumstances that justifies the need for the amendment.

6. Combined Comprehensive Plan Amendment and Rezone. ~~A proposed comprehensive plan amendment that also requires a rezone shall be considered together~~ In cases where both a

comprehensive plan amendment and a rezone are required, both shall be considered together, and all public notice must reflect the dual nature of the request.

7. Expansion of Land Use Map Amendment. The city may propose to expand the geographic scope of an amendment to the comprehensive plan land use map to allow for consideration of adjacent property, similarly situated property, or area-wide impacts. The following criteria shall be used in determining whether to expand the geographic scope of a proposed land use map amendment:

- A. The effect of the proposed amendment on the surrounding area or city;
- B. The effect of the proposed amendment on the land use and circulation pattern of the surrounding area or city; and
- C. The effect of the proposed amendment on the future development of the surrounding area or city.

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
Date Received:		

DEVELOPMENT APPLICATION

Received By:

STREET ADDRESS/LOCATION		ZONE	
COUNTY ASSESSOR PARCEL #'S		PARCEL SIZE (SQ. FT.)	
PROPERTY OWNER	ADDRESS	CELL/OFFICE:	E-MAIL:
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE:	E-MAIL:
TENANT NAME	ADDRESS	CELL PHONE:	E-MAIL:

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL:

(Please use additional paper if needed) ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF USE PERMIT(S) REQUESTED (3% Technology Fee is included in fees below):

- | | | |
|---|---|--|
| <p>APPEALS</p> <p><input type="checkbox"/> Building (+cost of file preparation) \$875.50</p> <p><input type="checkbox"/> Land use (+cost of verbatim transcript) \$875.50</p> <p><input type="checkbox"/> Code Interpretation \$875.50</p> <p>CRITICAL AREAS</p> <p><input type="checkbox"/> Determination \$2,708.87</p> <p><input type="checkbox"/> Reasonable Use Exception \$5,418.83</p> <p>DESIGN REVIEW</p> <p><input type="checkbox"/> Administrative Review (of sign & colors) \$433.63</p> <p><input type="checkbox"/> Administrative Review (of other than sign & colors) \$723.06</p> <p><input type="checkbox"/> Change to Final Design Approval \$723.06</p> <p><input type="checkbox"/> Design Commission Study Session \$723.06</p> <p>DESIGN REVIEW & WIRELESS COMMUNICATIONS FACILITIES</p> <p><input type="checkbox"/> \$0-5,000 \$723.06</p> <p><input type="checkbox"/> \$5,001-25,000 \$1,806.62</p> <p><input type="checkbox"/> \$25,001-50,000 \$2,708.90</p> <p><input type="checkbox"/> \$50,001-\$100,000 \$4,274.98</p> <p><input type="checkbox"/> Over \$100,001 Valuation \$7,224.42</p> <p>DEVIATIONS</p> <p><input type="checkbox"/> Changes to Antenna requirements \$1806.62</p> <p><input type="checkbox"/> Changes to Open Space \$1,806.62</p> <p><input type="checkbox"/> Fence Height \$903.31</p> | <p>DEVIATIONS (Continued)</p> <p><input type="checkbox"/> Critical Areas Setback \$2,709.87</p> <p><input type="checkbox"/> Impervious Surface (5% Lot overage) \$2,708.90</p> <p><input type="checkbox"/> Shoreline \$3,612.21</p> <p><input type="checkbox"/> Wet Season Construction Moratorium \$941.42</p> <p>ENVIRONMENTAL REVIEW (SEPA)</p> <p><input type="checkbox"/> Checklist: Single Family Residential Use \$541.78</p> <p><input type="checkbox"/> Checklist: Non-Single Family Residential Use \$1,805.59</p> <p><input type="checkbox"/> Environmental Impact Statement \$2,708.90 (Revision = 40% of Fee)</p> <p>SHORELINE MANAGEMENT</p> <p><input type="checkbox"/> Exemption \$437.75</p> <p><input type="checkbox"/> Permit Revision \$723.06</p> <p><input type="checkbox"/> Semi-Private Recreation Tract (modification) \$723.06</p> <p><input type="checkbox"/> Semi-Private Recreation Tract (new) \$1,805.59</p> <p><input type="checkbox"/> Substantial Dev. Permit \$2,708.90</p> <p>SUBDIVISION LONG PLAT</p> <p><input type="checkbox"/> 2-3 Lots \$9,030.01</p> <p><input type="checkbox"/> 4-5 Lots \$12,643.25</p> <p><input type="checkbox"/> 6 Lots or greater \$16,255.46</p> <p><input type="checkbox"/> Subdivision Alteration to Existing Plat \$4,515.52</p> <p><input type="checkbox"/> Final Subdivision Review \$3,612.21</p> <p><input type="checkbox"/> Fire Review \$123.60/Hr</p> | <p>SUBDIVISION SHORT PLAT</p> <p><input type="checkbox"/> Two Lots \$4,515.52</p> <p><input type="checkbox"/> Three Lots \$5,417.80</p> <p><input type="checkbox"/> Four Lots \$6,321.11</p> <p><input type="checkbox"/> Deviation of Acreage Limitations \$903.31</p> <p><input type="checkbox"/> Short Plat Amendment \$2,256.73</p> <p><input type="checkbox"/> Final Short Plat Approval \$903.31</p> <p><input type="checkbox"/> Fire Review \$123.60/Hr</p> <p>VARIANCES (Plus Hearing Examiner Fee)</p> <p><input type="checkbox"/> Type 1* \$3,612.21</p> <p><input type="checkbox"/> Type 2** \$2,000.26</p> <p>OTHER LAND USE</p> <p><input type="checkbox"/> Accessory Dwelling Unit (ADU) \$180.28</p> <p><input type="checkbox"/> Code Interpretation Request(+\$146.03/hr over 6 hrs) \$876.53</p> <p><input type="checkbox"/> Comp Plan Amendment (CPA) \$4,153.99</p> <p><input type="checkbox"/> Conditional Use Permit (CUP) \$7,224.42</p> <p><input type="checkbox"/> Lot Line Revision \$2,708.90</p> <p><input type="checkbox"/> Lot Line Consolidation \$902.28</p> <p><input type="checkbox"/> Noise Variance (+\$146.03/hr over 3 hrs) \$437.75</p> <p><input type="checkbox"/> Reclassification of Property (Rezoning) \$4,515.52</p> <p><input type="checkbox"/> Right-of-Way Encroachment Agreement (Requires Separate ROW Use Permit) \$536.60</p> <p><input type="checkbox"/> Zoning Code Text Amendment \$4,153.99</p> |
|---|---|--|

* Includes all variances of any type or purpose in all zones other than single family residential zone: B, C, O, PBZ, MF-2, MF2L, MF-2L, MF-3, TC, P
** Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15)

CITY USE ONLY		
SEPA Categorically Exempt:	Yes	No
SEPA Checklist Required:	Yes	No
Permit Fee:		
Permit Fee:		
Total Fees:		

PUBLIC NOTICE OF APPLICATION AND NOTICE OF OPEN RECORD PUBLIC HEARING



NOTICE IS HEREBY GIVEN that an application for a Zoning Code Text Amendment has been filed with the City of Mercer Island for the property described below:

- File No.:** ZTR16-003
- Description of Request:** Zoning Code Text Amendment modifying Mercer Island City Code (MICC) Title 19 relating to procedures for amending the City’s Comprehensive Plan
- Applicant :** City of Mercer Island
- Location of Property:** Applies throughout the City
- SEPA Compliance:** The proposal is exempt pursuant to WAC 197-11-800(19)
- Written Comments:** Written comments on this proposal may be submitted to the City of Mercer Island **on or before Wednesday, July 20, 2016** either in person or mailed to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments **on or before Wednesday, July 20, 2016** or testify at the open record hearing **on Wednesday, July 20, 2016 at 7:00 p.m.** will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal.
- Public Hearing and Public Meeting:** Pursuant to MICC 19.15.010(E), and MICC 19.15.020(F)(1), the applicant is required to participate in both an open record public hearing in front of the Planning Commission and a subsequent public meeting with the City Council. The open record public hearing with the Planning Commission is scheduled for **Wednesday, July 20, 2016**. The date of the public meeting with the City Council is tentatively scheduled for **August 1, 2016**. Both the open record public hearing and the public meeting are held on their above specified dates in the Mercer Island City Council Chambers, starting at 7:00 PM, and located at 9611 SE 36th Street, Mercer Island, Washington.
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for a Zoning Code Text Amendment is required to be processed as a Legislative Action. Processing requirements for Legislative Actions are further detailed in MICC 19.15.020. There are no other applicable development regulations related to a Zoning Code Text Amendment.

Other Associated Permits: There are currently no additional pending permit applications associated with the proposal.

Studies and/or Environmental Documents Requested: None.

You may review the application on file on this matter, weekdays between 8:30 a.m. and 5:00 p.m. at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington. Written comments and/or requests for additional information should be referred to:

Scott Greenberg, Director
 Development Services Group
 City of Mercer Island
 9611 SE 36th Street
 Mercer Island, WA 98040
 (206) 275-7706
scott.greenberg@mercergov.org

Date of Application: June 29, 2016
 Determined to Be Complete: June 30, 2016
 Bulletin Notice: July 5, 2016
 Date Notice Published in the Newspaper: July 6, 2016
 Open Record Public Hearing: July 20, 2016, 7:00 pm
 Comment Period Ends: July 20, 2016

December, 1993 after GMA Commission review and discussion, Planning Commission review and approval, SEPA review and City Council workshops and public hearings. Adoption of the remaining four planning elements occurred in October, 1994.

Between 1994 and 2016, the 2005 update was the only substantial update. The City continues to be committed to public participation in its 2016 Comprehensive Plan Update. The City held several meetings and an open house to discuss proposed amendments to the Comprehensive Plan prior to City Council public meetings.

Concurrent with the Comprehensive Plan update, the City conducted a Town Center

Visioning process to assess growth in the Town Center and prepare new design standards. Public involvement throughout the Town Center Visioning process has incorporated the efforts of two citizen stakeholder groups, a liaison group of Councilmembers, Planning Commissioners and Design Commissioners. The Stakeholder Group's recommendations were reviewed by the Planning and Design Commissions meeting jointly, followed by consideration by the City Council. In 2015 and 2016, the City held 69 meetings, including 9 public input meetings or public hearings, public meetings and received over 350 comments from approximately 225 people.

AMENDING THE COMPREHENSIVE PLAN

The Comprehensive Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. The city should plan for change by establishing formal procedures for regularly monitoring, reviewing and amending the Comprehensive Plan.

The Comprehensive Plan also represents an integrated statement of policies, consistent with regional plans and based on a broad perspective developed over many months of wide spread public involvement. Amendments to the plan should be done carefully with a view toward maintaining the internal consistency and integrity of the document.

WAC 365-195-630 requires that each jurisdiction establish a process for amending

the Comprehensive Plan. It also states that plan amendments cannot be considered more frequently than once a year except in an emergency, and that all proposed amendments in any year must be considered concurrently so that the cumulative effect of the changes can be considered.

Process for Amending the Comprehensive Plan

1. In January of each calendar year, the Planning Commission shall prepare an annual report to the City Council on the status of the plan and progress made in implementation.
2. Any requests for a Comprehensive Plan amendment shall be submitted to the Planning Commission by June of each year and action taken by the City Council by the end of the calendar year.
3. Amendments to the Comprehensive Plan shall follow the notice and hearing requirements specified for adoption of the plan.

Chapter 19.15 ADMINISTRATION

(sections applying to Comprehensive Plan Amendments only)

19.15.010 General procedures.

C. Roles and Responsibilities. The roles and responsibilities for carrying out the provisions of the development code are shared by appointed boards and commissions, elected officials and city staff. The authorities of each of these bodies are set forth below.

1. City Council. The city council is responsible for establishing policy and legislation affecting land use within the city. The city council acts on recommendations of the planning commission in legislative and quasi-judicial matters, and serves as the appeal authority on discretionary actions.

2. Planning Commission. The role of the planning commission in administering the development code is governed by Chapter 3.46 MICC. In general, the planning commission is the designated planning agency for the city (see Chapter 35A.63 RCW). The planning commission is responsible for final action on a variety of discretionary permits and makes recommendations to the city council on land use legislation, comprehensive plan amendments and quasi-judicial matters. The planning commission also serves as the appeal authority for some ministerial and administrative actions.

D. Actions. There are four categories of actions or permits that are reviewed under the provisions of the development code.

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

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

Legislative Actions			
Comprehensive Plan Amendment	City council via planning commission ²	MICC 19.15.020(G)	Growth management hearings board
² 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.			

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

D. Notice of Application.

1. Within 14 days of the determination of completeness, the city shall issue a notice of application for all administrative, discretionary, and legislative actions listed in MICC 19.15.010(E).
2. The notice of application shall include the following information:
 - a. The dates of the application, the determination of completeness, and the notice of application;
 - b. The name of the applicant;
 - c. The location and description of the project;
 - d. The requested actions and/or required studies;
 - e. The date, time, and place of the open record hearing, if one has been scheduled;
 - f. Identification of environmental documents, if any;
 - g. A statement of the public comment period, which shall be not less than 14 days nor more than 30 days following the date of notice of application; and a statement of the rights of individuals to comment on the application, receive notice and participate in any hearings, request a copy of the decision once made and any appeal rights;
 - h. The city staff contact and phone number;
 - i. The identification of other permits not included in the application to the extent known by the city;

j. A description of those development regulations used in determining consistency of the project with the city's comprehensive plan; and

k. Any other information that the city determines appropriate.

3. Open Record Hearing. If an open record hearing is required on the permit, the city shall:

a. Provide the notice of application at least 15 days prior to the hearing; and

b. Issue any threshold determination required under MICC 19.07.110 at least 15 days prior to the hearing.

4. Notice shall be provided in the bi-weekly DSG bulletin, posted at City Hall and made available to the general public upon request.

5. All comments received on the notice of application must be received by the development services group by 5 pm on the last day of the comment period.

6. Except for a determination of significance, the city shall not issue a threshold determination under MICC 19.07.110 or issue a decision on an application until the expiration of the public comment period on the notice of application.

E. Public Notice.

1. In addition to the notice of application, a public notice is required for all administrative, discretionary, and legislative actions listed in MICC 19.15.010(E).

2. Public notice shall be provided at least 10 days prior to any required open record hearing. If no such hearing is required, public notice shall be provided 10 days prior to the decision on the application.

3. The public notice shall include the following:

a. A general description of the proposed project and the action to be taken by the city;

b. A nonlegal description of the property, vicinity map or sketch;

c. The time, date and location of any required open record hearing;

d. A contact name and number where additional information may be obtained;

e. A statement that only those persons who submit written comments or testify at the open record hearing will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal; and

f. A description of the deadline for submitting public comments.

4. Public notice shall be provided in the following manner:

b. Legislative Action. Notice shall be published in a newspaper of general circulation within the city.

F. Open Record Hearing.

1. Only one open record hearing shall be required prior to action on all discretionary and legislative actions except design review and street vacations.

2. Open record hearings shall be conducted in accordance with the hearing body's rules of procedures. In conducting an open record hearing, the hearing body's chair shall, in general, observe the following sequence:

- a. Staff presentation, including the submittal of any additional information or correspondence. Members of the hearing body may ask questions of staff.
- b. Applicant and/or applicant representative's presentation. Members of the hearing body may ask questions of the applicant.
- c. Testimony by the public. Questions directed to the staff, the applicant or members of the hearing body shall be posed by the chairperson at his/her discretion.
- d. Rebuttal, response or clarifying statements by the applicant and/or the staff.
- e. The public comment portion of the hearing is closed and the hearing body shall deliberate on the action before it.

3. Following the hearing procedure described above, the hearing body shall:

- a. Approve;
- b. Conditionally approve;
- c. Continue the hearing; or
- d. Deny the application.

G. Decision Criteria. Decisions shall be based on the criteria specified in the Mercer Island City Code for the specific action. A reference to the code sections that set out the criteria and standards for decisions appears in MICC 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the code, the following are the required criteria for decision.

1. Comprehensive Plan Amendment.

- a. There exists obvious technical error in the information contained in the comprehensive plan;
- b. The amendment is consistent with the Growth Management Act, the county-wide planning policies, and the other provisions of the comprehensive plan and city policies;
- c. The amendment addresses changing circumstances of the city as a whole;
- d. If the amendment is directed at a specific property, the following additional findings shall be determined:
 - i. The amendment is compatible with the adjacent land use and development pattern;
 - ii. The property is suitable for development in conformance with the standards under the potential zoning;
 - iii. The amendment will benefit the community as a whole and will not adversely affect community facilities or the public health, safety, and general welfare.

H. Notice of Decision.

1. Unless the city and applicant have mutually agreed in writing to an extension of time, project review shall be completed within 120 days from the date the application is determined to be complete. Time required for the submittal of additional information, preparation of environmental impact statement, and hearing of appeals shall be excluded from this 120-day period.

2. Written notice of the decision shall be provided to the applicant and all parties of record. Notice of decision shall also be provided in the biweekly DSG bulletin.



CITY COUNCIL PLANNING SCHEDULE

All meetings are held in the City Hall Council Chambers unless otherwise noted.
Special Meetings and Study Sessions begin at 6:00 pm. Regular Meetings begin at 7:00 pm.
Items listed for each meeting are not in any particular order.

AUGUST 1 – 5:30 PM

Item Type	Topic/Presenter	Time
<i>Executive Session #1</i> (5:30-6:00pm)	To discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes	30
<i>Executive Session #2</i> (6:00-7:00pm)	To discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) for one hour	30
<i>Special Business</i>	Women's Equality Day Proclamation – D. Mortenson	5
<i>Consent Calendar</i>	Interlocal Agreement with MISD for School Counselors – C. Goodwin	--
<i>Regular Business</i>	Code Amendments Regarding Comprehensive Plan Amendment Procedures (1st Reading) – S. Greenberg	45
<i>Regular Business</i>	Single-Family Residential Development Standards - Scope of Work, Approach, and Public Engagement Plan – E. Maxim	45

AUGUST 15

CANCELED		
-----------------	--	--

SEPTEMBER 6 (TUESDAY) – 5:30 PM

Item Type	Topic/Presenter	Time
<i>Executive Session #1</i> (5:30-7:00pm)	To evaluate the qualifications of applicants for public employment pursuant to RCW 42.30.110(1)(g) for 90 minutes	90
<i>Regular Business</i>	CenturyLink Cable Franchise (1st Reading) – K. Sand	45
<i>Regular Business</i>	2 nd Quarter 2016 Financial Status Report & Budget Adjustments – C. Corder	45
<i>Regular Business</i>	Code Amendments Regarding Comprehensive Plan Amendment Procedure (2nd Reading) – S. Greenberg	45
<i>Regular Business</i>	Communications Plan – K. Taylor	45
<i>Executive Session #2</i>	To plan or adopt the strategy to be taken by the governing body during the course of any collective bargaining, professional negotiations, grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress pursuant to RCW 42.30.140(4)(b) for approximately 30 minutes	30

SEPTEMBER 19

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	CenturyLink Cable Franchise (2nd Reading) – K. Sand	15
<i>Regular Business</i>	Title 10 Code Amendments and Comprehensive Plan Amendment for National Pollutant Discharge Elimination System (NPDES) Update (1st Reading) – P. Yamashita	60
<i>Regular Business</i>	Mercer Island Library Board Resolution and Charter Update – B. Fletcher	30

OCTOBER 4 (TUESDAY) – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Study Session</i>	Emergency Management & Communities That Care/Healthy Youth Initiative Updates – J. Franklin & C. Goodwin	60
<i>Regular Business</i>	2017-2018 Preliminary Budget Presentation & Distribution – C. Corder	60
<i>Regular Business</i>	Title 10 Code Amendments and Comprehensive Plan Amendment for National Pollutant Discharge Elimination System (NPDES) Update (2 nd Reading) – P. Yamashita	30

OCTOBER 13 (THURSDAY) – 5:00-7:00 PM

Item Type	Topic/Presenter	Time
	Joint Meeting with MISD Board	120

OCTOBER 17 – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Operating Budget Review – C Corder	180

NOVEMBER 7 – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Capital Improvement Program Review – C. Corder	180

NOVEMBER 21

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Finalize Changes to Budget, Pass 2017 NORCOM Budget Resolution, Pass 2017 Utility Rate Resolutions, and Adopt 2017 Property Tax Levy Ordinances – C. Corder	90
<i>Regular Business</i>	Six Year Sustainability Plan – R. Freeman	30
<i>Regular Business</i>	Residential Development Standards (1 st Reading) – S. Greenberg	60

DECEMBER 5

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	3 rd Quarter 2016 Financial Status Report & Budget Adjustments – C. Corder	30
<i>Regular Business</i>	General Sewer Plan Update – J. Kintner	30
<i>Regular Business</i>	2017-2018 Final Budget Adoption – C. Corder	15
<i>Regular Business</i>	Residential Development Standards (2 nd Reading) – S. Greenberg	60
<i>Regular Business</i>	2017 Legislative Agenda – K. Taylor	20

DECEMBER 19

Item Type	Topic/Presenter	Time
	<i>Potentially Canceled</i>	

OTHER ITEMS TO BE SCHEDULED:

- Light Rail Station Design Oversight (Q2) – K. Taylor
- Mercer Island Center for the Arts (MICA) (Q2) – K. Sand
- City Manager Recruitment (Q4) – K. Segle
- King County Sewer Project (Q4) – J. Kintner
- MICEC Master Plan (Q4) – B. Fletcher
- Planning Commission 2017 Work Plan (Q4) – S. Greenberg
- PSE Electric Franchise (Q4) – K. Sand
- Zayo Telecom Franchise (Q4) – K. Sand
- 2015 Water System Plan Adoption – R. Lin & A. Tonella-Howe

COUNCILMEMBER ABSENCES:

- Bassett: August 1



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Monday
September 19, 2016
5:00 PM

Mayor Bruce Bassett
Deputy Mayor Debbie Bertlin
Councilmembers Dan Grausz, Jeff Sanderson,
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.

REGULAR MEETING

CALL TO ORDER & ROLL CALL, 5:00 PM

AGENDA APPROVAL

EXECUTIVE SESSION

Executive Session #1: To discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes.

STUDY SESSION, 6:00 PM

- (1) AB 5215 Small Cell License Agreements

APPEARANCES, 7:00 PM

CONSENT CALENDAR

- (2) Payables: \$898,535.21 (09/01/16) & \$508,270.78 (09/12/16)
Payroll: \$753,452.48 (09/02/16)
Minutes: September 6, 2016 Regular Meeting Minutes
AB 5218 AFSCME 2016-2017 Collective Bargaining Agreement

REGULAR BUSINESS

- (3) AB 5216 Mercer Island Library Board Resolution and Charter Update
(4) AB 5214 Residential Development Standards Community Engagement Update
(5) AB 5217 I-90 Loss of Mobility Negotiations Status Report
(6) AB 5213 City Council Requests for 2017 Comprehensive Plan Preliminary Docket

OTHER BUSINESS

Councilmember Absences
Planning Schedule
Board Appointments
Councilmember Reports

EXECUTIVE SESSION

Executive Session #2: To discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes.

ADJOURNMENT



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

**AB 5215
September 19, 2016
Study Session**

**SMALL CELL TECHNOLOGY, LEGAL
LANDSCAPE AND LICENSE AGREEMENTS**

Proposed Council Action:

None required

DEPARTMENT OF City Attorney (Kari Sand, Christina Schuck)

COUNCIL LIAISON n/a

EXHIBITS

1. Proposed Small Cell Sites
2. Significant Gap Analysis

APPROVED BY CITY MANAGER

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

SUMMARY

On June 3, 2016, the Busch Law Firm (“Busch”), representing WA-CLEC, LLC, a wholly-owned indirect subsidiary of Crown Castle International Corp (“Crown Castle”) submitted applications to install small cell facilities, on Puget Sound Energy (“PSE”) utility poles in 38 locations throughout the City to address a significant gap in coverage for its client T-Mobile. The installation of small cell technology would address this gap through low profile systems as opposed to larger, more traditional cell towers. Crown Castle is a telecommunications infrastructure company that designs, develops, operates, upgrades, maintains and owns fiber-fed small cell networks and represents T-Mobile in this application. The City and Crown Castle are currently negotiating a franchise agreement that would allow Crown Castle access to the right-of-way for this purpose.

SMALL CELL AND “DAS” TECHNOLOGY

The Federal Communications Commission (“FCC”) describes small cells as low-powered and low profile wireless base stations that function like cells in a mobile wireless network and typically cover targeted indoor or localized outdoor areas. Wireless providers use small cells to provide connectivity to consumers in areas where the coverage and capacity of traditional cell towers (or macrocells) are challenged by terrain or buildings. See FCC Report and Order 14-153 (Oct. 21, 2014), ¶30 (hereinafter “FCC 14-153”). Small cells transmit at much lower signal power levels than macrocells.

Similarly, distributed antenna systems (“DAS”) provide another alternative to the visual and physical impacts of macrocells. A DAS network “distributes RF signals from transceivers at a central hub to a specific service area with poor coverage or inadequate capacity.” FCC 14-153, ¶31. Unlike most small cells, a DAS network may often accommodate multiple carriers.

Both small cell and DAS technology offer several advantages over the traditional macrocells. Small cell facilities are first and foremost, much smaller than the macrocell antennas and equipment. This means small cells can be placed on existing structures, such as utility poles. Additionally, because of their size, carriers

can more easily employ stealth measures, so that the enclosures blend with the structures on which they are installed. FCC 14-153, ¶¶32-33. Their size also allows multiple cells to be collocated on poles.

Small cell and DAS Deployment throughout the United States is widely expected to increase. Because consumers' reliance upon their use of mobile broadband services continues to increase, wireless infrastructure must continue to be upgraded and improved in order to keep up with consumer demand. The federal government explicitly promotes the deployment of broadband infrastructure and small cell technology. See FCC 14-153, ¶7. Multiple cities and public agencies—of all sizes—throughout the United States, including within Washington State, have entered into agreements with wireless providers to deploy small cells and DAS networks within public rights-of-ways and specifically on utility poles, street lights and other similar structures or they simply explicitly allow small cells.

WIRELESS FACILITIES LEGAL LANDSCAPE

The siting of wireless facilities, such as macrocells, small cells and DAS, is governed by federal, state and local law. The trend of federal legislation has been to strictly limit local government's regulatory control in order to avoid "unnecessary reviews" and reduce the costs and delays associated with the siting and construction of wireless facilities.

Federal Law Overview

The stated goal of federal legislation is to facilitate more wireless capacity and more "robust wireless coverage for consumers everywhere." FCC 14-253, ¶¶1,4. This specifically includes the deployment of small cells and DAS. *Id.* The federal government regulates wireless facilities and communications in The Telecommunications Act of 1996, 47 U.S.C. § 332 and Section 6409 of The 2012 Middle Class Tax Relief and Job Creation Act (also known as the "Spectrum Act"), codified at 47 U.S.C. § 1455. Overall, federal law prevents local governments from prohibiting or having the effect of prohibiting the provision of personal wireless service. Federal law also restricts what information local governments can request for certain applications and imposes time limits on the review of such applications.

The Telecommunications Act of 1996

The Telecommunications Act of 1996 ("the Act") imposes "specific limitations on the traditional authority of state and local governments to regulate the location, construction, and modification of wireless telecommunications towers and antennas." *City of Arlington v. FCC*, 133 S.Ct. 1863, 1866 (2013). Specifically, local governments:

- Shall not unreasonably discriminate among providers;
- Shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- Shall act on a request to place, construct or modify personal wireless facilities within a reasonable time;
- Shall issue any decision in writing, supported by substantial evidence in a written record; and
- Shall not regulate based upon the environmental effects of radio frequency emissions if facilities are in compliance with the FCC's regulations concerning emissions.

43 U.S.C. § 332(c)(7)(B). Cities can run afoul of federal law both by imposing general bans on wireless service and also from preventing a wireless provider from closing a 'significant gap' in service coverage. *MetroPCS, Inc. v. City & County of San Francisco*, 400 F.3d 715, 725 (2005) (abrogated on different grounds in *T-Mobile South, LLC v. City of Roswell*, 135 S. Ct. 808, 814 (2015)). Thus, a local regulation which prohibits a provider from obtaining full coverage could be viewed as a prohibition. In addition, decisions to deny applications based solely on aesthetics or property value decreases that result in a gap of service would likely violate the Act.

Local governments must also act upon requests to place, construct or modify wireless service facilities within a "reasonable period of time." *Id.* A 2009 Declaratory Ruling by the FCC clarified that a "reasonable period of time" means 90 days for "collocations" and 150 days for all other applications. FCC Declaratory Ruling 09-

99, ¶32 (November 18, 2009).

At the same time, the Act preserves the rights of local governments to “require fair and reasonable compensation from telecommunications providers, on a competitively neutral and nondiscriminatory basis, for use of public rights-of-way on a nondiscriminatory basis.” 47 U.S.C. § 253(c).

Section 6409(a) of the Spectrum Act

Section 6409(a) of the “Spectrum Act” (codified at 47 U.S.C. § 1455) further promotes the deployment of the network facilities needed to provide broadband wireless service and effectively grants special status to certain applications that qualify as “eligible facilities requests.” This section provides in pertinent part that:

a State or local government **may not deny, and shall approve**, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. (Emphasis added)

Many of the terms in the section are specifically defined. An eligible facilities request (“EFR”) is defined as “any request for modification of an existing wireless tower or base station that involves (a) collocation of new transmission equipment; (b) removal of transmission equipment; or (c) replacement of transmission equipment.” 47 U.S.C. § 1455(a)(2).

The FCC issued an order in October 2014 (FCC 14-253) interpreting Section 6409(a)’s defined terms and imposing a strict 60-day time limit, or “shot clock,” on processing applications qualifying as EFRs. If a request qualifies as an EFR, it is governed by Section 6409(a) and must be approved by the City within 60 days of filing, otherwise the request will be deemed granted. Federal law also limits what documentation the City can require for its review to only the information reasonably related to determining whether or not the request meets the requirements of the section (e.g., qualifies as an EFR and is not a substantial change). “A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.” 47 CFR § 1.40001(c)(1).

The 60-day shot clock can be tolled by mutual agreement or by a determination that an application is incomplete, but not by a moratorium. Importantly, a determination of incompleteness must be made within 30 days in writing and can only be made concerning the information allowed to be requested to determine whether or not 6409(a) applies and not for other information. FCC 14-153, ¶217.

Washington Law Overview

Washington law regulates telecommunication companies’ right to access the public right-of-way (“ROW”). Crown Castle has been granted a certificate of public convenience and necessity by the Washington Utilities and Transportation Commission, and accordingly, must be granted access to the ROW in the same manner and on the same terms applicable to other telecommunications providers and utilities. The right to occupy the ROW is typically granted in the form of a franchise agreement or permit. Telecommunications companies’ use of the ROW is governed by chapter 35.99 RCW.

Mercer Island City Code (“MICC”) Provisions

MICC 19.06.040 governs wireless communications throughout the City. This code section was initially adopted in 1996 and most recently updated in 2011. The intent of the Wireless Communications section was to site Wireless Communications Facilities (“WCFs”) where they will have the least amount of aesthetic impacts, limit the number of WCF sites and ensure the provision of quality communication services. See AB 3724, page 2. A WCF is defined as “any unstaffed facility for the transmission and/or reception of radio frequency signals usually consisting of antennas, an equipment cabinet, transmission cables, and a support structure to achieve the necessary elevation.” MICC 19.16.010. WCF locations throughout the City have been primarily sited in the Town Center, the Commercial Office Zone, Planned Business Zone and the I-90 Corridor. In 2002, the City expanded the allowed locations to include the Island Crest Way Corridor to meet

the requirements of the Federal Telecommunications Act of 1996. Ordinance No. 02C-10. These amendments specifically contemplated the siting of macrocells. WCFs are only allowed within specified locations within single-family and multifamily residential zones. MICC 19.06.040(D).

Currently, the MICC does not specifically address small cell or DAS technology. The defined terms within MICC 19.06.040 have not been updated since 1999 and contemplate macrocells and their equipment.¹ A zoning code text amendment proposed by Busch Law Firm on behalf of AT&T Mobility to address small cell technology was recommended for approval by the Planning Commission in late 2014, but not adopted by the City Council. AT&T later withdrew the application.

The City's Comprehensive Plan Utilities Element contains several policies to help guide future City actions related to WCFs, including but not limited to the following:

- Policy 8.1 The City shall encourage the consolidation and shared use of utility and communication facilities where feasible. Examples of shared facilities include towers, poles, antennae, substation sites, cables, trenches and easements.
- Policy 8.3 The City shall periodically review and revise development regulations for telecom facilities to ensure that a balance exists between the public benefit derived from the facilities and their compatibility with the surrounding environment.
- Policy 8.6 The City may allow limited well designed Wireless Communication Facilities (WCF) in Clise Park and Island Crest Park, consistent with the requirements and restrictions in the development code.
- Policy 8.7 The City shall encourage and work with WCF providers to increase the battery life of large cell sites.

CROWN CASTLE'S SMALL CELL/DAS DEPLOYMENT APPLICATIONS

On June 3, 2016, the Busch Law Firm, representing Crown Castle, filed 38 applications to deploy small cells at 38 locations on PSE utility poles throughout the City. The proposed small cells consist of two networks (Mercer Island North and Mercer Island South) in five clusters to provide telecommunications services in areas where there are significant gaps in service (in both coverage and capacity). See Exhibit 1. The 38 nodes will work as interconnected collocation systems to deliver the needed coverage and capacity.

Crown Castle's proposed small cells include individual nodes where small antennas are incorporated onto existing vertical structures in the ROW, such as streetlights and wooden utility poles. The locations do not include "support structures" as defined within MICC 19.16.010, which are structures designed specifically to support antenna arrays.

In their initial construction, the small cells will provide service for T-Mobile's network. All nodes will be connected by fiber optic cables and will distribute T-Mobile's wireless communication signals through the low power, low profile antennas installed at each node. The small cells are designed to allow additional wireless communication carriers to provide wireless communication services using most of the same infrastructure.

Each node in the small cells will consist of:

- Low profile antennas, most of which will be installed at the top of PSE's utility poles in the ROW, with a few nodes where the antennas will be installed in the "communications space" mid-way up the pole;

¹ The City Attorney's Office recommends updating this code section to comply with changes in technology and federal law and that this update be added to Council's 2017 work plan.

- Low profile equipment, all of which will be installed mid-way up on PSE’s utility poles; and
- Fiber optic cables that connect the nodes in the two networks.

The nodes will also include equipment that converts fiber optic communications into signals that are transmitted through the antennas.

Significant Gaps in T-Mobile’s Service on Mercer Island

The proposed small cells will be located to address what Crown Castle asserts to be a significant gap in coverage within the City. Crown Castle’s radio frequency (“RF”) engineers conducted a detailed analysis of the quality of T-Mobile’s wireless communication service available on Mercer Island. Overall, T-Mobile has concluded its customers experience the following gaps in service on Mercer Island:

<u>Area/Cluster</u>	<u>Significant Gap in Indoor Coverage as shown on Exhibit 2</u>
Mercer Island, overall	Approximately 1¾ sq. miles around the entire City.
Northwest Area	Approximately .4 sq. miles in the northwest portion of the City, in the vicinity of I-90 on the north, SE 36th St. on the south, 74 th Ave. on the e, and the waterfront on the west.
Northeast Area	Approximately .4 sq. miles in the northeast portion of the City, in the vicinity of I-90 on the north, SE 43 rd St. on the south, 97 th Ave. SE on the east and 88 th Ave. SE on the west.
West Area	Approximately .4 sq. miles on the western portion of the City, in the vicinity of SE 40 th St. on the north, SE 70 th St. on the south, Island Crest Way on the east, and the waterfront on the west.
South Area	Approximately .4 sq. miles on the southern portion of the City, in the vicinity of SE 68 th St. on the north, SE 82 nd St. on the south, East Mercer Way on the east, and the waterfront on the west.
South Central Area	Approximately .1 sq. miles in the south central portion of the City, in the vicinity of SE 60 th St. on the north, SE 68 th St. on the south, 93 rd Ave. SE on the east, and 84 th Ave. SE on the west.

Several factors may account for gaps in coverage in the City. The City has many tall trees and significant slopes. Currently, nearly all WCFs (macrocells) are located outside of residential areas and within the “spine” of the island (i.e., Island Crest Way). The proposed small cell network is designed to address these gaps in coverage and do so through the less intrusive means of small cell deployment as opposed to one or more macrocells.

Busch Law Firm has asserted that 6 of its applications qualify as EFRs and are thus subject to the 60-day shot clock under federal law. The remaining 32 applications are governed by 47 USC §332(c)(7)(B), which requires cities to act within 90 days for applications that qualify as “collocations” and 150 days for all other applications. Currently, the Busch Law Firm and the City are negotiating an agreement to toll all shot clocks and applicable time periods while further negotiating a franchise agreement.

FRANCHISE AGREEMENT

Crown Castle initially submitted 38 individual applications for encroachment agreements pursuant to MICC 19.06.060 and ROW permits (MICC 19.09.060). City staff has determined that encroachment agreements, which address intrusions into the ROW by adjacent landowners, are not the appropriate mechanism for Crown Castle’s proposed small cell deployment. Instead, as other cities have done throughout the United States, staff has proposed that Crown Castle and the City enter into a franchise agreement for use of the ROW to

install the small cells on PSE utility poles. The Council's consideration of the franchise agreement is set as an agenda item on the October 4, 2016 meeting.

In reviewing, negotiating, and approving the siting of wireless facilities within the ROW, the City may consider the following objectives: 1) obtaining fair compensation for use of the ROW or attachments to City facilities (where applicable); 2) facilitating (and encouraging) the efficient deployment of valuable wireless services for City residents and businesses; 3) satisfying the local government's obligations with regard to public safety and welfare; and 4) aesthetic requirements.

Representatives of Crown Castle will be making a presentation at the Study Session. In preparation for the October 4, 2016 discussion of a proposed franchise agreement, Staff is seeking any Council comments, questions, and requests for additional information in relation to small cell technology and how to move forward with this technology in Mercer Island.

RECOMMENDATION

Assistant City Attorney

Receive presentation and provide comments, questions, and requests for additional information.

LEGEND



UTILITY POLE

- MIN 04
- MIN 03
- MIN 07
- MIN 05
- MIN 06
- MIN 14

- MIN 13
- MIN 02
- MIN 01

- MIN 11
- MIN 09

- MIN 15
- MIN 08
- MIN 12
- MIN 10

LEGEND



UTILITY POLE

- MIS 10
- MIS 11
- MIS 20

- MIS 12

- MIS 13

- MIS 21

- MIS 14

- MIS 15

- MIS 18

- MIS 16

- MIS 22

- MIS 17

- MIS 19

- MIS 04

- MIS 23

- MIS 08

- MIS 03

- MIS 24

- MIS 07

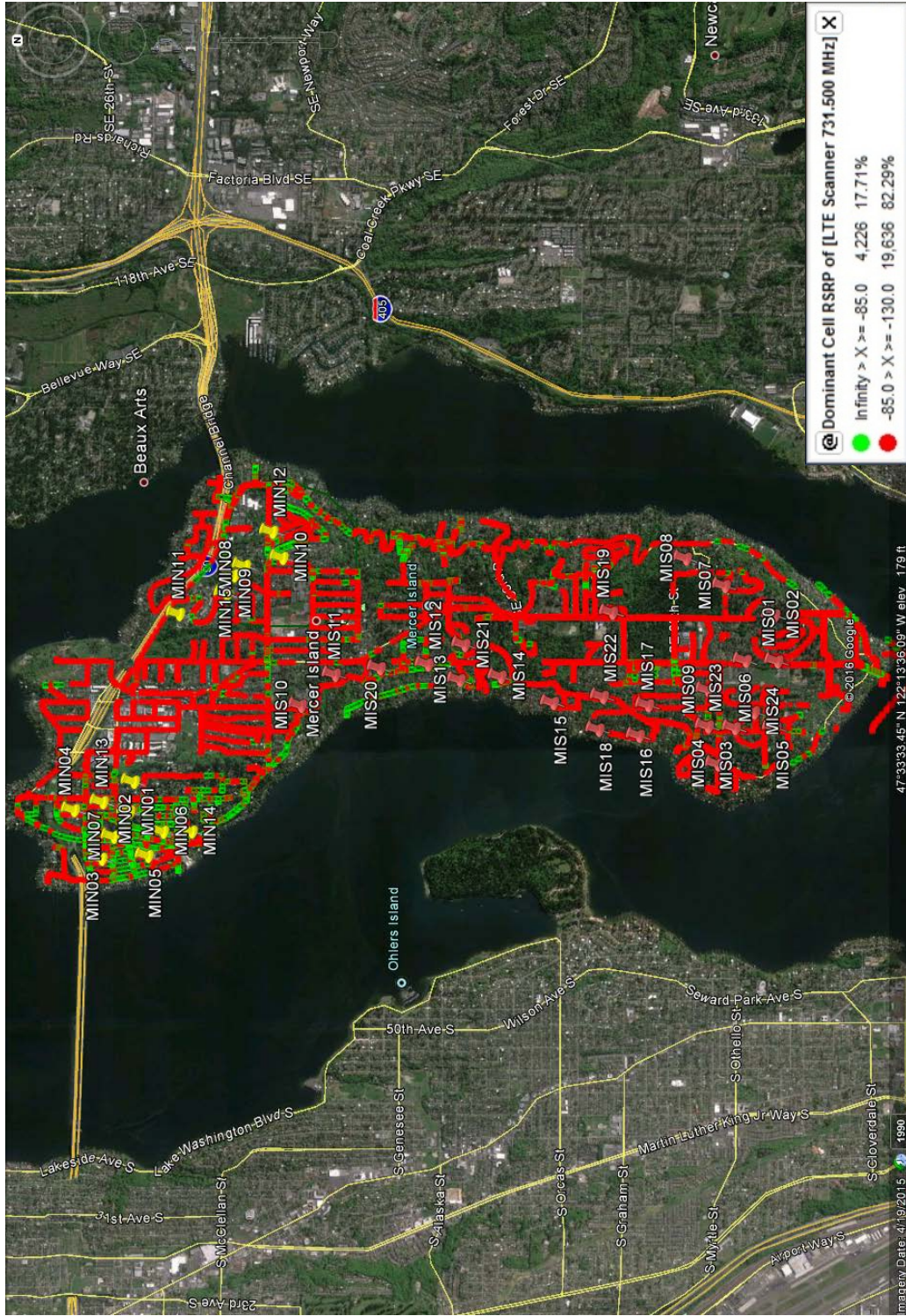
- MIS 05

- MIS 01

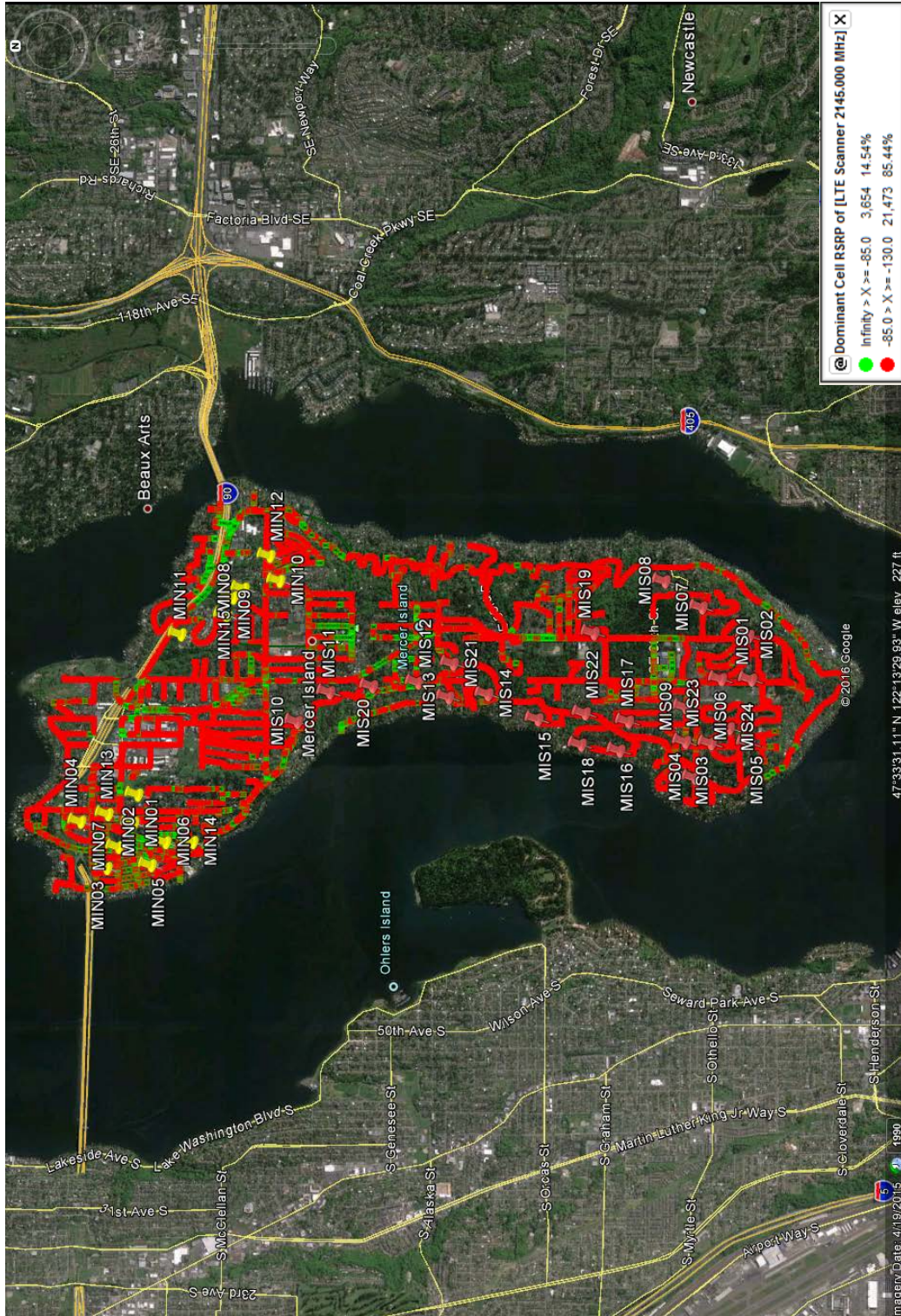
- MIS 02



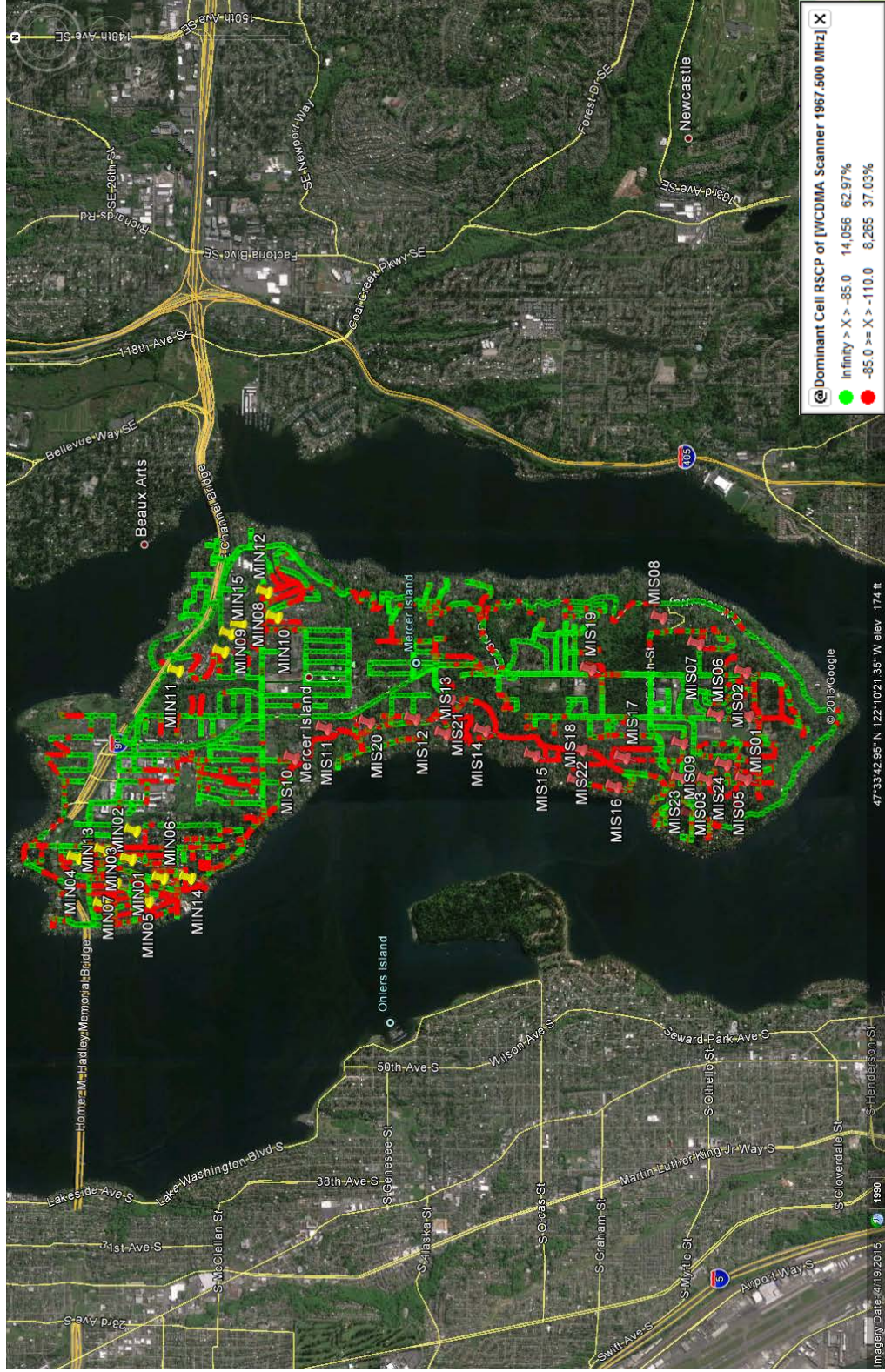
LTE 700 MHz - RSRP - Map



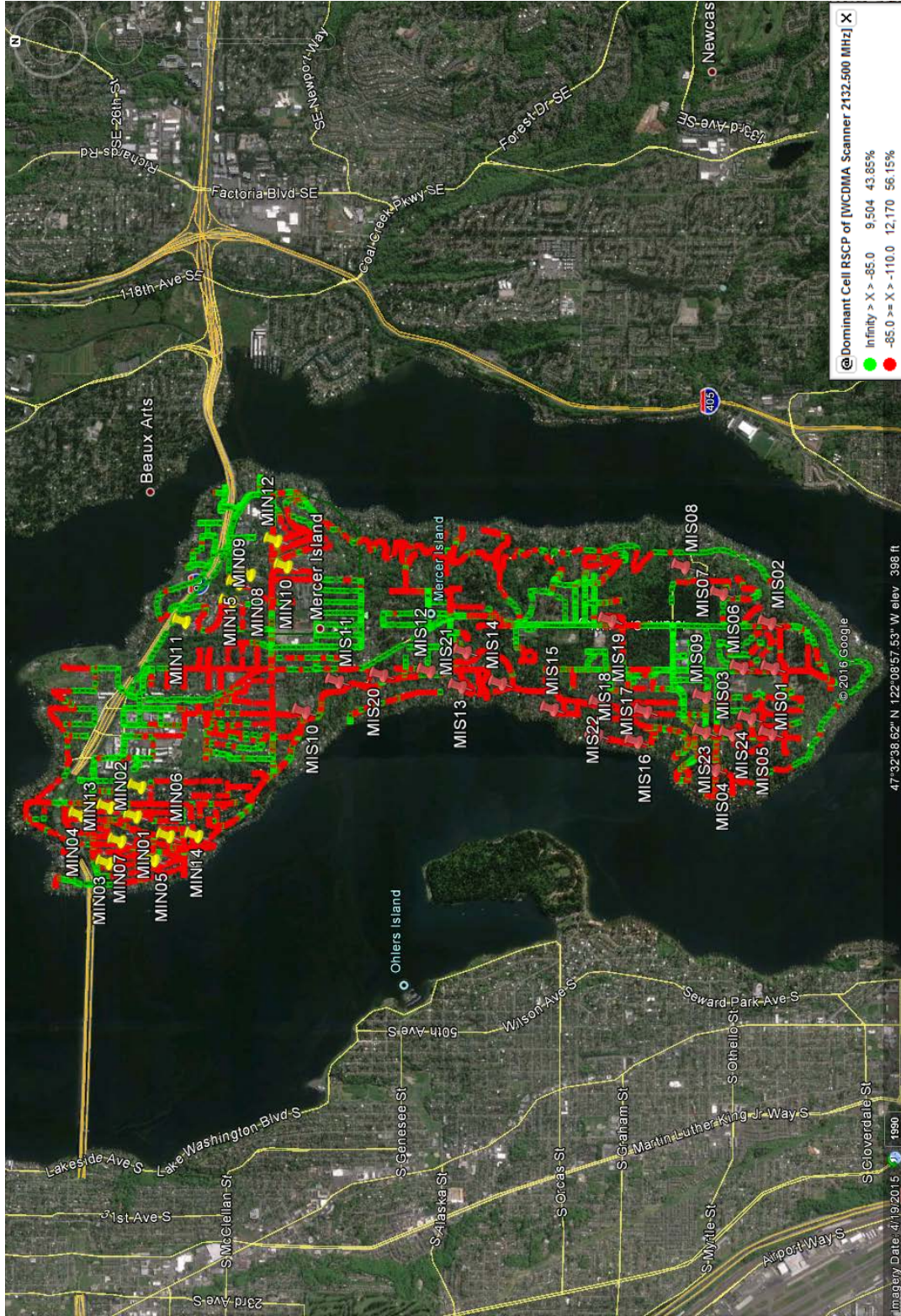
LTE 2100 MHz - RSRP - Map



UMTS 1900 MHz - RSCP - Map



UMTS 2100 MHz - RSCP - Map



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.

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

Report	Warrants	Date	Amount
Check Register	182930-183122	09/01/16	\$ 898,535.21
			\$ 898,535.21

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182930	08/29/2016	ROBERTS, ZACHARY Performance services for MMIP	P92022	OH006957	08/24/2016	1,000.00
00182931	08/29/2016	US POSTMASTER Postage for Sept - Dec Looking	P91923	OH006956	08/15/2016	243.30
00182932	09/01/2016	ABRA AUTO BODY & GLASS - REPAIR TO FL-0487	P91904	11394	08/04/2016	1,193.05
00182933	09/01/2016	ACCESS DATA ENTRY, PICK UP AND DELIVE	P91930	1548616	07/31/2016	66.24
00182934	09/01/2016	AIRGAS USA LLC Oxygen/Fire	P91919	9938308269	07/31/2016	101.99
00182935	09/01/2016	ALPINE PRODUCTS INC 42" T-TOP CONES, CRACK & JOINT	P91864	TM160290	08/02/2016	904.15
00182936	09/01/2016	AM TEST INC WATER QUALITY ANALYSIS	P91990	93345/93780	07/12/2016	520.00
00182937	09/01/2016	APPLIED ECOLOGY LLC 5% Retainage	P87124	OH006970	08/09/2016	1,332.75
00182938	09/01/2016	AUTONATION Repair & Maintenance Vehicles	P91891	OH006971	07/31/2016	763.70
00182939	09/01/2016	AXIS SURVEY & MAPPING CONSTRUCTION - E MERCER WAY	P91353	9577	07/29/2016	18,844.13
00182940	09/01/2016	BARKER, KATHY Calligraphy for Citizen of the	P92042	OH006974	08/23/2016	95.00
00182941	09/01/2016	BELLEVUE, CITY OF HOUSING TRUST FUND 2016 CONTRI	P91914	31129	08/03/2016	20,000.00
00182942	09/01/2016	BEN'S CLEANER SALES INC Pressure washer repair	P91641	273936	07/21/2016	140.83
00182943	09/01/2016	BLUELINE GROUP SUB BASIN 27A.9 SEWER & DRAINAGE	P85542	12111	08/02/2016	249.00
00182944	09/01/2016	BP SQUARED LLC Town Center Property Survey	P91939	8262016	08/09/2016	6,500.00
00182945	09/01/2016	BRAKE AND CLUTCH SUPPLY NORTH Parts for 8611/8613	P91959	55184/55287/5513	06/28/2016	305.84
00182946	09/01/2016	BUILDERS EXCHANGE OF WA ICW RESURFACING PHASE 2	P92014	1051510	08/11/2016	90.30
00182947	09/01/2016	CASCADE ELITE GYMNASTICS Instruction services for Gymna	P91850	16053/16052	08/09/2016	2,299.50
00182948	09/01/2016	CASCADIA TRAINING LLC Three Trainings for Steve Pult	P92044	OH006984	08/29/2016	469.00
00182949	09/01/2016	CDW GOVERNMENT INC 6ft network cables	P91954	DXD3356/DXL4810	08/08/2016	643.18
00182950	09/01/2016	CEDAR GROVE COMPOSTING INC Organic Waste Service - July	P91853	0000294068	07/31/2016	25.50
00182951	09/01/2016	CENTURYLINK PHONE USE AUG 2016		OH006965	08/20/2016	1,505.56
00182952	09/01/2016	CESSCO REPAIR & SERVICE SMALL POWER	P91993	5530	08/09/2016	734.30
00182953	09/01/2016	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		OH006968	09/02/2016	1,331.00
00182954	09/01/2016	CHECK RIDE DRIVER TRAINING CDL B Training - J. Huynh	P92061	OH006980	08/30/2016	3,343.00
00182955	09/01/2016	CHRISTIANSEN, ANNE Instruction services for Easts	P91892	16189	08/11/2016	1,029.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182956	09/01/2016	CINTAS CORPORATION #460 2016 Rug Cleaning Services for	P89342	460666542	08/25/2016	49.28
00182957	09/01/2016	CODE PUBLISHING CO MICC E-Update thru 16C-10	P91934	53969	08/03/2016	127.57
00182958	09/01/2016	COMCAST Internet Charges/Fire	P89269	OH006978	08/12/2016	193.65
00182959	09/01/2016	COMCAST 2015 MAINT DEPT WI FI	P89508	OH006983	08/07/2016	86.32
00182960	09/01/2016	COMCAST 2016 High Speed Connection Cha	P89540	OH006976	09/07/2016	135.36
00182961	09/01/2016	COMMERCIAL LANDSC SUPPLY INC INVENTORY PURCHASES	P91840	195997	08/03/2016	315.73
00182962	09/01/2016	COMPTON LUMBER & HARDWARE INC INVENTORY PURCHASES	P92004	793149	08/11/2016	842.27
00182963	09/01/2016	CONSOLIDATED PRESS #10 Envelopes for MICEC	P92023	17130	08/15/2016	871.35
00182964	09/01/2016	CONTRACT HARDWARE CITY HALL KEYS	P91946	SPI034551	08/10/2016	67.45
00182965	09/01/2016	COOK, KEVIN FRLEOFF1 Retiree Medical Expen	P91976	OH006975	08/22/2016	93.17
00182966	09/01/2016	CRYSTAL AND SIERRA SPRINGS Monthly water delivery service	P89371	OH006982	08/01/2016	215.17
00182967	09/01/2016	CRYSTAL SPRINGS Coffee Supplies for MICEC	P92008	13123243080516	08/05/2016	630.06
00182968	09/01/2016	CULLIGAN Water Service/Fire	P91918	201608672721	07/31/2016	202.14
00182969	09/01/2016	CUMMINS NORTHWEST INC GENERATOR RESERVOIR AND FIRST	P91229	OH006985	06/16/2016	9,737.43
00182970	09/01/2016	DATAQUEST LLC Background checks for voluntee	P89372	CMIYOUTH201607	07/31/2016	247.00
00182971	09/01/2016	DAUGHERTY, PATRICK Entertainment services for Art	P92032	OH006986	08/25/2016	500.00
00182972	09/01/2016	DAVIDSON DISTRIBUTING Cleaning supplies for MICEC	P91873	67280	06/29/2016	41.27
00182973	09/01/2016	DELL MARKETING L.P. 4 Dell Power Adapters for DSG	P91793	XK16PXNT3	08/03/2016	295.61
00182974	09/01/2016	DESONIER, DON OVERPAYMENT REFUND		OH006960	08/18/2016	353.94
00182975	09/01/2016	DOOLITTLE CONSTRUCTION LLC 2016 CRACK SEALING	P90913	1	07/06/2016	70,534.84
00182976	09/01/2016	DRAIN-PRO INC 2016 SANITARY SEWER VIDEO	P90801	54643	07/07/2016	2,190.00
00182977	09/01/2016	DROLL LANDSCAPE ARCH, ROBERT W Island Crest Park South Field	P88255	1504405	07/25/2016	300.00
00182978	09/01/2016	DUNBAR ARMORED AUG16 ARMORED CAR SERVICE	P92063	3824174	08/01/2016	1,707.41
00182979	09/01/2016	EARTHCORPS INC 2015-2016 Volunteer Recruitmen	P85100	6105	07/31/2016	3,257.00
00182980	09/01/2016	EASTSIDE EXTERMINATORS EXTERMINATOR SERVICE	P91948	3000899	08/13/2016	228.96
00182981	09/01/2016	EJ USA INC 6 X 24 RINGS & COVERS "SEWER"	P91992	110160056717	08/08/2016	4,200.11

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00182982	09/01/2016	EMERALD BALLET THEATRE Instruction services for Pre-B	P92025	16336/16335	08/24/2016	1,265.83
00182983	09/01/2016	EVERGREEN ASSOC OF FINE ARTS Gallery sales proceeds	P92021	OH006987	08/24/2016	1,341.75
00182984	09/01/2016	EVOQUA WATER TECHNOLOGIES LLC BIO-XIDE	P90785	902701936	07/07/2016	5,052.49
00182985	09/01/2016	FARWEST PAINT MFG. CO. INVENTORY PURCHASES	P92002	0709034IN	08/05/2016	333.10
00182986	09/01/2016	FEDEX OFFICE Laminating, cutting & other pr	P89373	OH006988	08/01/2016	16.43
00182987	09/01/2016	FEHR & PEERS July 2016 Phase 2 Sound Transi	P92028	109515	08/15/2016	1,447.23
00182988	09/01/2016	FERGUSON ENTERPRISES INC 2" COVER ASSY. WITH BEARING, E	P91987	0518227/0517807	08/11/2016	3,248.47
00182989	09/01/2016	FIRE PROTECTION INC SECURITY & FIRE MONITORING CIT	P91951	33406	08/01/2016	959.33
00182990	09/01/2016	FIRST RESPONSE EMERGENCY EQUPT Bunker Gear Supplies	P91964	4666	08/11/2016	640.58
00182991	09/01/2016	FIRST STUDENT INC Summer Celebration! Shuttle	P91261	9142600	07/09/2016	2,748.00
00182992	09/01/2016	FRANKLIN, DEREK STAMPS FOR OFFICE MAILING		OH006963	08/26/2016	42.00
00182993	09/01/2016	G&K SERVICES PW COVERALL SERVICE TICKETS	P91879	OH006989	07/31/2016	979.19
00182994	09/01/2016	GALLS LLC MP uniform pants-Storm	P91935	OH006990	08/31/2016	54.79
00182995	09/01/2016	GARDNER, BRENT CERTIFICATE RENEWAL		OH006961	08/03/2016	132.20
00182996	09/01/2016	GOOD TO GO TOLL FEE FOR FL-0450	P91882	TB162821691	08/22/2016	2.75
00182997	09/01/2016	GOODYEAR COMMERCIAL TIRE INVENTORY	P92015	1951133029	08/15/2016	1,607.91
00182998	09/01/2016	GOVE, BRAYTON & MORGAN Unable to attend class that wa	P91872	OH006972	08/16/2016	38.00
00182999	09/01/2016	GRAINGER INVENTORY PURCHASES	P91998	9189957898/7906	08/09/2016	1,962.68
00183000	09/01/2016	GROUP HEALTH COOPERATIVE Medical Testing/Gruger	P91839	74010615	08/01/2016	680.00
00183001	09/01/2016	H D FOWLER INVENTORY PURCHASES	P91991	I4302416	08/16/2016	1,054.89
00183002	09/01/2016	HDR ENGINEERING INC 2015 WATER SYSTEM PLAN UPDATES	P80918	1200004990	08/04/2016	2,223.04
00183003	09/01/2016	HEALTHFORCE PARTNERS LLC Pre-emp physical-Rutter	P91859	29584	08/02/2016	704.00
00183004	09/01/2016	HEDEEN & CADITZ PLLC Professional Services - FS 92	P91898	8209	08/05/2016	2,932.40
00183005	09/01/2016	HOME DEPOT CREDIT SERVICE CONCRETE FIX & CRACK SEALANT	P91869	0100236024713	08/10/2016	420.42
00183006	09/01/2016	HONEY BUCKET Portable toilet rentals for Se	P91957	OH006991	08/09/2016	3,049.81
00183007	09/01/2016	HONEYWELL, MATTHEW V Professional Services - Invoic	P92043	929	08/23/2016	850.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183008	09/01/2016	HORIZON IRRIGATION HEADS	P91863	3M204422	08/02/2016	3,624.34
00183009	09/01/2016	IBS INC MISC. HARDWARE (WAREHOUSE)	P91995	6227081/26227082	08/04/2016	640.40
00183010	09/01/2016	INTERIOR FOLIAGE CO, THE INTERIOR LANDSCAPING CITY HALL	P91945	36120	08/01/2016	271.34
00183011	09/01/2016	ISSAQUAH CITY JAIL June jail bill	P91858	0450008228	08/04/2016	2,962.61
00183012	09/01/2016	ITC SERVICES LOWER YARD BIN TARPS	P91907	S160112	08/10/2016	1,354.50
00183013	09/01/2016	JAQUETTE, AMY Program refund due to schedule	P92005	660464	08/24/2016	109.00
00183014	09/01/2016	JOHNSON, CURTIS FRLEOFF1 Retiree Medical Expen	P92059	OH006992	08/31/2016	278.35
00183015	09/01/2016	JOHNSON, JEFFREY WAYNE Instruction services for	P91925	15979	08/15/2016	3,150.00
00183016	09/01/2016	KAYAK ACADEMY INC Instruction services for SUP a	P91851	16069	08/09/2016	4,147.50
00183017	09/01/2016	KC FINANCE REMIT 2% EXCISE TAX	P91971	2074986	08/12/2016	1,505.85
00183018	09/01/2016	KELLEY IMAGING SYSTEMS MAP PRINTER REPAIR	P91933	IN165511	07/26/2016	214.49
00183019	09/01/2016	KENS TOWING INC Tow E93 to Shop	P91965	1020189	08/10/2016	800.72
00183020	09/01/2016	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P88915	OH006994	08/14/2016	263.96
00183021	09/01/2016	KING COUNTY FINANCE I-NET MONTHLY SERVICES FROM	P89754	11004841	07/31/2016	1,122.00
00183022	09/01/2016	KOENIGSBERG, BRUCE Entertainment services for Art	P92036	OH006995	08/25/2016	600.00
00183023	09/01/2016	KPG I-90 Traffic Analysis	P91451	715816	08/04/2016	12,592.59
00183024	09/01/2016	KROESENS UNIFORM COMPANY Uniforms-Jokinen	P91921	32847	08/10/2016	201.46
00183025	09/01/2016	KUSTOM SIGNALS INC Radar batteries	P92037	531182	08/16/2016	661.48
00183026	09/01/2016	LAKERIDGE PAVING COMPANY ISLAND CREST WAY RESURFACING P	P91538	1 JULY3116	07/31/2016	107,638.70
00183027	09/01/2016	LEDBETTER-KRAFT, DELORES E Instruction services for Aerob	P91893	16124	08/11/2016	780.50
00183028	09/01/2016	LIFEWIRE Domestic Violence Consultation	P92045	20816	08/18/2016	225.00
00183029	09/01/2016	LLOYD ENTERPRISES INC Sand for top dressing	P91867	197169	07/29/2016	3,702.82
00183030	09/01/2016	LOREN L SPLITTGERBER ASTM On-site Test for South Me	P91926	1621	07/29/2016	1,200.00
00183031	09/01/2016	MANRIQUEZ, CHERYL R CERTIFICATE RENEWAL FEE		OH006962	08/26/2016	100.00
00183032	09/01/2016	McLENDON HARDWARE INC INVENTORY PURCHASES	P91860	4513202/4513212	08/09/2016	196.30
00183033	09/01/2016	MERCER ISLAND REPORTER SUBSCRIPTION RENEWAL 167112	P92012	OH007000	08/24/2016	78.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183034	09/01/2016	METROPRESORT Printing and Mailing July 2016	P89917	484759/484919/48	07/26/2016	2,235.30
00183035	09/01/2016	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P89277	OH007001	08/24/2016	1,200.00
00183036	09/01/2016	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH006966	09/02/2016	127.50
00183037	09/01/2016	MI HARDWARE - BLDG MISC. HARDWARE FOR THE MONTH O	P91865	OH006998	07/31/2016	37.81
00183038	09/01/2016	MI HARDWARE - P&R Epoxy	P91852	OH006997	07/31/2016	71.71
00183039	09/01/2016	MI HARDWARE - POLICE Marine hardware	P91855	OH006996	07/31/2016	19.68
00183040	09/01/2016	MI HARDWARE - YFS Operating supplies for YFS/LB	P89329	16318	07/31/2016	69.62
00183041	09/01/2016	MI SCHOOL DISTRICT #400 Advertising - Invoice # 2016-7	P91878	2016707	08/04/2016	2,218.31
00183042	09/01/2016	MI UTILITY BILLS PAYMENT OF UTILITY BILLS FOR W	P91929	OH006999	07/31/2016	67,966.70
00183043	09/01/2016	MICHAEL SKAGGS ASSOCIATES CITY BLDG JANITORIAL JULY 2016	P91932	16318ADDITIONAL	07/01/2016	11,206.08
00183044	09/01/2016	MICROFLEX JULY 2016 TAX AUDIT PROGRAM	P91897	00022414	08/09/2016	10.50
00183045	09/01/2016	MILESTONE PRODUCTS Enamel lapel pins for Summer	P91978	0010109	06/21/2016	366.86
00183046	09/01/2016	NAPA AUTO PARTS AUGUST REPAIR PARTS	P91880	OH007002	07/31/2016	1,195.04
00183047	09/01/2016	NARJEET, RIKHI Cancelled rental, returning cr	P92009	660943	08/24/2016	440.63
00183048	09/01/2016	NEW SEASONS MARKET Contract 22442 completed, depo	P92010	22442	08/24/2016	150.00
00183049	09/01/2016	NEWMAN-BURROW LLC Fall/Winter Digital Recreation	P91949	51753	08/16/2016	912.00
00183050	09/01/2016	NORTHWEST SAFETY CLEAN Bunker Gear Cleaning	P91837	1614575/1614576	07/28/2016	1,026.01
00183051	09/01/2016	NRPA Annual Group Package Membershi	P91938	OH007003	08/17/2016	590.00
00183052	09/01/2016	OAC SERVICES INC Pier Repair Engineering Servic	P90640	131648	08/16/2016	10,117.50
00183053	09/01/2016	OCCUPATIONAL HEALTH DYNAMICS Mask fit test calibration and	P91681	48213	08/09/2016	790.00
00183054	09/01/2016	OLSON, MARCY REPLACE WARRANT 182875		OH006959	08/25/2016	32.51
00183055	09/01/2016	OVERLAKE OIL 600 GAL DIESEL DELIVERY INV. 1	P92016	177966/178155/17	05/19/2016	13,964.17
00183056	09/01/2016	PACIFIC AIR CONTROL INC HP8 FINANCE WING CITY HALL REP	P91944	300.03	07/29/2016	300.03
00183057	09/01/2016	PACIFIC POWER GROUP LLC Repairs - 8610	P91920	644815400	08/10/2016	376.06
00183058	09/01/2016	PACIFIC RIM EQUIPMENT RENTAL EXCAVATOR RENTAL	P91848	15288A	07/21/2016	418.21
00183059	09/01/2016	PART WORKS INC. Faucet supplies for MICEC	P92007	431086	07/26/2016	303.24

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183060	09/01/2016	PERTEET INC SAFE ROUTES TO NORTHWOOD ELEME	P89336	201502790007	08/04/2016	13,808.34
00183061	09/01/2016	PLATT ELECTRIC 8) REPLACEMENT LENS FOR 4FT FI	P91896	K023487	08/04/2016	299.02
00183062	09/01/2016	PORT SUPPLY Marine caulk	P91857	6731/617	06/25/2016	127.55
00183063	09/01/2016	POT O' GOLD INC COFFEE SUPPLIES AUGUST	P92051	0065217/0064884	08/24/2016	352.67
00183064	09/01/2016	PRAXAIR DISTRIBUTION INC ACETYLENE AND OXYGEN CYLINDER	P91883	55482905	07/29/2016	48.89
00183065	09/01/2016	PUBLIC SAFETY SELECTION PC Pre-emp psych exam-Rutter	P91958	3273	08/11/2016	750.00
00183066	09/01/2016	PUGET SOUND ACCESS MI-TV Council Broadcast 07/05	P91894	2444	08/09/2016	596.25
00183067	09/01/2016	PUMPTECH INC PS 10,11 AND 24 CHOPPER PUMP R	P90746	0107724IN	07/13/2016	11,910.71
00183068	09/01/2016	PURE AIR FILTRATION LLC PS 4 ODOR CONTROL	P91647	2016267	07/26/2016	5,425.00
00183069	09/01/2016	RAISSIS, LEAH Entertainment services for Wom	P91982	OH007004	08/24/2016	400.00
00183070	09/01/2016	REPUBLIC SERVICES #172 12 YRD DISPOSAL/RECYCLING INV	P91908	0172006829531/01	07/31/2016	5,090.61
00183071	09/01/2016	RICOH USA INC (FIRE) Copier Rental/Fire	P91915	97298959	08/05/2016	319.42
00183072	09/01/2016	RODDA PAINT CO THRIFT SHOP CURB PAINT	P91942	19875555	07/27/2016	37.85
00183073	09/01/2016	RUCKER, MANORD J LEOFF1 Retiree Medical Expense	P92060	OH007005	08/31/2016	263.30
00183074	09/01/2016	RWC GROUP FL-0370 REPAIR PARTS	P91903	41374S	06/24/2016	268.71
00183075	09/01/2016	S & S TIRE Tires - 1614	P91838	164202	07/11/2016	763.16
00183076	09/01/2016	SAFELITE FULFILLMENT INC FL-0486 WINDSHIELD REPAIR	P92020	01804459120/731	08/10/2016	65.60
00183077	09/01/2016	SAIL SAND POINT Instruction services for Saili	P91937	16058/16059	08/17/2016	6,107.40
00183078	09/01/2016	SALZETTI, ERIC Instruction services for Power	P92024	16201/16196	08/24/2016	1,561.90
00183079	09/01/2016	SCORE July jail bill-13 days	P91936	2086	08/10/2016	2,041.00
00183080	09/01/2016	SEA WESTERN INC Bunker Gear	P91969	193177	08/05/2016	220.77
00183081	09/01/2016	SEATTLE AUTOMOTIVE DIST INC Misc. Apparatus Parts	P91962	OH007006	07/31/2016	33.28
00183082	09/01/2016	SEATTLE BOAT COMPANY MARINE PATROL FUEL 6/19 TO 8//	P91875	OH007008	08/03/2016	5,454.59
00183083	09/01/2016	SEATTLE PUBLIC UTILITIES WATER QUALITY	P91885	W0083239	07/11/2016	141.00
00183084	09/01/2016	SEATTLE TIMES COMPANY, THE Seattle Times subscription for	P92006	OH007009	08/24/2016	488.80
00183085	09/01/2016	SEATTLE, CITY OF July 2016 Water Purchases	P92030	OH007010	07/27/2016	281,487.90

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183086	09/01/2016	SHANKARAN, VEENA Contract 22030 completed, depo	P92011	22030	08/24/2016	350.00
00183087	09/01/2016	SIGNATURE LANDSCAPE SERVICES 2016 Landscaping Service for F	P90550	8791/92/93/94	08/01/2016	4,168.83
00183088	09/01/2016	SME CORPORATION FIRST HILL BOOSTER ATS REPLACE	P91877	45927	06/30/2016	1,707.77
00183089	09/01/2016	SOUND PUBLISHING INC Ntc: Council Mtg Date Change	P89368	7701312	07/31/2016	680.96
00183090	09/01/2016	STAGERIGHT CORP Replacement stage for MICEC	P91900	222394/222563	07/27/2016	1,946.37
00183091	09/01/2016	STANTEC CONSULTING SRVS INC MADRONA CREST WEST PROJECT	P86755	1064207	06/23/2016	3,783.28
00183092	09/01/2016	STERICYCLE INC On-Call Charges/Fire	P91917	3003519054	07/31/2016	10.36
00183093	09/01/2016	STEWART, NANCY Entertainment services for Cam	P91924	OH007007	08/15/2016	250.00
00183094	09/01/2016	SUPPLY SOURCE INC/SAMS, THE INVENTORY PURCHASES	P92003	1612539	08/10/2016	868.01
00183095	09/01/2016	SYSTEMS FOR PUBLIC SAFETY INC FL-414 EQUIPMENT REMOVAL INV 2	P91902	29348/358/28563	07/20/2016	21,419.25
00183096	09/01/2016	T-MOBILE 2016 Services for Boat Launch	P89488	OH007011	08/09/2016	49.99
00183097	09/01/2016	TACOMA SCREW PRODUCTS INC MISC. HARDWARE	P91984	16178298	08/12/2016	54.04
00183098	09/01/2016	THOMAS-SCHADT, MERRILL TICKET MACHINE PAPER		OH006958	08/25/2016	16.87
00183099	09/01/2016	THOMSON REUTERS - WEST CIS Intel database	P91922	834478360	08/01/2016	302.00
00183100	09/01/2016	TOOLE DESIGN GROUP LLC Bollard Evaluation and	P90825	7071JULY01	08/18/2016	3,012.50
00183101	09/01/2016	TRAFFIC SAFETY SUPPLY INVENTORY PURCHASES	P92001	116731	08/16/2016	119.63
00183102	09/01/2016	TUSCAN ENTERPRISES INC Install patrol car graphics	P91868	356923	08/05/2016	657.01
00183103	09/01/2016	UNDERWATER SPORTS INC Drysuit liners	P91862	250976	05/21/2016	567.02
00183104	09/01/2016	UNITED RENTALS NORTHWEST INC MINI EXCAVATOR RENTAL	P92017	128913357001/02	08/05/2016	4,060.79
00183105	09/01/2016	UNITED SITE SERVICES Portable toilet rentals for	P89258	1144282507	07/28/2016	5,123.49
00183106	09/01/2016	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH006967	09/02/2016	110.00
00183107	09/01/2016	US MOWER FL-0431 MOWER REPAIR PARTS	P91977	273950	08/11/2016	823.66
00183108	09/01/2016	UTILITIES UNDERGROUND LOCATION JULY EXCAVATION NOTIFICATIONS	P91888	6070162	07/31/2016	352.66
00183109	09/01/2016	VERIZON WIRELESS MOBILE HOT SPOTS	P91876	9769191021/12238	07/21/2016	1,560.53
00183110	09/01/2016	VERIZON WIRELESS July bill	P91981	9769191020	07/23/2016	1,214.81
00183111	09/01/2016	VFW POST #5760 Venue rental for	P92035	OH007012	08/25/2016	400.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183112	09/01/2016	WA FITNESS SERVICES INC Quarterly Maintenance City Hal	P91975	W16076	08/21/2016	184.96
00183113	09/01/2016	WA LEGAL MESSENGERS INC Legal Messenger Services - Inv	P92034	307109	08/18/2016	30.00
00183114	09/01/2016	WA ST TREASURER'S OFFICE REMIT MI COURT TRANSMITTAL	P91970	OH007013	07/31/2016	25,568.70
00183115	09/01/2016	WALTER E NELSON CO INVENTORY PURCHASES	P91871	556920	08/10/2016	1,889.71
00183116	09/01/2016	WASHINGTON STATE PATROL CPL background checks	P91856	I17000632	08/01/2016	167.50
00183117	09/01/2016	WASHINGTON2 ADVOCATES LLC July 2016 I-90 Loss of Mobilit	P91899	5550	07/31/2016	10,294.05
00183118	09/01/2016	WETHERHOLT AND ASSOCIATES INC FS 92 ROOF INSPECTION SERVICE	P90163	42874	08/09/2016	5,253.50
00183119	09/01/2016	WILLIAMS KASTNER & GIBBS PLLC Professional Services - Invoic	P92050	540378/540366	08/16/2016	3,031.20
00183120	09/01/2016	WOOD, JULIE D Clinical consultations (monthl	P89366	OH007015	08/15/2016	130.00
00183121	09/01/2016	XEROX CORPORATION PW BASE AND METER COPIER	P92013	84846139	06/01/2016	765.96
00183122	09/01/2016	ZUBER, BETSY TRAINING EXPENSE		OH006964	08/29/2016	38.00
					Total	<u>898,535.21</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	9,359.03
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	5,304.30
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	4,272.01
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	1,788.43
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	900.20
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	842.98
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	486.24
P92009	00183047	NARJEET, RIKHI	Cancelled rental, returning cr	440.63
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	405.78
P92011	00183086	SHANKARAN, VEENA	Contract 22030 completed, depo	350.00
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	338.52
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	301.15
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	292.09
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	199.98
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	199.98
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	181.52
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	177.79
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	177.77
P92010	00183048	NEW SEASONS MARKET	Contract 22442 completed, depo	150.00
P92005	00183013	JAQUETTE, AMY	Program refund due to schedule	109.00
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	92.18
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	81.78
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	68.70
P91970	00183114	WA ST TREASURER'S OFFICE	REMIT MI COURT TRANSMITTAL	51.55
P91872	00182998	GOVE, BRAYTON & MORGAN	Unable to attend class that wa	38.00
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	36.22
P91960	00183114	WA ST TREASURER'S OFFICE	REMIT NC COURT TRANSMITTAL	10.50
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P91871	00183115	WALTER E NELSON CO	INVENTORY PURCHASES	1,889.71
P91870	00183001	H D FOWLER	INVENTORY PURCHASES	908.16
P92003	00183094	SUPPLY SOURCE INC/SAMS, THE	INVENTORY PURCHASES	868.01
P92004	00182962	COMPTON LUMBER & HARDWARE INC	INVENTORY PURCHASES	842.27
P91997	00182999	GRAINGER	INVENTORY PURCHASES	538.98
	00182974	DESONIER, DON	OVERPAYMENT REFUND	353.94
P92002	00182985	FARWEST PAINT MFG. CO.	INVENTORY PURCHASES	333.10
P91840	00182961	COMMERCIAL LANDSC SUPPLY INC	INVENTORY PURCHASES	315.73
P91847	00182999	GRAINGER	INVENTORY PURCHASES	179.35
P91860	00183032	McLENDON HARDWARE INC	INVENTORY PURCHASES	162.69
P92001	00183101	TRAFFIC SAFETY SUPPLY	INVENTORY PURCHASES	119.63
P91909	00183032	McLENDON HARDWARE INC	INVENTORY PURCHASES	33.61
<i>Org Key: 814072 - United Way</i>				
	00183106	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	110.00
<i>Org Key: 814074 - Garnishments</i>				
	00182953	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00183036	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	127.50

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: CA1100 - Administration (CA)</i>				
P92050	00183119	WILLIAMS KASTNER & GIBBS PLLC	Professional Services - Invoic	1,884.60
P92050	00183119	WILLIAMS KASTNER & GIBBS PLLC	Professional Services - Invoic	1,146.60
P92034	00183113	WA LEGAL MESSENGERS INC	Legal Messenger Services - Inv	30.00
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P92043	00183007	HONEYWELL, MATTHEW V	Professional Services - Invoic	850.00
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P91899	00183117	WASHINGTON2 ADVOCATES LLC	July 2016 I-90 Loss of Mobilit	10,000.00
P91895	00183023	KPG	I-90 Traffic Analysis	7,487.08
P91939	00182944	BP SQUARED LLC	Town Center Property Survey	6,500.00
P92028	00182987	FEHR & PEERS	July 2016 Phase 2 Sound Transi	1,447.23
P91899	00183117	WASHINGTON2 ADVOCATES LLC	Travel Expenses I-90 Loss of	294.05
<i>Org Key: CM1200 - City Clerk</i>				
P91934	00182957	CODE PUBLISHING CO	MICC E-Update thru 16C-10	127.57
P91910	00183089	SOUND PUBLISHING INC	Ntc: Council Mtg Date Change	44.33
<i>Org Key: CM1300 - Sustainability</i>				
P91853	00182950	CEDAR GROVE COMPOSTING INC	Organic Waste Service - July	25.50
<i>Org Key: CM1400 - Communications</i>				
P91894	00183066	PUGET SOUND ACCESS	MI-TV Council Broadcast 07/05	360.00
P91894	00183066	PUGET SOUND ACCESS	MI-TV Council Broadcast 07/19	236.25
<i>Org Key: CO6100 - City Council</i>				
P91854	00182940	BARKER, KATHY	Calligraphy for Citizen of the	47.50
P92042	00182940	BARKER, KATHY	Calligraphy for Citizen of the	47.50
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P91955	00183041	MI SCHOOL DISTRICT #400	Advertising - Invoice # 2016-7	850.00
P91859	00183003	HEALTHFORCE PARTNERS LLC	Pre-emp physical-Rutter	704.00
P91928	00183065	PUBLIC SAFETY SELECTION PC	Pre-emp psych exam-Rutter	375.00
P91975	00183112	WA FITNESS SERVICES INC	Quarterly Maintenance City Hal	184.96
<i>Org Key: DS1100 - Administration (DS)</i>				
P92018	00183109	VERIZON WIRELESS	CELL & DATA CHARGES 6/24-7/23/	298.73
P91793	00182973	DELL MARKETING L.P.	4 Dell Power Adapters for DSG	295.61
P92018	00183109	VERIZON WIRELESS	MOBILE HOT SPOTS	218.76
P91910	00183089	SOUND PUBLISHING INC	Ntc: ZTR16-003 1638881 07/06	80.63
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
	00182995	GARDNER, BRENT	CERTIFICATE RENEWAL	132.20
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P89917	00183034	METROPRESORT	Printing and Mailing July 2016	438.40
P89917	00183034	METROPRESORT	Printing and Mailing July 2016	306.70
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P89917	00183034	METROPRESORT	Printing and Mailing July 2016	438.39
P89917	00183034	METROPRESORT	Printing and Mailing July 2016	306.71
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P89917	00183034	METROPRESORT	Printing and Mailing July 2016	438.39
P89917	00183034	METROPRESORT	Printing and Mailing July 2016	306.71
<i>Org Key: FNBE01 - Financial Services</i>				
P89277	00183035	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00
P91897	00183044	MICROFLEX	JULY 2016 TAX AUDIT PROGRAM	10.50
<i>Org Key: FR1100 - Administration (FR)</i>				
P91839	00183000	GROUP HEALTH COOPERATIVE	Medical Testing/Gruger	680.00
P91958	00183065	PUBLIC SAFETY SELECTION PC	New Hire Eval/Gruger	375.00
P91915	00183071	RICOH USA INC (FIRE)	Copier Rental/Fire	319.42
P91918	00182968	CULLIGAN	Water Service/Fire	202.14
P91916	00182958	COMCAST	Internet Charges/Fire	70.80
P91961	00182958	COMCAST	Internet Charges/Fire	11.48
<i>Org Key: FR2100 - Fire Operations</i>				
P91837	00183050	NORTHWEST SAFETY CLEAN	Bunker Gear Cleaning	1,026.01
P91965	00183019	KENS TOWING INC	Tow E93 to Shop	800.72
P91838	00183075	S & S TIRE	Tires - 1614	763.16
P91964	00182990	FIRST RESPONSE EMERGENCY EQUPT	Bunker Gear Supplies	640.58
P91920	00183057	PACIFIC POWER GROUP LLC	Repairs - 8610	376.06
P91959	00182945	BRAKE AND CLUTCH SUPPLY NORTH	Parts for 8611/8613	305.84
P91969	00183080	SEA WESTERN INC	Bunker Gear	220.77
P91962	00183081	SEATTLE AUTOMOTIVE DIST INC	Misc. Apparatus Parts	33.28
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P91919	00182934	AIRGAS USA LLC	Oxygen/Fire	101.99
P91917	00183092	STERICYCLE INC	On-Call Charges/Fire	10.36
<i>Org Key: GGM001 - General Government-Misc</i>				
P92063	00182978	DUNBAR ARMORED	AUG16 ARMORED CAR SERVICE	490.35
P92051	00183063	POT O' GOLD INC	COFFEE SUPPLIES AUGUST	325.29
P89269	00182958	COMCAST	CITY HALL HIGH SPEED INTERNET	111.37
P92051	00183063	POT O' GOLD INC	EQUIPMENT RENTAL	27.38
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
P92059	00183014	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	278.35
P92060	00183073	RUCKER, MANORD J	LEOFF1 Retiree Medical Expense	180.00
P91976	00182965	COOK, KEVIN	FRLEOFF1 Retiree Medical Expen	93.17
P92060	00183073	RUCKER, MANORD J	LEOFF1 Retiree Medical Expense	59.30
P92060	00183073	RUCKER, MANORD J	LEOFF1 Retiree Medical Expense	16.00
P92060	00183073	RUCKER, MANORD J	LEOFF1 Retiree Medical Expense	4.00
P92060	00183073	RUCKER, MANORD J	LEOFF1 Retiree Medical Expense	4.00
<i>Org Key: IGMA02 - Alcoholism Program</i>				
P91971	00183017	KC FINANCE	REMIT 2% EXCISE TAX	1,505.85
<i>Org Key: IGVO02 - ARCH</i>				
P91914	00182941	BELLEVUE, CITY OF	HOUSING TRUST FUND 2016 CONTRI	20,000.00
<i>Org Key: IS1100 - IGS Mapping</i>				
P91933	00183018	KELLEY IMAGING SYSTEMS	MAP PRINTER REPAIR	214.49
<i>Org Key: IS2100 - IGS Network Administration</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P89754	00183021	KING COUNTY FINANCE	I-NET MONTHLY SERVICES FROM	1,122.00
	00182951	CENTURYLINK	PHONE USE AUG 2016	1,049.98
P91930	00182933	ACCESS	DATA ENTRY, PICK UP AND DELIVE	66.24
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P92061	00182954	CHECK RIDE DRIVER TRAINING	CDL B Training - J. Huynh	3,343.00
P91864	00182935	ALPINE PRODUCTS INC	42" T-TOP CONES, CRACK & JOINT	904.15
P91989	00183005	HOME DEPOT CREDIT SERVICE	18V DRILL & BITS	200.01
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68
P91861	00183005	HOME DEPOT CREDIT SERVICE	CONCRETE FIX & CRACK SEALANT	20.16
<i>Org Key: MT2200 - Vegetation Maintenance</i>				
P91994	00182952	CESSCO	REPAIR & SERVICE SMALL POWER	614.45
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.51
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	27.16
<i>Org Key: MT2500 - ROW Administration</i>				
P91908	00183070	REPUBLIC SERVICES #172	12 YRD DISPOSAL/RECYCLING INV	1,592.61
P91908	00183070	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING INV	1,460.01
<i>Org Key: MT3100 - Water Distribution</i>				
P91987	00182988	FERGUSON ENTERPRISES INC	CRD FITTINGS	2,418.83
P91877	00183088	SME CORPORATION	FIRST HILL BOOSTER ATS REPLACE	1,707.77
P91987	00182988	FERGUSON ENTERPRISES INC	MAGNET VALVE BOX LIFTER BUDDY	491.94
P91988	00182988	FERGUSON ENTERPRISES INC	2" COVER ASSY. WITH BEARING, E	284.70
P91988	00182988	FERGUSON ENTERPRISES INC	3/8" BRASS PLUGS	53.00
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68
<i>Org Key: MT3150 - Water Quality Event</i>				
P91886	00182936	AM TEST INC	WATER QUALITY ANALYSIS	240.00
P91990	00182936	AM TEST INC	WATER QUALITY ANALYSIS INV 937	240.00
<i>Org Key: MT3200 - Water Pumps</i>				
P91229	00182969	CUMMINS NORTHWEST INC	GENERATOR RESERVOIR AND FIRST	838.08
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	27.16
<i>Org Key: MT3300 - Water Associated Costs</i>				
P91908	00183070	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING INV	162.23
<i>Org Key: MT3400 - Sewer Collection</i>				
P90801	00182976	DRAIN-PRO INC	2016 SANITARY SEWER VIDEO	2,190.00
P91911	00183005	HOME DEPOT CREDIT SERVICE	LEVELS & LASER MEASURES	116.45
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68
<i>Org Key: MT3500 - Sewer Pumps</i>				
P90746	00183067	PUMPTECH INC	PS 10,11 AND 24 CHOPPER PUMP R	11,910.71
P91229	00182969	CUMMINS NORTHWEST INC	GENERATOR MAINTENANCE PS 4-25	6,145.53
P90785	00182984	EVOQUA WATER TECHNOLOGIES LLC	BIO-XIDE	5,052.49
P91647	00183068	PURE AIR FILTRATION LLC	PS 4 ODOR CONTROL	4,625.00
P91647	00183068	PURE AIR FILTRATION LLC	S/H	800.00
P91876	00183109	VERIZON WIRELESS	PS 18 & 24	78.04
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P91908	00183070	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING INV	162.22
<i>Org Key: MT3800 - Storm Drainage</i>				
P92017	00183104	UNITED RENTALS NORTHWEST INC	MINI EXCAVATOR RENTAL	4,060.79
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68
<i>Org Key: MT4101 - Support Services - General Fd</i>				
P92012	00183033	MERCER ISLAND REPORTER	SUBSCRIPTION RENEWAL 167112	39.00
P92012	00183033	MERCER ISLAND REPORTER	SUBSCRIPTION RENEWAL 167096	39.00
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P91879	00182993	G&K SERVICES	PW COVERALL SERVICE TICKETS	979.19
P91876	00183109	VERIZON WIRELESS	PW CELLULAR SERVICE JUN-JULY	965.00
P91890	00183121	XEROX CORPORATION	PW BASE AND METER COPIER	396.16
P92013	00183121	XEROX CORPORATION	METER/BASE CHARGES 6/1/16 INV	369.80
P91888	00183108	UTILITIES UNDERGROUND LOCATION	JULY EXCAVATION NOTIFICATIONS	352.66
P89508	00182959	COMCAST	2015 MAINT DEPT WI FI	86.32
<i>Org Key: MT4200 - Building Services</i>				
P91952	00183043	MICHAEL SKAGGS ASSOCIATES	CITY BLDG JANITORIAL JULY 2016	4,022.27
P91229	00182969	CUMMINS NORTHWEST INC	GENERATOR MAINTENANCE -	1,333.28
P91951	00182989	FIRE PROTECTION INC	SECURITY & FIRE MONITORING CIT	399.00
P91944	00183056	PACIFIC AIR CONTROL INC	HP8 FINANCE WING CITY HALL REP	300.03
P91945	00183010	INTERIOR FOLIAGE CO, THE	INTERIOR LANDSCAPING CITY HALL	271.34
P91943	00183043	MICHAEL SKAGGS ASSOCIATES	QUARTERLY WAXING CITY BLDGS	217.16
P91946	00182964	CONTRACT HARDWARE	CITY HALL KEYS	67.45
P91865	00183037	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	37.81
	00183054	OLSON, MARCY	REPLACE WARRANT 182875	32.51
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	27.16
<i>Org Key: MT4210 - Building Landscaping</i>				
P90550	00183087	SIGNATURE LANDSCAPE SERVICES	2016 Landscaping Service for F	2,113.48
P91908	00183070	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING INV	162.22
<i>Org Key: MT4300 - Fleet Services</i>				
P91875	00183082	SEATTLE BOAT COMPANY	MARINE PATROL FUEL 6/19 TO 8//	5,454.59
P92016	00183055	OVERLAKE OIL	800 GAL UNLEADED DELIVERY INV	1,839.20
P92015	00182997	GOODYEAR COMMERCIAL TIRE	INVENTORY	1,607.91
P91878	00183041	MI SCHOOL DISTRICT #400	FUEL CONSUMPTION JULY INV 2016	1,368.31
P92027	00183055	OVERLAKE OIL	800 GAL UNLEADED DELIVERY INV	1,770.88
P92016	00183055	OVERLAKE OIL	850 GAL UNLEADED DELIVERY INV	1,748.88
P91881	00183055	OVERLAKE OIL	800 GAL UNLEADED DELIVERY INV	1,696.32
P91902	00183095	SYSTEMS FOR PUBLIC SAFETY INC	FL-414 EQUIPMENT REMOVAL INV 2	1,400.41
P92027	00183055	OVERLAKE OIL	759 GAL DIESEL DELIVERY INV 17	1,660.12
P91881	00183055	OVERLAKE OIL	800 GAL UNLEADED DELIVERY	1,644.00
P91880	00183046	NAPA AUTO PARTS	AUGUST REPAIR PARTS	1,195.04
P91904	00182932	ABRA AUTO BODY & GLASS -	REPAIR TO FL-0487	1,193.05
P92016	00183055	OVERLAKE OIL	557 DIESEL DELIVERY INV. 1781	1,290.55
P91881	00183055	OVERLAKE OIL	600 GAL DIESEL DELIVERY INV. 1	1,220.60
P92027	00183055	OVERLAKE OIL	500 GAL UNLEADED DELIVERY INV	1,093.62
P91902	00183095	SYSTEMS FOR PUBLIC SAFETY INC	FL-0424 EQUIPMENT TRANSFER FRO	913.44

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91891	00182938	AUTONATION	Repair & Maintenance Vehicles	763.70
P91977	00183107	US MOWER	FL-0431 MOWER REPAIR PARTS	804.72
P91903	00183074	RWC GROUP	FL-0370 REPAIR PARTS	268.71
P88915	00183020	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	263.96
P91995	00183009	IBS INC	MISC. HARDWARE (VEHICLE MAINT.	187.97
P91883	00183064	PRAXAIR DISTRIBUTION INC	ACETYLENE AND OXYGEN CYLINDER	48.89
P91999	00182999	GRAINGER	MAGNETIC MOUNT KIT	46.73
P92020	00183076	SAFELITE FULFILLMENT INC	FL-0486 WINDSHIELD REPAIR	32.80
P92020	00183076	SAFELITE FULFILLMENT INC	FL-0486 WINDSHIELD REPAIR	32.80
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	27.16
P91977	00183107	US MOWER	S/H	18.94
P91882	00182996	GOOD TO GO	TOLL FEE FOR FL-0450	2.75
Org Key: MT4501 - Water Administration				
P92030	00183085	SEATTLE, CITY OF	July 2016 Water Purchases	281,487.90
P91885	00183083	SEATTLE PUBLIC UTILITIES	WATER QUALITY	141.00
	00182951	CENTURYLINK	PHONE USE AUG 2016	53.53
P91990	00182936	AM TEST INC	WATER QUALITY ANALYSIS INV 933	40.00
Org Key: PO1100 - Administration (PO)				
P91981	00183110	VERIZON WIRELESS	July bill	1,214.81
P91921	00183024	KROESESENS UNIFORM COMPANY	Uniforms-Jokinen	201.46
Org Key: PO1800 - Contract Dispatch Police				
P91856	00183116	WASHINGTON STATE PATROL	CPL background checks	167.50
Org Key: PO1900 - Jail/Home Monitoring				
P91858	00183011	ISSAQUAH CITY JAIL	June jail bill	2,962.61
P91936	00183079	SCORE	July jail bill-13 days	2,041.00
Org Key: PO2100 - Patrol Division				
P91681	00183053	OCCUPATIONAL HEALTH DYNAMICS	Mask fit test calibration and	790.00
P92037	00183025	KUSTOM SIGNALS INC	Radar batteries	661.48
P91868	00183102	TUSCAN ENTERPRISES INC	Install patrol car graphics	355.88
P91868	00183102	TUSCAN ENTERPRISES INC	Install graphics	301.13
Org Key: PO2200 - Marine Patrol				
P91857	00183062	PORT SUPPLY	Marine oil-Ptl 11	118.02
P91935	00182994	GALLS LLC	MP uniform pants-Storm	54.79
P91855	00183039	MI HARDWARE - POLICE	Marine hardware	19.68
P91857	00183062	PORT SUPPLY	Marine caulk	9.53
Org Key: PO2201 - Dive Team				
P91862	00183103	UNDERWATER SPORTS INC	Drysuit liners	567.02
Org Key: PO3100 - Investigation Division				
P91922	00183099	THOMSON REUTERS - WEST	CIS Intel database	302.00
Org Key: PR0000 - Parks & Recreation-Revenue				
P92021	00182983	EVERGREEN ASSOC OF FINE ARTS	Gallery sales proceeds	1,341.75
Org Key: PR1100 - Administration (PR)				
P91949	00183049	NEWMAN-BURROW LLC	Fall/Winter Digital Recreation	912.00
P92023	00182963	CONSOLIDATED PRESS	#10 Envelopes for MICEC	871.35

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91938	00183051	NRPA	Annual Group Package Membershi	590.00
P89371	00182966	CRYSTAL AND SIERRA SPRINGS	Monthly water delivery service	54.04
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P91925	00183015	JOHNSON, JEFFREY WAYNE	Instruction services for	3,150.00
P91850	00182947	CASCADE ELITE GYMNASTICS	Instruction services for Gymna	1,270.50
P91850	00182947	CASCADE ELITE GYMNASTICS	Instruction services for Gymna	1,029.00
P91892	00182955	CHRISTIANSEN, ANNE	Instruction services for Easts	1,029.00
<i>Org Key: PR2103 - Aquatics Programs</i>				
P91851	00183016	KAYAK ACADEMY INC	Instruction services for SUP a	4,147.50
P91849	00183077	SAIL SAND POINT	Instruction services for Saili	2,035.80
P91937	00183077	SAIL SAND POINT	Instruction services for Saili	2,035.80
P91937	00183077	SAIL SAND POINT	Instruction services for Saili	2,035.80
<i>Org Key: PR2104 - Special Events</i>				
P91982	00183069	RAISSIS, LEAH	Entertainment services for Wom	400.00
P91924	00183093	STEWART, NANCY	Entertainment services for Cam	250.00
P92047	00183105	UNITED SITE SERVICES	Portable toilet rentals for	105.22
<i>Org Key: PR2108 - Health and Fitness</i>				
P92024	00183078	SALZETTI, ERIC	Instruction services for Power	795.90
P91893	00183027	LEDBETTER-KRAFT, DELORES E	Instruction services for Aerob	780.50
P92024	00183078	SALZETTI, ERIC	Instruction services for Power	766.00
P92025	00182982	EMERALD BALLET THEATRE	Instruction services for Balle	735.00
P92025	00182982	EMERALD BALLET THEATRE	Instruction services for Pre-B	530.83
<i>Org Key: PR3500 - Senior Services</i>				
P91923	00182931	US POSTMASTER	Postage for Sept - Dec Looking	243.30
<i>Org Key: PR4100 - Community Center</i>				
P91953	00183043	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CCMV JULY 2	2,519.91
P91229	00182969	CUMMINS NORTHWEST INC	GENERATOR MAINTENANCE - FIRE	1,420.54
P90550	00183087	SIGNATURE LANDSCAPE SERVICES	2016 Landscaping Services for	1,247.61
P92006	00183084	SEATTLE TIMES COMPANY, THE	Seattle Times subscription for	488.80
P92063	00182978	DUNBAR ARMORED	AUG16 ARMORED CAR SERVICE	487.65
P92008	00182967	CRYSTAL SPRINGS	Coffee Supplies for MICEC	319.79
P91874	00182967	CRYSTAL SPRINGS	Coffee Supplies for MICEC	310.27
P92007	00183059	PART WORKS INC.	Faucet supplies for MICEC	303.24
P91948	00182980	EASTSIDE EXTERMINATORS	EXTERMINATOR SERVICE	228.96
P91951	00182989	FIRE PROTECTION INC	SECURITY & FIRE MONITORING CIT	150.15
P89540	00182960	COMCAST	2016 High Speed Connection Cha	135.36
P89391	00182966	CRYSTAL AND SIERRA SPRINGS	2016 Water Service at MICEC	107.09
	00182951	CENTURYLINK	PHONE USE AUG 2016	51.18
P91873	00182972	DAVIDSON DISTRIBUTING	Cleaning supplies for MICEC	41.27
P92000	00182999	GRAINGER	DISPOSABLE GLOVES	13.64
<i>Org Key: PR5400 - Gallery Program</i>				
P92036	00183022	KOENIGSBERG, BRUCE	Entertainment services for Art	600.00
P92032	00182971	DAUGHERTY, PATRICK	Entertainment services for Art	500.00
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P92022	00182930	ROBERTS, ZACHARY	Performance services for MMIP	1,000.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P92035	00183111	VFW POST #5760	Venue rental for	400.00
<i>Org Key: PR5900 - Summer Celebration</i>				
P91260	00183105	UNITED SITE SERVICES	Portable toilets for Summer	4,009.82
P91261	00182991	FIRST STUDENT INC	Summer Celebration! Shuttle	2,748.00
P91978	00183045	MILESTONE PRODUCTS	Enamel lapel pins for Summer	366.86
<i>Org Key: PR6100 - Park Maintenance</i>				
P91929	00183042	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	5,467.09
P91866	00182999	GRAINGER	TRASH & RECYCLE COTAINERS & LI	1,113.72
P91908	00183070	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING INV	648.89
P91908	00183070	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING ICP	253.54
P91863	00183008	HORIZON	IRRIGATION HEADS	206.40
P91641	00182942	BEN'S CLEANER SALES INC	Pressure washer repair	140.83
P91993	00182952	CESSCO	SHARPEN MOWER BLADES	119.85
P91984	00183097	TACOMA SCREW PRODUCTS INC	MISC. HARDWARE	54.04
P91869	00183005	HOME DEPOT CREDIT SERVICE	MAHOGANY STAIN	41.90
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P91929	00183042	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	15,469.37
P91648	00183008	HORIZON	Fertilizer	846.86
P91645	00183029	LLOYD ENTERPRISES INC	Sand for top dressing	743.21
P91983	00183029	LLOYD ENTERPRISES INC	PLAYFIELD SAND (32.42 TONS)	756.85
P91867	00183029	LLOYD ENTERPRISES INC	PLAYFIELD SAND (62.52 TONS)	729.79
P91926	00183030	LOREN L SPLITTGERBER	ASTM On-site Test for South Me	300.00
	00182951	CENTURYLINK	PHONE USE AUG 2016	90.33
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P91929	00183042	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	5,690.02
P91952	00183043	MICHAEL SKAGGS ASSOCIATES	CITY BLDG JANITORIAL JULY 2016	2,148.09
P91932	00183043	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICES FOR JUNE 2	358.00
	00182951	CENTURYLINK	PHONE USE AUG 2016	260.54
P91951	00182989	FIRE PROTECTION INC	SECURITY & FIRE MONITORING CIT	169.50
P91998	00182999	GRAINGER	SPRING SNAPS & HARD HAT	70.26
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68
P89342	00182956	CINTAS CORPORATION #460	2016 Rug Cleaning Services for	24.64
P89342	00182956	CINTAS CORPORATION #460	2016 Rug Cleaning Services for	24.64
P91852	00183038	MI HARDWARE - P&R	Epoxy	4.72
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P91926	00183030	LOREN L SPLITTGERBER	ASTM On-site Test for South Me	900.00
P91648	00183008	HORIZON	Fertilizer	872.52
P91986	00183058	PACIFIC RIM EQUIPMENT RENTAL	EXCAVATOR RENTAL	367.16
P91996	00183008	HORIZON	DRAIN PIPE & FITTINGS	340.08
P91863	00183008	HORIZON	IRRIGATION HEADS	200.33
P91863	00183008	HORIZON	DRAIN PIPE (100')	110.96
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	27.16
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P91929	00183042	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	41,340.22

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91721	00183006	HONEY BUCKET	Portable toilet rentals for Se	2,041.02
P91957	00183006	HONEY BUCKET	Portable toilet rentals for Se	1,008.79
P91648	00183008	HORIZON	Fertilizer	846.86
P91645	00183029	LLOYD ENTERPRISES INC	Sand for top dressing	743.20
P91867	00183029	LLOYD ENTERPRISES INC	PLAYFIELD SAND (62.52 TONS)	729.77
P91908	00183070	REPUBLIC SERVICES #172	25 YRD DISPOSAL/RECYCLING INV	648.89
P92029	00183105	UNITED SITE SERVICES	Portable toilet servicing for	443.00
P89258	00183105	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	338.65
P91863	00183008	HORIZON	IRRIGATION HEADS	200.33
P89258	00183105	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	151.20
P89488	00183096	T-MOBILE	2016 Services for Boat Launch	49.99
P91869	00183005	HOME DEPOT CREDIT SERVICE	MAHOGANY STAIN	41.90
P91995	00183009	IBS INC	MISC. HARDWARE (WAREHOUSE)	31.68
	00183098	THOMAS-SCHADT, MERRILL	TICKET MACHINE PAPER	16.87
<i>Org Key: PR6800 - Trails Maintenance</i>				
P91852	00183038	MI HARDWARE - P&R	Paint for Natural Resources pr	66.99
<i>Org Key: WD532C - Sub Basin 27a Culvert</i>				
P91884	00182946	BUILDERS EXCHANGE OF WA	ICW RESURFACING PHASE 2	45.30
P92014	00182946	BUILDERS EXCHANGE OF WA	ICW CULVERT REPLACEMENT	45.00
<i>Org Key: WG102R - Maintenance Building Repairs</i>				
P91907	00183012	ITC SERVICES	LOWER YARD BIN TARPS	1,354.50
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P91902	00183095	SYSTEMS FOR PUBLIC SAFETY INC	FL-489 EQUIPMENT INV 28563	19,105.40
<i>Org Key: WG141E - MICEC Equipment Replacement</i>				
P91900	00183090	STAGERIGHT CORP	Replacement stage for MICEC	2,157.16
P91900	00183090	STAGERIGHT CORP	Credit of half of freight char	-210.79
<i>Org Key: WG516T - Disaster Recovery</i>				
P91954	00182949	CDW GOVERNMENT INC	2port 10GBT NIC	413.21
P91954	00182949	CDW GOVERNMENT INC	KVM Server Cables	180.84
P91954	00182949	CDW GOVERNMENT INC	6ft network cables	49.13
<i>Org Key: WP115S - ICP South Synthetic Field</i>				
P88255	00182977	DROLL LANDSCAPE ARCH, ROBERT W	Island Crest Park South Field	300.00
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P89258	00183105	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	75.60
<i>Org Key: WP122R - Vegetation Management</i>				
P85100	00182979	EARTHCORPS INC	2015-2016 Volunteer Recruitmen	3,257.00
P87128	00182937	APPLIED ECOLOGY LLC	5% Retainage	991.50
P87266	00183087	SIGNATURE LANDSCAPE SERVICES	2015-2016 Open Space Vegetatio	345.10
P87124	00182937	APPLIED ECOLOGY LLC	5% Retainage	341.25
<i>Org Key: WP503R - Luther Burbank Pk Major Impvt</i>				
P90640	00183052	OAC SERVICES INC	Pier Repair Engineering Servic	10,117.50
<i>Org Key: WR110R - Arterial Street Preservation</i>				
P90913	00182975	DOOLITTLE CONSTRUCTION LLC	2016 CRACK SEALING	70,534.84

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: WR120S - ICW Phase 2</i>				
P91538	00183026	LAKERIDGE PAVING COMPANY	ISLAND CREST WAY RESURFACING P	107,638.70
P89449	00183023	KPG	2016 ICW RESURFACING PHASE 2 -	3,620.00
<i>Org Key: WR517R - SE 40th (E of ICW) (W Leg)</i>				
P91451	00183023	KPG	SE 40TH / 86TH AVE SE INTERSCE	1,485.51
<i>Org Key: WS160R - Street Related Sewer CIP</i>				
P91992	00182981	EJ USA INC	6 X 24 RINGS & COVERS "SEWER"	4,200.11
<i>Org Key: WS512R - Sewer Repair at Sub-Basin 27</i>				
P85542	00182943	BLUELINE GROUP	SUB BASIN 27A.9 SEWER & DRAINAGE	249.00
<i>Org Key: WS901D - Sewer Sys Pump Sta Repairs</i>				
P91896	00183061	PLATT ELECTRIC	8) REPLACEMENT LENS FOR 4FT FI	299.02
<i>Org Key: WW101P - Water System Plan</i>				
P80918	00183002	HDR ENGINEERING INC	2015 WATER SYSTEM PLAN UPDATES	2,223.04
<i>Org Key: WW523R - EMW 5400-6000 Block Watermain</i>				
P91353	00182939	AXIS SURVEY & MAPPING	CONSTRUCTION - E MERCER WAY	18,844.13
<i>Org Key: WW526R - Madrona Crest West Water Sys</i>				
P86755	00183091	STANTEC CONSULTING SRVS INC	MADRONA CREST WEST PROJECT	3,783.28
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P90163	00183118	WETHERHOLT AND ASSOCIATES INC	FS 92 ROOF INSPECTION SERVICE	4,400.70
P91898	00183004	HEDEEN & CADITZ PLLC	Professional Services - FS 92	2,932.40
P90163	00183118	WETHERHOLT AND ASSOCIATES INC	FS 92 ROOF INSPECTION SERVICE	852.80
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P90825	00183100	TOOLE DESIGN GROUP LLC	Bollard Evaluation and	3,012.50
P91991	00183001	H D FOWLER	10" X 20' ADS BLUE CORR. POLY	146.73
P91848	00183058	PACIFIC RIM EQUIPMENT RENTAL	EXCAVATOR RENTAL	51.05
<i>Org Key: XR320R - Safe Routes to School</i>				
P89336	00183060	PERTEET INC	SAFE ROUTES TO NORTHWOOD	13,808.34
<i>Org Key: YF1100 - YFS General Services</i>				
P89372	00182970	DATAQUEST LLC	Background checks for volunteer	247.00
P92063	00182978	DUNBAR ARMORED	AUG16 ARMORED CAR SERVICE	237.71
	00183031	MANRIQUEZ, CHERYL R	CERTIFICATE RENEWAL FEE	100.00
P89329	00183040	MI HARDWARE - YFS	Operating supplies for YFS/LB	69.62
P89371	00182966	CRYSTAL AND SIERRA SPRINGS	Monthly water service deliver	54.04
	00182992	FRANKLIN, DEREK	STAMPS FOR OFFICE MAILING	42.00
P89373	00182986	FEDEX OFFICE	Laminating, cutting & other pr	16.43
<i>Org Key: YF1200 - Thrift Shop</i>				
P91952	00183043	MICHAEL SKAGGS ASSOCIATES	CITY BLDG JANITORIAL JULY 2016	1,940.65
P89368	00183089	SOUND PUBLISHING INC	Advertising contract for Seatt	556.00
P92063	00182978	DUNBAR ARMORED	AUG16 ARMORED CAR SERVICE	491.70
P90550	00183087	SIGNATURE LANDSCAPE SERVICES	2016 Landscaping Services for	462.64
P91951	00182989	FIRE PROTECTION INC	SECURITY & FIRE MONITORING CIT	169.50
P91941	00182989	FIRE PROTECTION INC	FIRE ALARM SERVICE CALL	71.18

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P91942	00183072	RODDA PAINT CO	THRIFT SHOP CURB PAINT	37.85
<i>Org Key: YF2200 - Senior Outreach Program</i>				
	00183122	ZUBER, BETSY	TRAINING EXPENSE	38.00
<i>Org Key: YF2500 - Family Counseling</i>				
P92044	00182948	CASCADIA TRAINING LLC	Three Trainings for Steve Pult	469.00
P92045	00183028	LIFEWIRE	Domestic Violence Consultation	225.00
P89366	00183120	WOOD, JULIE D	Clinical consultations (monthl	130.00
Total				898,535.21

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.

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

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	183123-183215	09/12/16	\$ 508,270.78
			\$ 508,270.78

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183123	09/08/2016	ABBOTT, RICHARD LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183124	09/08/2016	ACRY-TECH COATINGS INC SAFE TREAD FOR STAIRS	P91985	52027	08/17/2016	856.28
00183125	09/08/2016	ADAMS, RONALD E LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183126	09/08/2016	AUGUSTSON, THOR LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183127	09/08/2016	AWC SEPTEMBER 2016		OH007016	09/05/2016	358.30
00183128	09/08/2016	BARNES, WILLIAM LEOFF1 Medicare Reimb		OCT2016A	09/06/2016	1,729.25
00183129	09/08/2016	BOOTH, GLENDON D LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183130	09/08/2016	CADMAN INC 5/8"-MINUS ROCK (65.38 TONS)	P92087	5405452	08/15/2016	2,052.13
00183131	09/08/2016	CALLAGHAN, MICHAEL LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183132	09/08/2016	CASCADE KENDO-KAI Instruction services for Kendo	P92106	16078/16077	09/06/2016	1,126.30
00183133	09/08/2016	CENTURYLINK PHONE USE AUG 2016		OH007024	08/29/2016	1,931.02
00183134	09/08/2016	COMCAST Internet Charges/Fire	P92081	OH007028	08/17/2016	168.59
00183135	09/08/2016	CONSOLIDATED PRESS Printing for Fall/Winter Recre	P92046	17163	08/19/2016	3,344.57
00183136	09/08/2016	COOPER, ROBERT LEOFF1 Excess Benefit		OCT2016A	09/06/2016	1,528.26
00183137	09/08/2016	DEEDS, EDWARD G LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183138	09/08/2016	DEPT OF LICENSING M. Swan Notary Application	P92076	OH007029	09/01/2016	30.00
00183139	09/08/2016	DEVENY, JAN P LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183140	09/08/2016	DOWD, PAUL LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183141	09/08/2016	EASTSIDE TRANSMISSION FL-0375 REPAIR PARTS	P92099	32764	08/25/2016	65.70
00183142	09/08/2016	ELSOE, RONALD LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183143	09/08/2016	EMERALD SERVICES INC OIL RECYCLING	P92100	71090826	08/19/2016	316.50
00183144	09/08/2016	EMSAR INC Stretcher Maintenance	P92080	57885	08/16/2016	592.48
00183145	09/08/2016	EPIC EVENTS & PROMOTION INC Outdoor cinema services 8/20	P92105	1098	06/07/2016	2,299.50
00183146	09/08/2016	EVERSON'S ECONO-VAC INC 2015-16 CATCH BASIN CLEANING	P86282	077903/077904/07	05/12/2016	12,499.57
00183147	09/08/2016	FLETCHER, BRUCE FLEX SPEND REIMB		2SEPT16	09/02/2016	475.50
00183148	09/08/2016	FORSMAN, LOWELL LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183149	09/08/2016	GENTINO, CATHERINE L FLEX SPEND REIMB		2SEPT16	09/02/2016	171.17
00183150	09/08/2016	GLASS, SANDY Luther Burbank Playground Mosa	P86736	OH007031	09/01/2016	5,500.00
00183151	09/08/2016	GOOD TO GO LATE FEE FOR P91882	P92041	TB163029455	08/18/2016	9.50
00183152	09/08/2016	GOODMAN, J C LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183153	09/08/2016	GRAND & BENEDICTS INC Operating supplies for Thrift	P89367	0826453IN	08/22/2016	115.63
00183154	09/08/2016	GREER, J SCOTT Pro tem judge	P92071	OH007030	08/23/2016	150.00
00183155	09/08/2016	H D FOWLER SUMP PUMP & SWITCH	P92065	I4312888	08/26/2016	302.51
00183156	09/08/2016	HAGSTROM, JAMES LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	146.90
00183157	09/08/2016	HEALTHFORCE PARTNERS LLC CDL PHYSICAL D. BAKER	P92117	29768	08/30/2016	387.00
00183158	09/08/2016	HOME DEPOT CREDIT SERVICE RAT TRAP	P92039	OH007032	08/25/2016	231.07
00183159	09/08/2016	HONEYWELL, MATTHEW V Professional Services - Invoic	P92091	930	08/30/2016	300.00
00183160	09/08/2016	HORSCHMAN, BRENT FLEX SPEND REIMB		2SEPT16	09/02/2016	426.91
00183161	09/08/2016	HUGHES FIRE EQUIPMENT INC Parts for E91	P92082	506446	08/19/2016	927.80
00183162	09/08/2016	ISSAQUAH CEDAR & LUMBER CO SPLIT RAIL FENCING	P92089	110956	08/29/2016	443.20
00183163	09/08/2016	JOHNSON, CURTIS LEOFF1 Medicare Reimb		OCT2016A	09/06/2016	998.11
00183164	09/08/2016	KC PET LICENSES KC PET LICENSES FEE COLLECTED	P89272	OH007036	07/31/2016	60.00
00183165	09/08/2016	KC SUPERIOR COURT Jury Pool Electronic File	P92072	OH007034	08/04/2016	100.00
00183166	09/08/2016	KING CO PROSECUTING ATTORNEY COURT REMITTANCE KC CRIME VICT	P89273	OH007035	07/31/2016	446.16
00183167	09/08/2016	KING COUNTY FINANCE SIGNAL SERVICES	P92038	7819678198	03/31/2016	3,347.69
00183168	09/08/2016	KRAMP, ROBERT A PARKING FEES		2SEPT16	09/02/2016	1,341.98
00183169	09/08/2016	KUHN, DAVID LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183170	09/08/2016	LACY, ALAN P LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183171	09/08/2016	LANGUAGE LINE SERVICES Language Line	P92069	3880692	07/31/2016	16.10
00183172	09/08/2016	LEE, WALLACE LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183173	09/08/2016	LEOPOLD, FREDERIC LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	146.90
00183174	09/08/2016	LOISEAU, LERI M LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90

Date: 09/12/16

Time: 14:22:54

Report Name: AP Report by Check Number

CouncilAP

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183175	09/08/2016	LYONS, STEVEN LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	135.60
00183176	09/08/2016	MAIR, STEPHEN SCHOOL EXPENSE REIMBURSEMENT		OH007020	08/19/2016	1,920.00
00183177	09/08/2016	MALLORY SAFETY SUPPLY SENSOR OXYGEN	P91887	4114704	07/14/2016	190.42
00183178	09/08/2016	MARCROFT, MARC A FLEX SPEND REIMB		2SEPT16	09/02/2016	500.00
00183179	09/08/2016	MI SCHOOL DISTRICT #400 2016 Operational support for M	P89260	OH007037	09/06/2016	10,668.17
00183180	09/08/2016	MOUNTAIN PACIFIC BANK SCHEDULE B RETAINAGE FOR R9622	P90891	3RETAINAGE	09/06/2016	17,391.77
00183181	09/08/2016	MUZZY, SYDNEY WAYNE DEFENSIVE DRIVING PRESENTATION	P92112	MIS082516	09/06/2016	1,281.48
00183182	09/08/2016	MYERS, JAMES S LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183183	09/08/2016	NOEL, BRIAN W PARTS FOR SEARCH GRID		OH007022	08/21/2016	27.09
00183184	09/08/2016	NORTH LAKE MARINA- FUEL PATROL 11 INV 3561	P92048	398/366/540/149/	03/15/2016	45,703.72
00183185	09/08/2016	NW ROOFING SOLUTIONS LLC FS 92 ROOF OVERLAY	P91016	1514635/151464	06/23/2016	98,692.36
00183186	09/08/2016	OLYMPIC ENVIRONMENTAL RES 2015-2016 SPECIAL RECYCLING EV	P84810	4072816	07/28/2016	1,155.00
00183187	09/08/2016	ON SITE FITNESS LLC Fitness Equipment Quarterly	P91968	3966/3965	08/18/2016	498.23
00183188	09/08/2016	OVERLAKE OIL 800 GAL UNLEADED DELIVERY INV	P92102	0179559IN	08/25/2016	1,859.44
00183189	09/08/2016	PHILEN, SUZANNE FLEX SPEND REIMB		2SEPT16	09/02/2016	160.88
00183190	09/08/2016	PROVOST, ALAN LEOFF1 Excess Benefit		OCT2016A	09/06/2016	1,414.06
00183191	09/08/2016	PUGET SOUND ENERGY ENERGY USE AUGUST 2016		OH007025	08/24/2016	24,271.90
00183192	09/08/2016	R&T HOOD & DUCT SERVICES INC PERMIT REFUND		1602072	08/29/2016	30.00
00183193	09/08/2016	RAMSAY, JON LEOFF1 Medicare Reimb		OCT2016A	09/06/2016	572.89
00183194	09/08/2016	REMOTE SATELLITE SYSTEMS INT'L EMAC sat phone	P91979	00082808	08/17/2016	48.95
00183195	09/08/2016	ROSTOV, HERSCHEL P LASER MEASURING TAPE		OH007019	08/18/2016	76.62
00183196	09/08/2016	RUCKER, MANORD J LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	121.80
00183197	09/08/2016	SANDINE, ASEA FLEX SPEND REIMB		2SEPT16	09/02/2016	192.31
00183198	09/08/2016	SCHMALHOFER, GEORGE F CAR CLEANING SUPPLIES		OH007018	09/01/2016	13.50
00183199	09/08/2016	SCHOENTRUP, WILLIAM LEOFF1 Medicare Reimb		OCT2016A	09/06/2016	967.81
00183200	09/08/2016	SILVERMAN, KEVIN ENERGY USE AUGUST 2016		OH007026	09/08/2016	600.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00183201	09/08/2016	SMITH, RICHARD LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	170.50
00183202	09/08/2016	SOLOMON, MEARA FLEX SPEND REIMB		2SEPT16	09/02/2016	192.31
00183203	09/08/2016	SOMMARGREN, ALAINE MILEAGE EXPENSES		OH007017	08/25/2016	69.66
00183204	09/08/2016	SUPPRESSION SYSTEMS INC HALON TESTING CITY HALL	P91947	14748	08/17/2016	481.80
00183205	09/08/2016	SYSTEMS DESIGN WEST LLC Transport Billing Fees	P91966	MIFD0816	08/17/2016	1,149.17
00183206	09/08/2016	T2 SYSTEMS CANADA INC Digital Iris services for boat	P92052	INV000002326	08/22/2016	82.13
00183207	09/08/2016	THOMCO CONSTRUCTION INC SCHEDULE B STORM DRAINAGE	P90890	3	07/31/2016	248,197.25
00183208	09/08/2016	THOMPSON, JAMES LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	123.30
00183209	09/08/2016	TOOLEY, NORMAN LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183210	09/08/2016	TUTTLE, LAJUAN FLEX SPEND REIMB		2SEPT16	09/02/2016	28.85
00183211	09/08/2016	VERIZON WIRELESS MDC Charges/Fire	P92098	9770838388	08/23/2016	2,216.23
00183212	09/08/2016	WALLACE, THOMAS LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183213	09/08/2016	WAPRO Membership Fees - Invoice Nol.	P92033	1680	08/23/2016	25.00
00183214	09/08/2016	WEGNER, KEN LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
00183215	09/08/2016	WHEELER, DENNIS LEOFF1 Medicare Reimb		OCT2016B	09/06/2016	104.90
					Total	<u>508,270.78</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P89273	00183166	KING CO PROSECUTING ATTORNEY	COURT REMITTANCE KC CRIME VICT	446.16
P89272	00183164	KC PET LICENSES	KC PET LICENSES FEE COLLECTED	60.00
<i>Org Key: 814083 - Vol Life Ins - States West Lif</i>				
	00183127	AWC	SEPTEMBER 2016	358.30
<i>Org Key: CA1100 - Administration (CA)</i>				
P92076	00183138	DEPT OF LICENSING	M. Swan Notary Application	30.00
P92033	00183213	WAPRO	Membership Fees - Invoice Nol.	25.00
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P92091	00183159	HONEYWELL, MATTHEW V	Professional Services - Invoice	300.00
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00183200	SILVERMAN, KEVIN	ENERGY USE AUGUST 2016	600.00
<i>Org Key: CT1100 - Municipal Court</i>				
P92071	00183154	GREER, J SCOTT	Pro tem judge	150.00
P92072	00183165	KC SUPERIOR COURT	Jury Pool Electronic File	100.00
P92069	00183171	LANGUAGE LINE SERVICES	Language Line	16.10
<i>Org Key: FR0000 - Fire-Revenue</i>				
	00183192	R&T HOOD & DUCT SERVICES INC	PERMIT REFUND	30.00
<i>Org Key: FR1100 - Administration (FR)</i>				
P91966	00183205	SYSTEMS DESIGN WEST LLC	Transport Billing Fees	1,149.17
P91968	00183187	ON SITE FITNESS LLC	Fitness Equipment Quarterly	498.23
	00183133	CENTURYLINK	PHONE USE AUG 2016	288.62
P92086	00183134	COMCAST	Internet Charges/Fire	106.27
P92081	00183134	COMCAST	Internet Charges/Fire	62.32
<i>Org Key: FR2100 - Fire Operations</i>				
P92082	00183161	HUGHES FIRE EQUIPMENT INC	Parts for E91	927.80
P92084	00183211	VERIZON WIRELESS	MDC Charges/Fire	925.55
P92084	00183211	VERIZON WIRELESS	MDC Charges	925.53
P92083	00183211	VERIZON WIRELESS	Cell Charges/Fire	17.61
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P92080	00183144	EMSAR INC	Stretcher Maintenance	592.48
<i>Org Key: FR4100 - Training</i>				
	00183176	MAIR, STEPHEN	SCHOOL EXPENSE REIMBURSEMENT	1,920.00
<i>Org Key: FR5100 - Community Risk Reduction</i>				
	00183195	ROSTOV, HERSHEL P	LASER MEASURING TAPE	76.62
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
	00183201	SMITH, RICHARD	LEOFF1 Medicare Reimb	170.50
	00183199	SCHOENTRUP, WILLIAM	LEOFF1 Medicare Reimb	163.80
	00183128	BARNES, WILLIAM	LEOFF1 Medicare Reimb	163.70
	00183156	HAGSTROM, JAMES	LEOFF1 Medicare Reimb	146.90
	00183173	LEOPOLD, FREDERIC	LEOFF1 Medicare Reimb	146.90
	00183163	JOHNSON, CURTIS	LEOFF1 Medicare Reimb	143.30

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00183193	RAMSAY, JON	LEOFF1 Medicare Reimb	136.20
	00183175	LYONS, STEVEN	LEOFF1 Medicare Reimb	135.60
	00183208	THOMPSON, JAMES	LEOFF1 Medicare Reimb	123.30
	00183196	RUCKER, MANORD J	LEOFF1 Medicare Reimb	121.80
	00183123	ABBOTT, RICHARD	LEOFF1 Medicare Reimb	104.90
	00183125	ADAMS, RONALD E	LEOFF1 Medicare Reimb	104.90
	00183126	AUGUSTSON, THOR	LEOFF1 Medicare Reimb	104.90
	00183129	BOOTH, GLENDON D	LEOFF1 Medicare Reimb	104.90
	00183131	CALLAGHAN, MICHAEL	LEOFF1 Medicare Reimb	104.90
	00183137	DEEDS, EDWARD G	LEOFF1 Medicare Reimb	104.90
	00183139	DEVENY, JAN P	LEOFF1 Medicare Reimb	104.90
	00183140	DOWD, PAUL	LEOFF1 Medicare Reimb	104.90
	00183142	ELSOE, RONALD	LEOFF1 Medicare Reimb	104.90
	00183148	FORSMAN, LOWELL	LEOFF1 Medicare Reimb	104.90
	00183152	GOODMAN, J C	LEOFF1 Medicare Reimb	104.90
	00183169	KUHN, DAVID	LEOFF1 Medicare Reimb	104.90
	00183170	LACY, ALAN P	LEOFF1 Medicare Reimb	104.90
	00183172	LEE, WALLACE	LEOFF1 Medicare Reimb	104.90
	00183174	LOISEAU, LERI M	LEOFF1 Medicare Reimb	104.90
	00183182	MYERS, JAMES S	LEOFF1 Medicare Reimb	104.90
	00183209	TOOLEY, NORMAN	LEOFF1 Medicare Reimb	104.90
	00183212	WALLACE, THOMAS	LEOFF1 Medicare Reimb	104.90
	00183214	WEGNER, KEN	LEOFF1 Medicare Reimb	104.90
	00183215	WHEELER, DENNIS	LEOFF1 Medicare Reimb	104.90
Org Key: GGM606 - Excess Retirement-Fire				
	00183128	BARNES, WILLIAM	LEOFF1 Excess Benefit	1,565.55
	00183136	COOPER, ROBERT	LEOFF1 Excess Benefit	1,528.26
	00183190	PROVOST, ALAN	LEOFF1 Excess Benefit	1,414.06
	00183163	JOHNSON, CURTIS	LEOFF1 Excess Benefit	854.81
	00183199	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	804.01
	00183193	RAMSAY, JON	LEOFF1 Excess Benefit	436.69
Org Key: IGBE01 - MI Pool Operation Subsidy				
P89260	00183179	MI SCHOOL DISTRICT #400	2016 Operational support for M	10,668.17
Org Key: IS2100 - IGS Network Administration				
	00183133	CENTURYLINK	PHONE USE AUG 2016	915.71
	00183133	CENTURYLINK	PHONE USE AUG 2016	223.98
Org Key: MT2100 - Roadway Maintenance				
P92038	00183167	KING COUNTY FINANCE	SIGNAL SERVICES	3,347.69
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	313.47
P92087	00183130	CADMAN INC	5/8"-MINUS ROCK (65.38 TONS)	57.13
Org Key: MT2300 - Planter Bed Maintenance				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	12.30
Org Key: MT3000 - Water Service Upsizes and New				
P92087	00183130	CADMAN INC	5/8"-MINUS ROCK (65.38 TONS)	442.76
Org Key: MT3100 - Water Distribution				
P92087	00183130	CADMAN INC	5/8"-MINUS ROCK (65.38 TONS)	442.76

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT3200 - Water Pumps</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	3,516.56
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	2,567.59
	00183133	CENTURYLINK	PHONE USE AUG 2016	502.71
P91887	00183177	MALLORY SAFETY SUPPLY	SENSOR OXYGEN	190.42
<i>Org Key: MT3800 - Storm Drainage</i>				
P86282	00183146	EVERSON'S ECONO-VAC INC	2015-16 CATCH BASIN CLEANING	12,499.57
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P92112	00183181	MUZZY, SYDNEY WAYNE	DEFENSIVE DRIVING PRESENTATION	1,281.48
P91889	00183157	HEALTHFORCE PARTNERS LLC	CDL PHYSICAL D. BAKER	49.00
<i>Org Key: MT4200 - Building Services</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	4,357.45
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	4,058.62
P91947	00183204	SUPPRESSION SYSTEMS INC	HALON TESTING CITY HALL	481.80
P92065	00183155	H D FOWLER	SUMP PUMP & SWITCH	302.51
<i>Org Key: MT4300 - Fleet Services</i>				
P92048	00183184	NORTH LAKE MARINA-	Patrol 14 REPAIRS INV 398	10,254.13
P92048	00183184	NORTH LAKE MARINA-	REPAIRS PATROL 14 INV 149	5,850.81
P92040	00183184	NORTH LAKE MARINA-	PATROL 11 REPAIRS INV 509	1,707.41
P92048	00183184	NORTH LAKE MARINA-	PATROL 11 REPAIRS INV 366	1,669.48
P92102	00183188	OVERLAKE OIL	800 GAL UNLEADED DELIVERY INV	1,859.44
P92040	00183184	NORTH LAKE MARINA-	PATROL 11 REPAIRS INV 574	1,263.42
P92048	00183184	NORTH LAKE MARINA-	PATROL 11 REPAIRS INV 269	1,131.66
P92040	00183184	NORTH LAKE MARINA-	PATROL 11 REPAIRS INV 586	1,081.47
P92048	00183184	NORTH LAKE MARINA-	PATROL 14 FUEL	418.70
P92100	00183143	EMERALD SERVICES INC	OIL RECYCLING	316.50
P92048	00183184	NORTH LAKE MARINA-	FUEL PATROL 11 INV 3561	240.80
P92099	00183141	EASTSIDE TRANSMISSION	FL-0375 REPAIR PARTS	65.70
P92114	00183151	GOOD TO GO	LATE FEE FOR P91882	5.00
P92041	00183151	GOOD TO GO	FL-0418 TOLL	4.50
<i>Org Key: MT4900 - Solid Waste</i>				
P84810	00183186	OLYMPIC ENVIRONMENTAL RES	2015-2016 SPECIAL RECYCLING EV	1,155.00
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	818.65
<i>Org Key: PO1350 - Police Emergency Management</i>				
P91979	00183194	REMOTE SATELLITE SYSTEMS INT'L	EMAC sat phone	48.95
<i>Org Key: PO2100 - Patrol Division</i>				
	00183168	KRAMP, ROBERT A	PARKING FEES	46.00
	00183198	SCHMALHOFER, GEORGE F	CAR CLEANING SUPPLIES	13.50
<i>Org Key: PO2201 - Dive Team</i>				
P92117	00183157	HEALTHFORCE PARTNERS LLC	Dive Physical - FF Kissel	338.00
	00183183	NOEL, BRIAN W	PARTS FOR SEARCH GRID	27.09

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR1100 - Administration (PR)</i>				
P92046	00183135	CONSOLIDATED PRESS	Printing for Fall/Winter Recre	3,344.57
<i>Org Key: PR2104 - Special Events</i>				
P92105	00183145	EPIC EVENTS & PROMOTION INC	Outdoor cinema services 8/20	2,299.50
<i>Org Key: PR2108 - Health and Fitness</i>				
P92106	00183132	CASCADE KENDO-KAI	Instruction services for Kendo	810.25
P92106	00183132	CASCADE KENDO-KAI	Instruction services for Kendo	316.05
<i>Org Key: PR3500 - Senior Services</i>				
P92098	00183211	VERIZON WIRELESS	Parks cell phone use charges 7	50.82
<i>Org Key: PR4100 - Community Center</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	5,598.32
P92098	00183211	VERIZON WIRELESS	Parks cell phone use charges 7	32.68
<i>Org Key: PR6100 - Park Maintenance</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	999.67
P91985	00183124	ACRY-TECH COATINGS INC	SAFE TREAD FOR STAIRS	856.28
P92062	00183158	HOME DEPOT CREDIT SERVICE	RAT TRAP	41.03
P92098	00183211	VERIZON WIRELESS	Parks cell phone use charges 7	36.30
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P92098	00183211	VERIZON WIRELESS	Parks cell phone use charges 7	56.35
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	907.52
P92089	00183162	ISSAQUAH CEDAR & LUMBER CO	SPLIT RAIL FENCING	443.20
P92098	00183211	VERIZON WIRELESS	Parks cell phone use charges 7	72.69
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P92087	00183130	CADMAN INC	1 1/4" X 5/8" CLEAR ROCK (23.1	623.87
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	262.61
P92098	00183211	VERIZON WIRELESS	Parks cell phone use charges 7	28.44
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	183.73
P92052	00183206	T2 SYSTEMS CANADA INC	Digital Iris services for boat	82.13
P92098	00183211	VERIZON WIRELESS	Parks cell phone use charges 7	70.26
<i>Org Key: PR6800 - Trails Maintenance</i>				
P92087	00183130	CADMAN INC	5/8"-MINUS ROCK (65.38 TONS)	342.78
<i>Org Key: PY4616 - Flex Admin 2016</i>				
	00183168	KRAMP, ROBERT A	FLEX SPEND REIMB	1,295.98
	00183178	MARCROFT, MARC A	FLEX SPEND REIMB	500.00
	00183147	FLETCHER, BRUCE	FLEX SPEND REIMB	475.50
	00183160	HORSCHMAN, BRENT	FLEX SPEND REIMB	426.91
	00183197	SANDINE, ASEA	FLEX SPEND REIMB	192.31
	00183202	SOLOMON, MEARA	FLEX SPEND REIMB	192.31
	00183149	GENTINO, CATHERINE L	FLEX SPEND REIMB	171.17
	00183189	PHILEN, SUZANNE	FLEX SPEND REIMB	160.88
	00183210	TUTTLE, LAJUAN	FLEX SPEND REIMB	28.85

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: WD120V - East Seattle Storm Improvmts</i>				
P92095	00183158	HOME DEPOT CREDIT SERVICE	56 BAGS OF CONCRETE	158.07
<i>Org Key: WD535E - Sub Basin 6 Drainage Extension</i>				
P90890	00183207	THOMCO CONSTRUCTION INC	SCHEDULE B STORM DRAINAGE	28,349.99
P90891	00183180	MOUNTAIN PACIFIC BANK	SCHEDULE B RETAINAGE FOR R9622	1,492.11
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P92048	00183184	NORTH LAKE MARINA-	PORTSIDE REPAIR PATROL 11 INV	22,085.84
<i>Org Key: WP503R - Luther Burbank Pk Major Impvt</i>				
	00183203	SOMMARGREN, ALAINE	MILEAGE EXPENSES	69.66
<i>Org Key: WP720R - Recurring Park Projects</i>				
P92039	00183158	HOME DEPOT CREDIT SERVICE	LUMBER	31.97
<i>Org Key: WW526R - Madrona Crest West Water Sys</i>				
P90890	00183207	THOMCO CONSTRUCTION INC	SCHEDULE A WATER SYSTEM	136,361.85
P90891	00183180	MOUNTAIN PACIFIC BANK	SCHEDULE A RETAINAGE FOR R9622	6,524.49
P90891	00183180	MOUNTAIN PACIFIC BANK	SCHEDULE A RETAINAGE FOR R9622	4,981.21
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P91016	00183185	NW ROOFING SOLUTIONS LLC	FS 92 ROOF OVERLAY	98,692.36
<i>Org Key: XG500A - Mosaic at LB Playground</i>				
P86736	00183150	GLASS, SANDY	Luther Burbank Playground Mosa	5,500.00
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P92087	00183130	CADMAN INC	5/8"-MINUS ROCK (65.38 TONS)	142.83
<i>Org Key: XR541C - Safe Routes - Madrona Crest</i>				
P90890	00183207	THOMCO CONSTRUCTION INC	SCHEDULE C SAFE ROUTES TO SCHO	83,485.41
P90891	00183180	MOUNTAIN PACIFIC BANK	SCHEDULE C RETAINAGE FOR R9622	4,393.96
<i>Org Key: YF1200 - Thrift Shop</i>				
	00183191	PUGET SOUND ENERGY	ENERGY USE AUGUST 2016	675.41
P89367	00183153	GRAND & BENEDICTS INC	Operating supplies for Thrift	115.63
Total				508,270.78



**CITY OF MERCER ISLAND
CERTIFICATION OF PAYROLL**

PAYROLL PERIOD ENDING
PAYROLL DATED

8/26/2016
9/2/2016

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

Description			Amount
ADP Checks			7,206.74
ADP Direct Deposits			483,808.10
Void/Manual Adjustments			\$ 13,866.22
Tax & Benefit Obligations			248,571.42
Total Gross Payroll		9/2/16	753,452.48



CITY OF MERCER ISLAND

PAYROLL SUMMARY

PAYROLL PERIOD ENDING 8/26/2016
 PAYROLL DATED 9/2/2016

Net Cash	\$	491,014.84
Net Voids/Manuals	\$	13,866.22
Federal Tax Deposit - Key Bank	\$	90,114.66
Social Security and Medicare Taxes	\$	44,389.81
Medicare Taxes Only (Fire Fighter Employees)	\$	1,789.17
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees Retirement System 2 (PERS 2)	\$	20,220.84
Public Employees Retirement System 3 (PERS 3)	\$	4,678.93
Public Employees Retirement System (PERSJM)	\$	603.36
Public Safety Employees Retirement System (PSERS)	\$	162.06
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$	23,619.87
Regence & LEOFF Trust - Medical Insurance	\$	14,192.82
Domestic Partner/Overage Dependant - Insurance	\$	1,425.15
Group Health Medical Insurance	\$	1,069.24
Health Care - Flexible Spending Accounts	\$	2,575.29
Dependent Care - Flexible Spending Accounts	\$	2,028.31
United Way	\$	110.00
ICMA Deferred Compensation	\$	26,658.09
Fire 457 Nationwide	\$	7,681.03
Roth - ICMA	\$	50.00
Roth - Nationwide	\$	620.00
401K Deferred Comp	\$	-
Garnishments (Chapter 13)	\$	1,331.00
Child Support	\$	1,003.63
Mercer Island Employee Associationa	\$	127.50
Cities & Towns/AFSCME Union Dues	\$	-
Police Union Dues	\$	-
Fire Union Dues	\$	1,997.26
Fire Union - Supplemental Dues	\$	155.00
Standard - Supplemental Life Insurance	\$	-
Unum - Long Term Care Insurance	\$	964.00
AFLAC - Supplemental Insurance Plans	\$	682.15
Coffee Fund	\$	66.00
Transportation	\$	123.00
Miscellaneous	\$	133.25

TOTAL GROSS PAYROLL	\$	753,452.48
----------------------------	-----------	-------------------



CITY COUNCIL MINUTES REGULAR MEETING SEPTEMBER 6, 2016

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:30 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Dan Grausz (arrived 5:33 pm), Jeff Sanderson, Wendy Weiker (arrived 5:33 pm), David Wisenteiner (arrived 5:33 pm), and Benson Wong were present.

AGENDA APPROVAL

It was moved by Bertlin; seconded by Sanderson to:

Approve the agenda as presented.

Passed 4-0

FOR: 4 (Bassett, Bertlin, Sanderson, Wong)

ABSENT: 3 (Grausz, Weiker, Wisenteiner)

EXECUTIVE SESSION

At 5:31 pm, Mayor Bassett convened Executive Session #1 pursuant to RCW 42.30.110(1)(g) to evaluate the qualifications of applicants for public employment for approximately 90 minutes.

At 6:20 pm, Mayor Bassett adjourned Executive Session #1.

At 6:22 pm, Mayor Bassett convened Executive Session #2 pursuant to RCW 42.30.140(4)(b) to plan or adopt the strategy to be taken by the governing body during the course of any collective bargaining, professional negotiations, grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress for approximately 30 minutes.

At 6:45 pm, Mayor Bassett adjourned Executive Session #2.

The Regular Meeting reconvened at 7:00 pm.

SPECIAL BUSINESS

National Recovery Month Proclamation

Mayor Bassett proclaimed September 2016 as National Recovery Month and called upon the community to observe this month with compelling programs and events that support this year's observance.

APPEARANCES

Terry Moreman, 3628 72nd Place SE, spoke about Art Uncorked on Friday, September 9 from 6:00-9:00 pm. She noted that it has become a Town Center party with entertainment, food trucks, and art. She also noted that part of the proceeds will be donated to YFS and she thanked the Council and City staff for their support.

Sue Stewart, 3205 84th Ave SE, spoke on behalf of Friends for Luther Burbank Park and asked for an edit to the land use map within the Comprehensive Plan document to preserve west hill as park property. She asked

Council to discuss the amendment as a Council-driven initiative.

Steve Marshall, 8150 W Mercer Way, spoke on behalf of Emanuel Episcopal Church. He thanked the Council for addressing the issue of rector housing and asked that religious institutions be put into one zone. He noted that designating rector housing as affordable housing would let the people that serve the community live in the community.

Tom Acker, spoke about what successful negotiations with Sound Transit would look like and encouraged Council to seek public input. He also asked that the City acquire some public property, spoke about code compliance, and thanked staff for the new implementation of the ball fields.

CONSENT CALENDAR

Councilmember Grausz requested removal of AB 5205 Interlocal Agreement with MISD for School Counselors. Mayor Bassett moved it to the first item of Regular Business.

Payables: \$444,070.23 (08/04/16), \$519,488.75 (08/08/16), & \$145,486.05 (08/25/16)

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

Payroll: \$759,028.65 (08/05/16) & \$768,731.88 (08/19/16)

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

Minutes: August 1, 2016 Regular Meeting Minutes, August 8, 2016 Special Meeting Minutes, August 24, 2016 Special Meeting Minutes

Recommendation: Adopt the August 1, 2016 Regular Meeting Minutes, the August 8, 2016 Special Meeting Minutes, and the August 24, 2016 Special Meeting Minutes as written.

It was moved by Bertlin; seconded by Wong to:

Approve the Consent Calendar and the recommendations contained therein.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

REGULAR BUSINESS

AB 5205 Interlocal Agreement with MISD for School Counselors

Councilmember Grausz asked about renegotiating some of the costs with the Mercer Island School District.

Finance Director Chip Corder spoke about the Mercer Island School District property tax rate cap and noted that the financing can be solved with a levy lid lift.

It was moved by Grausz; seconded by Bertlin to:

Authorize the Interim City Manager to sign the Interlocal Agreement with the Mercer Island School District for Counseling Services during the 2016-2017 school year.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

AB 5208 Zoning Text Amendment Modifying MICC Title 19 Pertaining to Procedures for Amending the Comprehensive Plan (2nd Reading)

DSG Director Scott Greenberg presented the Zoning Text Amendment modifying MICC Title 19 pertaining to procedures for amending the Comprehensive Plan. He spoke about the process, whether amendments can be added after October 1, the application fees for proposed amendments, and he compared Mercer Island's application fees with other cities.

It was moved by Bertlin; seconded by Weiker to:

Adopt Ordinance No. 16C-13 adopting procedures for amending the Comprehensive Plan.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Bertlin; seconded by Weiker to:

Adopt Resolution No. 1518 amending the application fee for Comprehensive Plan amendments.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Wisenteiner; seconded by Bertlin to:

Add the designation of "park" for the western portion of the Mercer Island Community and Event Center property known as kite hill or west hill to the 2017 Comprehensive Plan preliminary docket.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Grausz; seconded by Bertlin to:

Add amendments to the Comprehensive Plan that may be required as a result of the residential development code work to the 2017 Comprehensive Plan preliminary docket.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Grausz; seconded by Bertlin to:

Add any Comprehensive Plan amendments that may be required as a result of the staff work related to the Mercer Island Center for the Arts to the 2017 Comprehensive Plan preliminary docket.

Failed 3-4

FOR: 3 (Bassett, Bertlin, Grausz)

AGAINST: 4 (Sanderson, Weiker, Wisenteiner, Wong)

AB 5210 I-90 Loss of Mobility Negotiations Status Report

Assistant City Manager Kirsten Taylor presented the I-90 Loss of Mobility Negotiations Status Report. She spoke about the goals, recent activities, and current efforts. She also spoke about communications and the budget request for additional funding for negotiations.

AB 5211 2nd Quarter 2016 Financial Status Report & Budget Adjustments

Finance Director Corder presented the 2nd Quarter 2016 Financial Status Report & Budget Adjustments. He spoke about general fund revenues and development activity, noting specifically the increase in sales tax. He also spoke about expenditures and noted highlights from the YFS Fund and the CIP. He reviewed the budget adjustments including previous requests and new requests.

It was moved by Wong; seconded by Weiker to:

Suspend the City Council Rules of Procedure 5.2, requiring a second reading for an ordinance.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Wong; seconded by Weiker to:

Adopt Ordinance No. 16-11, amending the 2015-2016 Budget.

It was moved by Bertlin; seconded by Sanderson to:

Amend the previous motion as follows:

Adopt Ordinance No. 16-11, amending the 2015-2016 Budget, with the exception of the \$15,755.00 for the community engagement costs.

Motion to amend failed 1-6

FOR: 1 (Bertlin)

AGAINST: 6 (Bassett, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

Main Motion Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

OTHER BUSINESS**Councilmember Absences**

There were no absences.

Planning Schedule

Interim City Manager Pam Bissonnette noted that an I-90 Loss of Mobility Negotiations update will be added to upcoming meetings, that there will be an opportunity to add items to the Comprehensive Plan docket list for the September 19 meeting, and that a public outreach plan report will be given at the September 19 meeting.

Board Appointments

There were no appointments.

Councilmember Reports

Councilmember Wisenteiner spoke about providing an update to the Mercer Island PTA on the transit process and the PTA's concerns regarding both teacher retention, as a result of increased travel time, and cut-through traffic. He asked if the City has the capability to televise the League of Women Voters forum.

Councilmember Sanderson noted that the Mercer Island Library Board will be requesting an extension of their term.

Mayor Bassett noted that Art Uncorked is September 9, Leadership Eastside's Mayors Lunch is also September 9, and the Sound Cities Association's monthly dinner is September 7.

ADJOURNMENT

The Regular Meeting adjourned at 9:27 pm.

Bruce Bassett, Mayor

Attest:

Karin Roberts, Deputy City Clerk



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

**AB 5218
September 19, 2016
Consent Calendar**

**AFSCME 2016 - 2017
COLLECTIVE BARGAINING AGREEMENT**

Proposed Council Action:

Approve Collective Bargaining Agreement for the AFSCME Employees Bargaining Unit

DEPARTMENT OF	Human Resources (Kryss Segle)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed AFSCME Collective Bargaining Agreement (January 2016 - December 2017)
APPROVED BY CITY MANAGER	

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

SUMMARY

For the past several months, a City bargaining team has been meeting with members of the AFSCME (American Federation of State, City & Municipal Employees) bargaining team and their business agent to discuss a successor labor agreement. The City's team included Human Resources Director Kryss Segle, Public Works Director Jason Kintner, Development Services Group Director Scott Greenberg, Parks & Recreation Director Bruce Fletcher and Human Resources Specialist Laura Tawney. The current AFSCME collective bargaining agreement (CBA) expired on December 31, 2015, yet all of its terms remain in effect until a successor CBA is approved by both sides.

The AFSCME bargaining unit is comprised of 44 union members, working primarily in the Public Works Department but also includes some employees working in the Development Services Group, the Parks & Recreation Department, and the Finance Department. Total salaries and benefits in 2015 equaled approximately \$3,746,318.

The total financial impact of the CBA in 2016 equals \$106,803, or a 2.55% increase (including roll-up benefits costs), over 2015 AFSCME salaries and benefits costs. The financial impact of this successor CBA, the details of which are outlined below, fall within the approved 2015/2016 budget.

2016 Budget Impacts

- 1.5% COLA effective 1/1/2016 (CBA includes a COLA provision that provides 90% of the semi-annual CPI-W with a floor of 1.5% and a ceiling of 6%. The CPI-W, published in August 2015, was 0.5%). Cost: \$41,626
- Market adjustments and reclassifications effective 1/1/2016. Cost: \$45,899

- Increase callback pay from \$280 per week to \$500 per week (\$500 is the average callback pay in the comparable cities' contracts). Cost: \$11,440

2017 Additional Budget Impacts

- 2.1% COLA effective 1/1/2017 (*CBA includes a COLA provision that provides 90% of the semi-annual CPI-W with a floor of 1.5% and a ceiling of 6%. This index is published annually in August; therefore, we know this will be the 2017 COLA for this bargaining group.*)
- Increase dependent insurance premium coverage from 70% to 75% effective 1/1/2017, the second year of the CBA. The average insurance premium dependent coverage of the comparable cities is 85%. COST: approximately \$13,000 (2017).

The 2017 costs outlined above have been built into the 2017/2018 Preliminary Budget.

In addition to the financial elements of the CBA, the following new terms were negotiated:

- Added flexibility for the City in annual seasonal hiring practices.
- Added callback and standby language that ensures better coverage by more employees in the event of emergencies and after hour incidents.
- Increased maximum sick leave accrual hours from 800 to 960. The average maximum sick leave hours of the comparable cities is 980 hours. The City's unrepresented employees may accrue up to 720 hours. Police and Fire employees may accrue up to 1044 hours of sick leave.

This is a two-year contract, effective retroactively to January 1, 2016 through December 31, 2017. The tentatively agreed upon changes have been incorporated in the attached CBA.

RECOMMENDATION

Human Resources Director

MOVE TO: Authorize the Interim City Manager to sign the AFSCME Collective Bargaining Agreement with the AFSCME Bargaining Unit for the period of January 1, 2016 through December 31, 2017, in substantially the form attached hereto as Exhibit 1.

AGREEMENT
BY AND BETWEEN
THE CITY OF MERCER ISLAND
AND
WASHINGTON STATE COUNCIL OF COUNTY AND CITY
EMPLOYEES, AFSCME, AFL-CIO, LOCAL #21-M

2016 - 2017

ARTICLE I - JOINT MISSION

Our joint mission is to prepare the organization, its employees, citizens, and elected and appointed officials for successful competition in the delivery of public services of the future. We must prepare as a premier service delivery, planning and regulatory organization adhering to the principles of a free democratic society. The economic health of the City government, and thus the security and well-being of us all, depends on the success of our joint commitment to prepare for the future. Only when our citizens know they are receiving quality service and competitive rates do we enjoy true employment security.

The principal goal for this partnership is that we learn together to manage beneficially the inevitable issues of change. That is the difference between this partnership and Agreements that have preceded it. With this partnership we are embracing a dynamic relationship. This recognizes the need for continual employee involvement in adapting to change and secures employee participation in the institutions which manage change.

The method we have chosen to pursue these goals is an employee management partnership - a relationship of mutual respect, open communication, shared success, mutual aid and innovative problem solving. Our intent is for each employee to become a more capable, confident, committed and secure person so that they may benefit our organization, themselves and the broader community.

ARTICLE II - MANAGEMENT AND UNION

This Agreement is not intended to alter the functions of the Union and the Management or limit the use of joint labor management panels.

- A. Management and Union - the Union, the management and the employee will all promote improved service to the citizens of Mercer Island, work-life harmony, mutual trust and responsible issue resolution.

- B. Management - Management will define, communicate and implement the objectives and goals of the organization. It will lead and direct the employees. It will provide resources and equipment for safe and efficient work. It will accomplish these things through the exercise of all the rights and prerogatives associated with management and exercised by it. This section does not abrogate other provisions of this Agreement.

The Union recognizes that the Employer has the obligation of serving the public with the highest quality service, efficiently and economically. The Union further recognizes the Employer's right to operate and manage its operations including but not limited to require standards of performance and to maintain order and efficiency, to direct employees and determine job assignments and working schedules; to determine the materials and equipment procedures; to determine staffing requirements; to determine the kind and location of facilities; to select and hire employees; to promote and transfer employees; to discipline, demote or discharge employees for just cause; to require reasonable overtime work of employees; and to promulgate rules, regulations and personnel policies, including but not limited to such matters as conduct, performance, dress and attendance, provided that such rights shall not be exercised so as to violate any of the specific provisions of this Agreement. The parties recognize that the above statement of management responsibilities is for illustrative purposes only and should not be construed as restrictive or interpreted so as to exclude those prerogatives not mentioned which are inherent to the management function. All matters not covered by the language of this Agreement shall be administered by the Employer on a unilateral basis in accordance with such policies and procedures as it from time to time shall determine.

- C. The Employer hereby recognizes the Union as the sole, exclusive collective bargaining representative for those regular, full-time and part-time employees for the Employer whose job classifications are set forth in Appendix A and who work in the Maintenance, Development Services, Finance, and Fire Administration Departments. All temporary and other part-time employees, working, on average, less than twenty (20) hours per week, including those hired through a recognized training program approved by an entity or branch of government for less than eighteen months, supervisors, confidential and professional employees, Planners and Engineers shall be excluded from the bargaining unit.

The Union shall provide the Employer a list of Union Officers and Shop Stewards and maintain such list in a current status.

The City agrees to notify the Union at least ten (10) days in advance whenever an AFSCME represented position is created, eliminated or reconstructed.

ARTICLE III - NONDISCRIMINATION

- A. We agree that we will abide by all state and federal laws regarding nondiscrimination against any employee.
- B. Where the masculine or feminine gender has been applied in any job classification or in any provision of this Agreement it is applied solely for the purpose of illustration and shall not in any way be used to designate the sex of the employee eligible for the position or the benefits of any other provisions.
- C. No employee covered by this Agreement shall be discriminated against, by either the Union or the employer, because of membership in the Union or lawful activities on behalf of the Union as long as these activities do not interfere with the normal work processes of the Employer.

ARTICLE IV - UNION MEMBERSHIP AND DUES DEDUCTION

- A. During the term of this Agreement, the Employer shall deduct uniformly required Union dues from the pay of each member of the Union who voluntarily executes a wage assignment form. When filed with the Employer, the authorization form will be honored in accordance with its terms. Deductions will be transmitted each month to the Union by check payable to its order. Upon issuance and transmission of a check to the Union, the Employer's responsibility shall cease with respect to such deduction. The Union hereby undertakes to indemnify and hold the Employer harmless from all claims, demands, suits or other forms of liability that may arise against the Employer from the application of this Article.
- B. All Regular full-time employees in the recognized bargaining unit will abide by the following:
 - 1. All employees within the bargaining unit shall remain members of the Union as a condition of employment.
 - 2. All newly hired employees of the bargaining unit shall within thirty-one (31) days become and remain members of the Union as a condition of employment.
 - 3. In accordance with RCW 41.56.122 employees covered by this Agreement who for bona fide religious tenets or teachings of a church or religious body are forbidden from joining a union or association, shall contribute an amount equivalent to regular union dues to a non-religious charity or to another charitable organization mutually agreed upon by the Employee and Union. The Employee shall furnish written proof to the Union that such payment has been made.
 - 4. The Union agrees to indemnify and hold harmless the City against all costs and fees (including attorney fees) incurred by the City as a result of compliance with this Article.
- C. Newly hired employees shall be considered probationary employees for a period of twelve (12) months following their hire date. Employees promoted to a new position

shall be on probation for a period of three (3) months following their promotion. Any employee failing their promotional probationary period shall be returned to the position held prior to their promotion.

The probationary period can be extended by the City for any time loss during the probationary period, up to the amount of actual time lost.

- D. Seasonal, extended seasonal, and temporary employees working less than twelve (12) consecutive months shall not be considered members of the bargaining unit and shall not be required to become members of the Union while they are seasonal, extended seasonal, or temporary employee. Seasonal, extended seasonal, and temporary employees are not entitled to the benefits of Union membership as described in this Agreement. For the purposes of determining whether an employee is required to join the Union under the existing Agreement, the following definitions shall apply:
1. Seasonal - Non-regular City employees who work up to 40 hours per week for a period not to exceed six months from initial hire date. Work hours and schedule may vary depending on work assignment. This position is not eligible for benefits or routine overtime. April 1 through September 30 is the established period for Seasonal employee, except the City may hire up to two (2) seasonal positions for the Parks Maintenance Team and two (2) seasonal positions for the Public Works Department with an established employment period of June 1 through November 30.
 2. Extended Seasonal - Non-regular City employees who work up to 40 hours per week for a period not to exceed nine months from initial hire date. Work hours and schedule may vary depending on work assignment. This position is not eligible for benefits or routine overtime. February 1 through October 31 is the established period for Extended Seasonal employees. For the four extended seasonal employee positions, the City will contribute a work permit fee of \$125.00, payable within thirty (30) calendar days of hire, to a fund managed by the Union.
 3. Temporary Employees - Non-regular employees or contracted employees provided by a Temporary Company. These employees are brought in to serve a specific period or job assignment with an identified completion date not to exceed six (6) consecutive months. This position is not eligible for benefits or routine overtime. Use of temporary employees will be limited to use for filling vacancies caused by employees on leave, or for an identified short-term project.
 4. Routine Overtime - All scheduled overtime and any other overtime caused for reasons other than emergency or unforeseen circumstances. Documentation shall be provided to the Union for any Seasonal overtime. Routine overtime shall be posted at least (3) working days in advance or earlier if possible, on the Union Board and also will be announced through email and voicemail. The posting will include a sign-up sheet, brief description of the work to be done, and the Team Leader supervising the work. The Department Director or designee will determine which employees on the sign-up sheet possess the skills and experience

required with preference given to the Team performing the work followed by seniority. Emergency and unforeseen circumstances resulting in overtime shall be addressed by assigning staff based on seniority among the available employees possessing the required skills and experience to perform the work.

5. Notification - Notification to the local shall be provided by a copy of the payroll action form (or copy of time sheet for Temporary Agency Employees), being delivered to the Union mail box within ten (10) days of the seasonal hire date.

Temporary full-time employees performing unit work and working twelve (12) consecutive months or more shall be considered members of the bargaining unit and shall be required to become members of the Union while they are a temporary employee. Such employees are entitled to the benefits of Union membership as described in this Agreement.

ARTICLE V - THE BASIC AGREEMENT

- A. The Union and employer will jointly support the mission as defined in Article 1, and attendant objectives and goals.

The Union and Management agree to establish and maintain a joint labor/management committee, consisting of up to five Union representatives appointed by the Union and up to five Management representatives appointed by Management. Meetings of this committee may be conducted at the request of either party and participants shall be known ahead of time. Meetings, shall be informal and for the mutual exchange of ideas and problem solving.

The purpose of this committee is to provide a forum for the ongoing discussion of matters of interest to either party. Provided however, the committee is not to be used as a substitute for formal negotiations. The committee will not discuss any concerns which the Union or City assert must be taken through the established channels of authority, but will refer these matters first through the proper channels. No decisions in this forum shall supercede any provisions of the contract unless formally ratified by the Union and the City.

- B. There will be no terminations without just cause. There will be no lockouts, strikes, slow downs, or other interruptions of work. The parties will pursue productive flexibility in the design and staffing of jobs and services. This Agreement supports employees in becoming more professional and versatile in their daily work responsibilities.
- C. If the City decides to contract out bargaining unit work not previously contracted out, which would result in the layoff of regular employees in the bargaining unit, then the City will comply with the following procedures. The City shall inform the Union President and Staff Representative of its intention to contract out. The Union President or Staff Representative will give the City notification within ten (10) working days of its

desire to negotiate the effects of the said contracting out. Thereafter, the Union and the City shall negotiate in good faith on these issues. If, thirty (30) calendar days after the request from the Union, the City still decides to go ahead with the decision to contract out the work, it may do so. The parties shall continue to negotiate and seek resolution of any effects/issues which have not yet been resolved at that time. If the City decides to contract out the work resulting in a layoff, the layoff shall be based strictly on seniority within the impacted work group. Layoffs shall be in accordance with Article XII.

- D. Union Business: The City shall afford Union Officers or Stewards a reasonable amount of time while on-duty to consult with appropriate management officials, Union Representatives or Counsel, and/or aggrieved employees, provided that the Union Officers or Stewards and or aggrieved employees contact their immediate supervisors, indicate the general nature of the business to be conducted, and request the necessary time. Such time will not be allowed if the City reasonably determines it will substantially impair City operations. Union Officers and Stewards will not use excessive time in handling such responsibilities. The Union shall give the City as much advance notice as reasonably possible of such time requests. The limitations of this section shall not apply to meetings called at the request of the City or regularly scheduled meetings between the Union and City such as Joint Labor/Management Committee meetings.

ARTICLE VI - EMPLOYEE BILL OF RIGHTS

It is the right of every employee:

- to be treated with respect;
- to expect cooperation in improving safety;
- to be informed of organizational objectives and goals;
- to be evaluated regularly and constructively;
- to participate in improving work methods;
- to participate in issue resolution procedures; and
- to share in the gains of the City.

The following code of ethics has been adopted by the employees:

As employees of the City of Mercer Island, we recognize that our first responsibility and obligation is to our employer and the citizens of Mercer Island. We further recognize that decisions and policies are made through proper team structure, so that the public has full confidence in our integrity and as employees. We recognize the need to work with a positive attitude, cooperate both within and outside our respective teams, and perform in a professional manner. We will perform our assigned tasks with both quality and quantity being taken into account. Punctuality, appearance, and attitude are priorities for us as City of Mercer Island employees.

ARTICLE VIII - TRAINING OPPORTUNITIES

Training is critical to the maintenance of an efficient competitive and quality work force and to employee advancement. Employees will be assigned by skills and experience to a variety of functions and services; they will be able to demonstrate maintenance of these service levels. Employees will be provided training opportunities adapted to local circumstances. We are committed to encouraging and allowing the employees the opportunity to voluntarily gain additional skills.

ARTICLE IX - ISSUE RESOLUTION/GRIEVANCE PROCEDURE

The success of our mutual relations under this Agreement depends on our commitment to address issues in a fair and responsible way. This is a matter of trust and is the method we have chosen to avoid an agreement of rigid and unnecessary detail which hinders both management freedom and employment opportunity. Through mutual pledges to approach concerns in a problem solving manner, we have established the following procedures for all issues which may arise among us. We recognize that we can mutually agree to extend the time frames. The parties also recognize their responsibility to resolve any matter presented as expeditiously as possible in any step of the issue resolution process. The City and Union agree that issues are best resolved at the lowest level possible.

A grievance shall be defined as any formally submitted dispute involving application or interpretation of the Collective Bargaining Agreement. Failure by the Grievant or Union to timely file or process a grievance shall result in the grievance being waived. Failure by the City to timely process a grievance shall result in the grievance being moved automatically to the next step in the procedure. Time limits may be extended by mutual agreement between the parties. Employees will be paid scheduled rates for work time required for grievance resolution.

Step 1 - A grievance shall be presented in writing by the aggrieved employee and/or his/her Union Representative within ten (10) working days of the alleged violation to the employee's Team Leader. The Team Leader should consult and/or arrange a meeting if necessary to resolve the grievance. The parties agree to make every effort to settle the grievance at this stage promptly. The Team Leader shall answer the grievance within ten (10) working days after receipt of the grievance.

Step 2 - If not resolved above, the written grievance shall be submitted to the Department Director by the aggrieved employee and/or the Union within ten (10) working days following completion of Step 1. The written grievance shall include a statement of the issue, facts of the case, section(s) of the Agreement violated and remedy sought. A meeting may be arranged within ten (10) working days with the City and representatives of the Union. Following that meeting the party responding to the grievance shall give his/her written response within ten (10) working days of the completion of the meeting.

Step 3 - If not resolved above, the grievance shall be submitted to the City Manager in writing within ten (10) working days of the Step 2 response. A meeting shall be arranged within

ten (10) working days between the City, grievant and Union. The City Manager or his/her designee shall then submit a decision, in writing, on the grievance within ten (10) working days from the completion of the Step 3 meeting. Copies of the decision shall be provided to the grievant and the Union. If resolved, the basis for resolution shall be reduced to writing and signed by both parties.

Step 4 - In the event the Union is not satisfied with the decision of the City Manager the grievance may, within twenty (20) working days, be submitted by the Union to arbitration. If the parties fail to mutually agree upon an arbitrator, a list of seven (7) names of arbitrators from Washington and Oregon shall be requested from the Federal Mediation and Conciliation Service (FMCS). The parties shall alternately strike names until one (1) name remains, that person shall serve as the arbitrator. The arbitrator's decision shall be final and binding and shall not add or delete from the provisions of this Agreement. The arbitrator shall render a decision within thirty (30) days after the hearing has been concluded. It is agreed that the expenses and fees of the Arbitrator shall be shared equally. Each party shall be responsible for their individual expenses and costs.

ARTICLE X - HOURS OF WORK

- A. The normal workweek for fulltime Union employees in the Maintenance Department and Parks and Recreation Department shall be five days of eight hours of work within seven consecutive 24-hour periods, exclusive of the meal period. The normal workweek for fulltime Union administrative employees shall be five days of seven and one-half hours of work, with a one-half hour of lunch paid, within seven consecutive 24-hour periods. The Employer does not guarantee either a minimum number of hours or a specific type of schedule. Alternate workweeks such as four (4) ten (10) hour days, or nine (9) work days totaling eighty (80) hours in a two week period, or other alternative work schedule are subject to the approval by the Department Director.
- B. Overtime - All time worked in excess of eight hours in any one day (or the scheduled day for an alternative work schedule as described in Article X, Section A) or forty in any one workweek shall be considered overtime and shall be paid for at the overtime rate of one and one-half times the straight-time rate of pay. Overtime shall be based on compensated hours. An employee may receive compensable time off in lieu of overtime pay at the rate of one and one-half for each hour worked. Accrued compensatory time may be used with the approval of the employee's team leader. The maximum accumulation of compensatory time shall be 40 hours. Any accrual over 40 hours shall be paid as overtime. While overtime should generally be approved by the team leader, it is recognized that there are unique circumstances under which it is not practical to obtain such prior approval. The ultimate determination of whether overtime is necessary or should be worked, however, remains with the City.
- C. Callback - Employees called back to work by the City shall receive a minimum of three (3) hours pay at time and one-half the employee's straight-time hourly rate for the work

for which they are called back to perform. Any time worked in excess of three hours on such callback shall be paid for at one and one-half times the straight hourly rate of pay for actual hours worked. For purposes of this section only, hours worked shall be inclusive of travel time to and from the callback situation. This section applies only when such callback results in hours worked which are not annexed consecutively to the beginning or ending of the employees' workday. If the employee's shift starts less than two (2) hours from the time of the callback, he/she shall be paid at his/her normal rate of overtime and will not be eligible for the minimum callback rate of three (3) hours since the callback occurs within two (2) hours before the start of his/her regularly-scheduled shift.

Responding from Home (Telecommute Response) – Employees who respond electronically and remotely (telecommute response) outside of their normal hours of work to meet unexpected and/or time-sensitive City needs, including but not limited to system malfunctions, shall receive a minimum of one (1) hour of regular overtime pay for calls received and responses made within the same one-hour period. Calls and responses that exceed the one (1) hour minimum shall be compensated at the employee's regular overtime rate for actual time worked.

- D. Callback Use of City Vehicle – The City will provide the option of using a designated City vehicle while an employee is in an “on-call” status. The use of the designated City vehicle for on-call responses will follow the conditions set forth in the City Vehicle Use Policy within the City of Mercer Island Employee Handbook.
- E. Callback Mileage Practice - The Employer will pay callback mileage, for any callback of an employee who is not using the designated on-call vehicle, at not less than the rate paid to the general employees. The mileage rate shall be set at the rate established by the IRS. When the callback is not adjoining an employee's regular shift mileage shall be paid both ways. If the callback is adjoining an employee's regular shift mileage shall be paid one way only.
- F. On-Call Status - Employees who are in an “on-call” status shall be paid \$500 each week. A minimum of eight (8) eligible employees are needed to maintain voluntary participation in the “on-call” program. If the voluntary list falls below the required eight (8) eligible employees at the time of the annual sign up, the City and the Union shall meet to collaborate on addressing the shortage. If the collaboration is not successful in meeting the minimum volunteers, the City reserves the right to require participation in the “on-call” program for all non-probationary eligible employees. If the program remains in “voluntary” participation status for three (3) consecutive years beginning in 2016, employees who participate in the program for three (3) consecutive years will receive a cash award of \$500 in December, provided such employee is still employed by the City at the time of the cash award payout, of each year of consecutive participation. Voluntary participation includes working at least two (2) “on-call” weeks per year.

On-call status begins at the end of the employee's shift on Wednesday and concludes at the beginning of the employee's shift the following Wednesday, unless a different on-call

period is agreed to by the Union and City. On-call employees shall carry an assigned pager/phone so as to be reachable after normal work hours to effectively resolve customer or public safety requests. On-call employees shall comply with this and any other procedures and policies as set forth in the most current version of the "Public Works Call Out Book". In the event of conflicting provisions of this agreement and the Public Works Call Out Book, this agreement prevails.

- G. Out of Class Pay - Vacancy - Extra duty pay may be paid to an employee who, for a period lasting more than two weeks, assumes substantial additional responsibilities when assigned to substitute in a vacant position, and the employee will be provided additional compensation for that higher classification. The vacancy may be occasioned by termination, leave of absence, extended illness or other reasons approved by the team leader.
- H. Out of Class Pay - Temporary Assignment - Employees who agree to assume responsibilities, authority and duties of a higher classification shall be compensated at the rate of pay for the higher rank, if required to perform these duties for five (5) or more consecutive work days.

ARTICLE XI - DISCIPLINE

The City shall not discipline or discharge an employee without just cause. Disciplinary action will be tailored to the nature and severity of the offense. Management maintains the right to take disciplinary action as they deem appropriate. An employee shall not receive simultaneous discipline per incident or offense.

ARTICLE XII - SENIORITY

Seniority shall mean an employee's continuous length of service within the bargaining unit from most recent date of hire. Seniority shall not apply to an employee until the employee has completed the required probation period. Upon satisfactory completion of this probationary period, the employee shall be credited with seniority from the most recent date of hire.

Seniority shall be a determining factor in layoff, promotions and demotions provided such factors as skill and ability, experience, performance and quality of work are considered equal, except as otherwise provided in Article V. The Union President and the employee shall be notified thirty (30) days prior to a layoff. When there is a layoff in a given position classification in a department, and the person selected for layoff has previously performed work in a different classification, the City shall determine (using the same factors stated above) whether bumping should occur.

Employees shall be recalled from layoff in inverse order of layoff, assuming the employee meets the minimum qualifications of the job opening which is available. A person shall be eligible for recall from layoff for two years from the date of layoff.

All bargaining unit vacancies shall be sent via certified mail to employees on the recall list and said employees shall have five (5) working days from receipt to respond. Employees must keep the City informed of their current address. Any employee recalled shall be reinstated with full seniority credit for previous time employed with the City. Benefits not cashed out by the employee shall be reinstated along with accrual rates at the time of layoff. Seniority shall terminate upon resignation, retirement or discharge other than layoff, unless rehired (at the City's discretion) within the bargaining unit within a six (6) month period.

If it is determined to fill a bargaining unit vacancy through an outside posting, any bargaining unit employee who meets the minimum qualifications and applies shall be allowed to compete in the hiring process and shall remain in the pool of applicants through the initial interview.

ARTICLE XIII – WAGES

- A. Effective January 1, 2016, the wage rates set forth in Appendix A will be increased by 1.5 percent.

Effective January 1, 2017, the 2016 wage rates will be increased by 90 percent of the First Half 2016 Seattle/Tacoma/Bremerton CPI - W (this semi-annual index will be released in August 2016), subject to a minimum increase of 1.5 percent and a maximum increase of 6.0 percent.

- B. Employees shall be hired at no higher than Step 2 of the advertised classification plan.
- C. All employees will receive a step increase attributed to their classification within the pay plan on the annual anniversary date or date of their last promotion upon evidence of satisfactory performance including required certifications and licenses.
- D. The City may award employees exceptional performance pay. Such pay may be awarded for exceptional performance which saves the City money or otherwise furthers the principles established in the City's vision statement. The maximum award shall be an amount up to the equivalent of a step increase for that employee. Nominations may be made either by the team leader or by another employee in the bargaining unit who has knowledge of any employee's exceptional performance. All such nominations shall be submitted directly to the Department Director. Such a nomination shall be supported by appropriate documentation. The City Manager shall ultimately decide whether an award will be made.

ARTICLE XIV - HOLIDAYS

- A. The following holidays shall be recognized and observed in accordance with RCW 1.16.050: Except as otherwise noted for half-day holidays, when a holiday falls on a

Saturday, the preceding Friday shall be observed as the holiday, when a holiday falls on a Sunday, the following Monday shall be observed as the holiday.

New Year's Eve (half day – only when it falls on a regular work day* , see Section G below)

New Year's Day

Martin Luther King Day

Presidents' Day

Memorial Day

Independence Day

Labor Day

Veterans' Day

Thanksgiving Day

Thanksgiving Friday

Christmas Eve (half day – only when it falls on a regular work day* , see Section G below)

Christmas Day

Floating Holiday (Employee's choice)

- B. An employee required to work on a holiday shall be paid time and one-half of his/her regular straight-time rate of pay plus eight hours holiday pay at his/her regular straight-time rate of pay.
- C. In order to qualify for pay on such holiday, the employee must have worked a full day on the last day of his/her regularly scheduled workday prior to such holiday and a full day on his/her regularly scheduled workday following such holiday unless absent because of a bona fide illness or injury or on bona fide approved paid leave. The Employer may request a doctor's certificate or other verification of such illness from an employee.
- D. If a holiday falls on an employee's regular day off an extra day shall be granted to that employee. This extra day shall be taken on the scheduled work day nearest to the day of the Holiday.
- E. To be eligible for a floating holiday, an employee must have been employed for at least four continuous months, and have submitted a request to his/her immediate supervisor two weeks prior to the date required.
- F. Employees who would otherwise be entitled to a holiday but are on leave without pay will receive compensation for the holiday provided the employee has been or will be on pay status ten working days during the month (not counting the holidays) and the leave of absence without pay has been granted for no more than four days.
- G. The parties recognize that key positions must be filled during regular work hours on holidays. To avoid unnecessary overtime and holiday pay by requiring some personnel

* The half-day holiday will not be observed the Friday before when the half-day holiday falls on a Saturday, nor shall the holiday be observed the Monday after when the half-day holiday falls on a Sunday.

to work the entire day to cover shifts, the parties agree that employees working in key positions that must be filled during regular work hours may request one of the following scheduling options:

1. An employee may work a full shift on both half-day holidays and will receive a floating full day holiday that can be carried over to the following year (but will expire if not used by December 31st of that year). The employee will not receive holiday pay for working the full shift on both half-day holidays.
2. An employee may work a full shift on one of the half-day holidays and take the other half-day holiday as a full day holiday. For instance, an employee working a full eight (8) hour shift on Christmas Eve day would be permitted to take the entire New Year's Eve day as a holiday, and vice versa. The employee will not receive holiday pay for working the full shift on one of the half-day holidays.
3. Provided the City memorializes the two half-day holidays on Christmas Eve and New Year's Eve, the provisions in this Section G shall be removed; additionally, Article XVII, Section C shall be amended to provide that employees shall receive an additional four (4) hours of personal leave, for a total of 28 annual hours.

The City will determine which key positions must be filled and the hours for which those positions will be filled. The City will work with employees to try to accommodate all requested scheduling options. However, if an employee's requested scheduling option will leave a key position unfilled for part of the regularly scheduled work day, the City reserves the right to reject a request and schedule employees in a manner that fills all key positions while attempting to fulfill employees' scheduling requests. When possible, any scheduling conflicts created by employees' requests will be resolved by giving the more senior employees' requests priority.

ARTICLE XV - VACATIONS

- A. Vacations - Vacations with pay shall be provided for all full-time employees in accordance with the following schedule:

UPON COMPLETION OF:	PAID VACATION DAYS:
6 months	6 working days
1 year - 5 years	12 working days per year
6 years - 10 years	15 working days per year
11 years - 15 years	18 working days per year
16 years - 19 years	21 working days per year
20 years plus	24 working days per year

- B. Vacation Accrual - An employee is eligible to take a vacation after completing six months of continuous service. Vacation may be allowed up to the limit of the amount credited retroactive to date of employment. An employee will earn one full day of credit for the month he/she begins employment if the date of hire is between the 1st and 10th of the month; one-half day if he/she begins between the 11th and 20th; and none after that.
- C. Vacation Carryover – On December 31 of each year, employees shall be able to carry over to the following year up to 240 hours of vacation time. Vacation time in excess of 240 hours each year must be used prior to December 31st, cashed out or carried over according to the following procedure for special circumstances. The employee shall be able to request additional vacation above 240 hours to be carried over. The request shall be submitted to the Team Leader and the Team Leader will take the request to the Department Director with a recommendation for approval or disapproval. The Director shall make the final decision on vacation carryover above 240 hours.
- D. Vacation Pay Out - After six (6) months of continuous service, an employee who leaves the employment of the Employer is eligible for a vacation pay out, provided he or she has given at least two weeks' notice in the case of voluntary resignation. Under unusual circumstances, the City Manager may waive the notice requirement. Payment of accrued vacation will be based upon vacation leave not taken to date of separation, not to exceed 240 hours. In case of death, compensation for accrued unused vacation credits shall be paid, in the same manner, to the beneficiaries.
- E. Vacation Requests - On or before the 1st of April of each year, the Employer shall post a list on which the employees shall designate the dates they wish to apply to their vacation period. The list shall be posted until the 15th of April. In the event there is a conflict in dates requested, seniority shall apply. Notification of approved or rejected vacations shall then be provided within one week. After the dates have been approved, no person can be bumped by a more senior employee unless by mutual agreement.

The Employer retains the right to approve vacation requests in a manner that will least interfere with work demands. After April 15th of each year, requests shall be approved on a case by case basis. Vacation requests shall be responded to as soon as possible but not longer than two (2) weeks after submission.

- F. Vacation Cash-Out – After five (5) years of service, an employee shall be able to annually cash out up to 40 hours of vacation time at their current rate of pay. After ten (10) years of service, an employee shall be able to annually cash out up to 100 hours of vacation time at their current rate of pay.

ARTICLE XVI - SICK LEAVE

- A. Sick Leave - Full-time employees shall accumulate sick leave credits at the rate of eight hours for each completed month of service to a maximum of 960 hours. An employee will earn one full day of credit for the month he/she begins employment if the date of hire

is between the 1st and 10th of the month, one-half day if he/she begins between the 11th and 20th; none thereafter during the initial month of employment.

1. Sick Leave Guidelines:

- a. The purpose of sick leave is to afford all employees financial protection from time lost from work due to an illness or accident. Although sick leave is accrued on a monthly basis similar to vacation time, its intended use is not to provide for discretionary time off, but rather to help ensure the employee has accumulated sufficient sick time to cover time off when a real health problem arises.
- b. Vacation and personal leave time can be taken (for sick leave as defined by this Article) when an employee has exhausted their sick leave bank.
- c. An employee must notify his/her team leader of any absence prior to the commencement of his/her regular work period. This notification requirement may be waived by the Department Director upon showing of good cause. Failure to promptly notify may result in denial of sick leave pay. Authorized Uses of Sick Leave:

- (1) Bona fide personal illness or physical incapacity resulting from an illness, injury or for the period of disability as a result of pregnancy.
- (2) Illness or injury involving a person immediately related to the employee by blood, marriage or established foster relationship by way of familial connections.

- d. Abuse of Sick Leave - Abuse of sick leave is defined as wrong or improper use. Abuse of sick leave will be evaluated on a case by case basis between the employee and his/her team leader and may result in disciplinary action. Some examples of sick leave use that could cause supervisors to be concerned of possible problems or abuse are:

- (1) Pattern of sick leave use adjoining weekends, holidays, and vacation time.
- (2) Consistently high sick leave use with no doctor's report, major disability, illness, or injury.
- (3) Inability to provide a medical reason from a doctor if one has been requested by a team leader or Department Director.

2. Absence for part of a day for reasons in accordance with sick leave provisions shall be charged against accrued sick leave in one-half hour increments. Holidays and other regular days off shall not be charged against sick leave.
3. In any case where an employee shall be entitled to benefits or payments under the Worker's Compensation Act or similar legislation of the State of Washington or any other governmental unit, the Employer shall pay only the difference between the benefits and payments received by such employee and the regular rate of compensation that employee would have received from the Employer if able to

work. The foregoing payment or contribution by the Employer shall be limited to the period of time that such employee has accumulated sick leave credits hereinabove specified. However, no accrued sick leave shall be lost during the first month of such industrial disability (see Ordinance #37 1.102.10) or as subsequently amended in codification.

4. Wellness Incentive – Employees will receive the following Wellness Incentive:

Employees using less than 20% of their sick leave balance (and not more than 100 hours) as of the end of the year, receive 4 hours added to their vacation balance on January 1st.

Employees using less than 15% of their sick leave balance (and not more than 75 hours) as of the end of the year, receive 8 hours added to their vacation balance on January 1st.

Employees using less than 10% of their sick leave balance (and not more than 50 hours) as of the end of the year, receive 12 hours added to their vacation balance on January 1st.

Employees using less than 5% of their sick leave balance (and not more than 25 hours) as of the end of the year, receive 14 hours added to their vacation balance on January 1st.

Employees using no sick leave during the calendar year receive 18 hours added to their vacation balance on January 1st.

Part-time employees receive the same wellness incentive on a pro-rated basis.

- B. Bereavement Leave - In the event of a death in the immediate family, at the employee's request, three days off with pay shall be granted to attend the funeral. Additional time off may be granted up to a maximum of five days for such leave to be applied to accrued unused sick leave upon approval of the Department Director. Immediate family shall be defined as spouse/domestic partner, children, parents, siblings, grandparents, grandchildren or spouse's/domestic partner's said relations. However, under unusual circumstances, the Department Director may more broadly construe this definition as it applies to this section to other persons living within the employee's household; or others related to the employee by blood or marriage, or to established foster relationships having attributes of familial ties.
- C. Family Leave – The City shall abide by all state and federal law regarding Family Leave. Employees on Family Leave shall be required to use accrued sick leave but shall have the option of using any other paid leaves or unpaid leaves after exhaustion of any sick leave balances. The family medical leave begins once the employee is absent, whether scheduled or unscheduled, for ten (10) working days. Specific information regarding all leaves will be available through the Human Resources Department.

ARTICLE XVII - OTHER LEAVES

- A. Jury Duty - Time off with pay will be granted for jury duty to regular full-time employees. The employee shall be paid their regular salary, but must submit the fees received for such service to the Payroll department. The employee must give the Employer prompt notice of the call for jury duty.
- B. Subpoena - Appearance before a court, at a deposition, legislative committee or quasi-judicial body as a witness in response to a subpoena or other directive shall be approved as authorized leave with pay, unless the matter involves the employee as a party or petitioner. The employee shall be paid their regular salary, but must submit the fees received for such service to the Payroll department. This section shall not apply to any proceedings called for under Article IX, except that the Union shall be entitled to subpoena one (1) witness with pay for an issue resolution hearing.
- C. Personal Leave - Each regular full-time employee is given credit for three (3) days (24 hours) of personal leave at the beginning of each calendar year. Personal leave is intended to be used in segments of no less than ½ day (4 hours). The request for personal leave needs no reason or explanation, but will be approved by the team leader prior to use. In the event of an unforeseeable occurrence, an employee may request the immediate use of personal leave. Employees may be required to share the reason for the absence with his or her team leader when using personal leave to cover an unforeseeable occurrence. New hired employees hired between January 1st and June 30th shall receive fifty percent (50%) of their personal leave to use after completion of their first six months of their probationary period. New hired employees hired after June 30th shall receive no personal leave days for the first calendar year of employment.
- D. Personal Leave Cashout - An employee with more than three (3) years seniority may cash out his/her personal leave days annually.

ARTICLE XVIII - INSURANCE

- A. Health Insurance - The Employer shall pay 100% of the monthly premium after a required employee premium-share payment of \$10.00 for eligible employees and 70% of the monthly premiums for an employee's eligible dependents for the Association of Washington Cities (AWC) – Regence Blue Shield Health First Medical Plan or Group Health and Washington Dental Service Plan E or Willamette Dental. The employee shall be responsible for an initial premium-share payment of \$10.00 and 30% of dependent premiums. Effective January 1, 2017, the employer shall pay 75% of the monthly premiums for an employee's eligible dependents for the plans above. The Employer shall pay 100% of the monthly premium for vision insurance for an employee and their covered dependents under AWC – Vision Services Plan (VSP) Low Option Plan. The City may make certain changes to the health care plan mandated by the healthcare provider. The City may reopen the Agreement for the limited purpose of obtaining changes necessitated by state or federal health care reform.

In recognition of the impacts of possible future rate increases during the time of this Agreement, the Employer commits to work diligently to explore programs and strategies to decrease costs while maintaining benefits levels, where possible. If, as a result of these efforts, positive improvements are implemented for non-represented employees, the Employer commits to extending the same cost benefits to AFSCME employees as well.

- B. Worker's Compensation - The Employer shall provide Worker's Compensation or equivalent for all employees covered by this Agreement.
- C. Long-Term Disability - The Employer shall provide employees of this bargaining unit with the same Long-Term Disability Insurance, Accidental Death and Dismemberment, and Term Life Insurance as is provided to non-represented employees.

ARTICLE XIX - MISCELLANEOUS PROVISIONS

- A. Retirement - All eligible employees shall be covered under the Public Employees' Retirement System.
- B. Rain Gear - One set of rain gear (jacket, pants and rubber boots) will be furnished to each employee required to work outdoors in inclement weather, every twenty-four (24) months, unless the rain gear is destroyed through work activities. The City reserves the right to determine the brand of rain gear to be provided. When an employee leaves the employ of the City, regardless of reason, the employee must return the rain gear to the City.
- C. Boots & Clothing Allowance – The City will provide a combined annual boot and clothing allowance on a reimbursement basis of up to \$450 for all AFSCME field employees. Administrative AFSCME employees are not eligible for such reimbursement unless their position requires working in the field. Unused amounts up to two hundred dollars (\$200) may be carried over from 2012 to 2013 (for a maximum of \$650). Beginning in 2014, unused amounts up to one hundred dollars (\$100) may be carried over to a subsequent year (for a maximum of \$550). All purchases from non-City contracted vendors must be consistent with the AFSCME contract and will require submittal of an itemized receipt. Employees must complete a City of Mercer Island AFSCME Uniform Employee Reimbursement Request Form approved by the Employee's Supervisor and Department Director prior to reimbursement.

Employees shall use the "Uniform Menu" approved for their department for ordering clothing pursuant to this allowance. To ensure compliance with City policies, field employees are required to wear at least one item of clothing that has the City's logo visible at all times. Non-field employees that work in positions visible to the public may request and will be provided, at no charge, clothing with a visible City logo as approved by the Department Director. All purchases from non-City contracted vendors must be consistent with the AFSCME contract and will require submittal of an itemized receipt.

- D. Commercial Drivers License - The City will cover the cost for the physical and commercial drivers license (CDL) certifications for those employees the City requires to have a CDL qualified license. The minimum required CDL is Class B with an air brake endorsement. Employees may be required by the City to have a tanker endorsement.
1. The City may select any doctor/clinic of its choice to perform the CDL physical.
 2. The physical and CDL testing will be conducted on City time. However, should an employee fail the CDL test, the retake of the test is at the employee's expense and on the employee's time.
- E. Certifications - The City will pay for all certifications required to meet qualification for a specific position held by the employee. Upon approval of the appropriate team leader, the City agrees to pay for additional certifications.

ARTICLE XX - TERM OF AGREEMENT

This Agreement shall be in effect from 12:01 a.m. January 1, 2016, until 11:59 p.m. December 31, 2017. The parties intend that this Agreement shall replace the existing labor spirit of the Agreement which describes our new relationship and to continue the pay matrix plan beyond the term of this Agreement. We recognize that there will be good faith bargaining on benefits and other issues at the end of the term to which we have agreed.

Any provision of the Agreement invalidated by law or governmental proclamation is severable and negotiable and shall not affect the validity of other provisions of this Agreement. The Agreement continues in effect during good faith bargaining.

The City and Union agree the Employee Handbook shall apply to Union members, to the extent it is not inconsistent with this Agreement. In the event of a conflict, the Agreement shall prevail.

Signed this _____ day of _____, 2016.

FOR THE UNION:

FOR THE CITY:

Mark Watson
Staff Representative

Pam Bissonnette
Interim City Manager

David Henderson, Local #21-M President

Attest:

Allison Spietz, City Clerk

Approved as to Form:

Kari Sand, City Attorney



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

**AB 5216
September 19, 2016
Regular Business**

LIBRARY BOARD RESOLUTION AND CHARTER

Proposed Council Action:

Authorize Resolution No. 1519 to extend the Mercer Island Library Board to December 31, 2018

DEPARTMENT OF

Parks and Recreation (Bruce Fletcher)

COUNCIL LIAISON

Jeff Sanderson

EXHIBITS

1. Proposed Resolution No. 1519
2. Resolution No. 1486

APPROVED BY CITY MANAGER

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

SUMMARY

The Mercer Island Library Board (MILB) was created in July 2014 and was scheduled to sunset on December 31, 2016. The City of Mercer Island developed a charter of objectives, authority, membership, decision making, and meeting schedules to sunset on December 31, 2016.

The MILB was formed to provide input to the King County Library System (KCLS) regarding proposed library renovations and to provide input for service, programs and needs for the Mercer Island Library. The MILB worked with the KCLS Executive Director and KCLS staff to provide recommendations for the Mercer Island Library renovation project. During this time, KCLS and the MILB hosted citizen surveys and public forums in the efforts to hear from the residents of Mercer Island. After months of hard work, KCLS had a successful ribbon cutting ceremony on July 23, 2016 re-opening the remodeled Mercer Island Library.

The proposed two-year extension allows time for the MILB to transition from a focus on library renovations to a focus on more traditional Library Board agendas to ensure that library services and facilities meet the needs of Mercer Island residents. The board would like to continue to provide input to the KCLS on operations, services and library facilities.

RECOMMENDATION

Parks and Recreation Director

MOVE TO: Authorize Resolution No. 1519 to extend the Mercer Island Library Board to sunset on December 31, 2018.

**CITY OF MERCER ISLAND
RESOLUTION NO. 1519**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON
AUTHORIZING A TWO-YEAR EXTENSION OF THE MERCER ISLAND
LIBRARY BOARD.**

WHEREAS, in July 2014, Resolution No. 1486 initially authorized the creation of the Mercer Island Library Board as contemplated in the Library Services Interlocal Agreement with King County, dated August 26, 1991, and

WHEREAS, this resolution authorizes the extension of the Mercer Island Library Board, and

WHEREAS, the Library Board had an initial sunset date of December 31, 2016, and

WHEREAS, the Library Board will now sunset on December 31, 2018, and

WHEREAS, the Charter attached as Exhibit A to this Resolution sets forth the purpose, objectives, authority, membership, decision making and meetings, and new sunset date of the Board and staff resources to the Board, and

WHEREAS, members of the Ad Hoc Mercer Island Library Renovations Committee formed earlier in 2014 are fully versed in the ongoing conversations and input with King County regarding any renovations, service and program needs of the Mercer Island Library,

NOW, THEREFORE, BE IT RESOLVED, that

1. The Mercer Island Library Board was created on July 7, 2014 and will sunset on December 31, 2018.
2. The attached Charter for the Mercer Island Library Board is approved;
3. The Mayor is authorized to appoint seven members to the Mercer Island Library Board for a two year term beginning January 1, 2017 and ending December 31, 2018.
4. The Mayor is authorized to appoint additional members to the Mercer Island Library Board (not to exceed seven members) should any of the board members prove unable or unwilling to serve;
5. The Mayor is authorized to appoint a Council Liaison to the Mercer Island Library Board.

THIS RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON THE 19TH DAY OF SEPTEMBER, 2016

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

ATTEST:

Allison Spietz, City Clerk

CHARTER
Mercer Island Library Board

At the July 7, 2014 City Council meeting, the Mercer Island City Council voted to create a Mercer Island Library Board to...

I. PURPOSE:

Pursuant to the Library Services Interlocal Agreement entered into between the City of Mercer Island and King County Library System in 1991 (the “Interlocal Agreement”), the City chooses to appoint a Library Board. The Interlocal Agreement specifies that,

“In the event the City chooses to appoint a Library Board during any time period when the City is annexed to the District, the District shall regularly solicit input from the Board on issues relating to all aspects of library services and facilities for the residents of Mercer Island.”

Accordingly, the purpose of the Mercer Island Library Board (the “MI Library Board”) is to provide the residents of Mercer Island with a means to provide input and recommendations to the King County Library System (“KCLS”) on how to change the operations, services and facilities of the Mercer Island Library so that it better meets the changing needs of the residents of Mercer Island.

II. OBJECTIVES:

In order to achieve the above-stated purpose the MI Library Board shall be empowered to do the following:

1. To ensure that Library services and facilities meet the needs of Mercer Island residents.
2. To foster improved communications between Mercer Island Library users and KCLS.
3. To ensure that any significant proposed changes in Mercer Island Library services and facilities, are only implemented after input has been provided from Mercer Island residents.
4. To provide KCLS with community ambassadors to segments of the Mercer Island population that do not currently use the Library, raise awareness in the community as to what the Library offers, and to encourage use of the Mercer Island Library.
5. To reach out into the Mercer Island community to identify Library service and program needs or issues.
6. To listen to all individuals and groups who are interested in the operations of the Mercer Island Library.
7. To promote understanding of KCLS practices.

III. AUTHORITY:

The MI Library Board is sanctioned pursuant to the Interlocal Agreement.

IV. MEMBERSHIP:

- A. The MI Library Board shall consist of seven (7) voting members, who shall be appointed by the Mayor subject to the confirmation of the City Council. The Library Board will elect from its members a Chair and Vice Chair annually. Any Mercer Island resident with an interest in libraries is eligible to become a member, and the MI Library Board shall represent a variety of interests and users of the library to include one member of the

following: parent of early literacy, high school student, parent of a school aged child and the Friends of Mercer Island Library. One Councilmember, who is appointed by the Mayor, will serve as a liaison to the MI Library Board.

- B. Each member on the MI Library Board shall serve until December 31, 2018, unless he/she resigns, is removed by the Mayor for any reason, or because of application of Section IV (C) below.
- C. Vacancies occurring in any position on the MI Library Board shall be filled by appointment by the Mayor, with confirmation by the City Council for the unexpired term. If a member of the MI Library Board shall be absent, without prior notification and excuse, for three (3) consecutive, regularly scheduled meetings of the MI Library Board, the Chairperson of the MI Library Board may declare the position held by that member vacant and a new member may be appointed in the manner set forth in this section. If the Chairperson of the MI Library Board ceases to serve in such capacity, the Library Board shall elect a new Chairperson of the MI Library Board from the remaining members of the MI Library Board.

V. DECISION MAKING AND MEETINGS:

The MI Library Board will make no binding decisions of its own. It will make recommendations to the Board of Trustees of the King County Library System, and local library officials for consideration and decisions. The Chairperson and the City Council liaison will keep the City Council informed as to the activities of the MI Library Board.

The Board shall determine the frequency of its meetings based on the issues or topics to consider at the time. Library Board meetings are open to the public and abide by the Open Public Meetings Act.

The Board shall prepare an annual report and submit to the Mercer Island City Council.

VI. TIMEFRAME:

The MI Library Board shall have a sunset date of December 31, 2018. The City Council may extend the sunset date upon a majority vote of the Council.

VI. STAFF RESOURCES:

Primary responsibility for staff support of the Board rests jointly with the King County Library System and the City of Mercer Island. The Mercer Island Library Board will additionally have City staff support as needed and as assigned by the City Manager.

**CITY OF MERCER ISLAND
RESOLUTION NO. 1486**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON
AUTHORIZING CREATION OF THE MERCER ISLAND LIBRARY BOARD.**

WHEREAS, this is a resolution that authorizes the creation of the Mercer Island Library Board as contemplated in the Library Services Interlocal Agreement with King County, dated August 26, 1991, and

WHEREAS, the Library Board will sunset on December 31, 2016, and

WHEREAS, the Charter attached as Exhibit A to this Resolution sets forth the purpose, objectives, authority, membership, decision making and meetings, sunset date of the Board and staff resources to the Board, and


WHEREAS, members of the Ad Hoc Mercer Island Library Renovations Committee formed earlier in 2014 are fully versed in the ongoing conversations and input with King County regarding the renovations, service and program needs of the Mercer Island Library,

NOW, THEREFORE, BE IT RESOLVED, that

1. The Mercer Island Library Board is created for a period to begin July 2014 and to sunset on December 31, 2016;
2. The attached Charter for the Mercer Island Library Board is approved;
3. The Mayor is authorized to appoint the following nine members to the Mercer Island Library Board: Bryan Cairns, Lenore Defliese, Mindy Jeppesen, Sandi Lindstrom, Sayuj Narayan, Madison Nimmo, Lori Robinson, Joel Wachs, and Mary Kay Woolston;
4. The Mayor is authorized to appoint additional members to the Mercer Island Library Board (not to exceed nine members) should any of the above appointees prove unable or unwilling to serve;
5. The Mayor is authorized to appoint a Council Liaison to the Mercer Island Library Board.


THIS RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON THE 7TH DAY OF JULY, 2014.

CITY OF MERCER ISLAND



Bruce Bassett, Mayor

ATTEST:



Allison Spietz, City Clerk

CHARTER
Mercer Island Library Board

At the July 7, 2014 City Council meeting, the Mercer Island City Council voted to create a Mercer Island Library Board to...

I. PURPOSE:

Pursuant to the Library Services Interlocal Agreement entered into between the City of Mercer Island and King County Library System in 1991 (the "Interlocal Agreement"), the City chooses to appoint a Library Board for an initial period of July 2014 through December 31, 2016. The Interlocal Agreement specifies that,

"In the event the City chooses to appoint a Library Board during any time period when the City is annexed to the District, the District shall regularly solicit input from the Board on issues relating to all aspects of library services and facilities for the residents of Mercer Island."

Accordingly, the purpose of the Mercer Island Library Board (the "MI Library Board") is to provide the residents of Mercer Island with a means to provide input and recommendations to the King County Library System ("KCLS") on how to change the operations, services and facilities of the Mercer Island Library so that it better meets the changing needs of the residents of Mercer Island.

II. OBJECTIVES:

In order to achieve the above-stated purpose the MI Library Board shall be empowered to do the following:

1. To ensure that Library services and facilities meet the needs of Mercer Island residents.
2. To foster improved communications between Mercer Island Library users and KCLS including brainstorming ways KCLS can increase community dialog about local issues.
3. To ensure that any proposed changes in Mercer Island Library services and facilities, including the 2014 proposed renovations, are only implemented after input has been provided from Mercer Island residents on all aspects of the changed facilities.
4. To provide KCLS with community ambassadors to segments of the Mercer Island population that do not currently use the Library and to encourage use of the Mercer Island Library by residents of Mercer Island.
5. To reach out into the Mercer Island community to identify Library service and program needs or issues.
6. To listen to all individuals and groups who are interested in the operations of the Mercer Island Library.
7. To raise awareness in the community as to what the Library offers.
8. To link Library staff with potential community partners.
9. To promote understanding of KCLS policies and procedures.

III. AUTHORITY:

The MI Library Board is sanctioned pursuant to the Interlocal Agreement.

IV. MEMBERSHIP:

- A. The MI Library Board shall consist of nine (9) voting members, who shall be appointed by the Mayor subject to the confirmation of the City Council. The Mayor shall also appoint a Chairperson of the MI Library Board. Any Mercer Island resident with an interest in libraries is eligible to become a member, and the MI Library Board shall represent a variety of interests and users of the library. One Councilmember, who is appointed by the Mayor, will serve as a liaison to the MI Library Board.
- B. Each member on the MI Library Board shall serve until December 31, 2016, unless he/she resigns, is removed by the Mayor for any reason, or because of application of Section IV (C) below.
- C. Vacancies occurring in any position on the MI Library Board shall be filled by appointment by the Mayor, with confirmation by the City Council for the unexpired term. If a member of the MI Library Board shall be absent, without prior notification and excuse, for three (3) consecutive, regularly scheduled meetings of the MI Library Board, the Chairperson of the MI Library Board may declare the position held by that member vacant and a new member may be appointed in the manner set forth in this section. If the Chairperson of the MI Library Board ceases to serve in such capacity, the Mayor shall appoint a new Chairperson of the MI Library Board from the remaining members of the MI Library Board.

V. DECISION MAKING AND MEETINGS:

The MI Library Board will make no binding decisions of its own. It will make recommendations to the Board of Trustees of the King County Library System, and local library officials for consideration and decisions. The Chairperson and the City Council liaison will keep the City Council informed as to the activities of the MI Library Board.

The Board shall determine the frequency of its meetings based on the issues or topics to consider at the time. Library Board meetings are open to the public and abide by the Open Public Meetings Act.

VI. TIMEFRAME:

The MI Library Board shall have a sunset date of December 31, 2016. The City Council may extend the sunset date upon a majority vote of the Council.

VII. STAFF RESOURCES:

Primary responsibility for staff support of the Board rests with the King County Library System. The Mercer Island Library Board will additionally have City staff support as needed and as assigned by the City Manager.



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

**AB 5214
September 19, 2016
Regular Business**

**SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
STANDARDS - COMMUNITY ENGAGEMENT
PLAN UPDATE**

Proposed Council Action:

Review the updated community engagement plan and approve budget request for professional services.

DEPARTMENT OF	Development Services Group (Alison Van Gorp)
COUNCIL LIAISON	n/a
EXHIBITS	1. Draft Community Engagement Schedule
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	21,500
AMOUNT BUDGETED	\$	0
APPROPRIATION REQUIRED	\$	21,500

SUMMARY

In January of 2016, the City directed the Development Services Group and Planning Commission to move forward with the review of the Single Family Residential Development Standards. On July 20, 2016 the Planning Commission evaluated and recommended that the City Council approve the policy based approach, the scope of work, and the public engagement plan with amendments. On August 1, 2016 City Council discussed the Planning Commission's recommendations and directed staff to perform additional outreach to the community regarding the scope of work for the residential code update and to conduct a "debrief" on the lessons learned from the Town Center process.

On August 29, 2016, following the launch of a new web page and online commenting, an email was sent to approximately 170 residents and other stakeholders who had previously expressed interest in residential development issues, informing them a code update process was beginning and seeking input on the scope of work. Recipients of the email included individuals that had emailed City Council and/or testified at Council meetings in December 2015 or in the summer of 2016 regarding residential development issues.

In early September, 2016, Assistant City Manager, Kirsten Taylor, spoke with each of the Council members individually for their feedback on the Town Center process, as well as ideas for improved public engagement going forward. Key findings from these discussions include:

- Use multiple avenues to inform the public of the code update – social and print media, website, mailings, posters in key locations, etc.
- Scope the code update process carefully, ensuring adequate time and the right format for the analyses and discussions that are needed.
- Provide a full schedule of meetings, with topics to be covered at each meeting clearly identified. Ensure that each opportunity for community input is clearly identified, multiple methods of giving

input are encouraged, and the schedule is easily accessible on the website and in other published materials.

- Publish public comments regularly on the website.
- Develop graphics and visuals early in the process to help the Commission and the public better understand policy options.
- Employ an effective moderator to make community meetings efficient and productive.

Staff has incorporated these thoughts and ideas into an updated community engagement plan. Exhibit 1 is a draft outline and schedule of planned community outreach and engagement activities.

Public Engagement Plan and Schedule

Staff plans to build upon and improve the public engagement approach developed during the Town Center process. The residential Development Standards Update Process will include 3 phases:

1. Project Kick Off
2. Policy Analysis and Recommendations (Planning Commission)
3. Review and Approval of Code Update (City Council)

Phase 1

The first phase, the project kick off, will include the public launch of the process via social and print media, a postcard mailing to all addresses on the island, and posters in key community locations. Staff will dedicate significant resources to this broad outreach effort to ensure that all residents and other stakeholders are notified about the process before it begins, providing ample opportunity to get involved. Each communication piece will be designed to provide clear and concise information on the “what, where why and how” of this process, including dates and locations of upcoming meetings and links to more information and online commenting. The project kick off will culminate with a community meeting, hosted by the Planning Commission, aimed at providing a forum for residents to offer input into the problem definition and the scope of work. Staff will also provide an informational overview on the upcoming process, schedule and opportunities for engagement.

Phase 2

The second phase of the process will be led by the Planning Commission. The Commission will use a policy-based approach to analyze identified problems and potential solutions using evaluation forms to guide discussion and decision making. The Commission may invite experts/professionals to provide input into these analyses, likely in the format of a panel discussion. These panelists could include architects, developers, builders, engineers and others with expertise around how specific code provisions might be implemented. The City will engage a consultant with expertise in urban design and planning to produce renderings and graphics to assist the Commission and the public in better understanding options and proposals. Staff anticipate 10-12 meetings occurring roughly between November, 2016 and April, 2017. Some of the meetings may include time for public comments while others will be focused “study sessions” with no opportunity for public comment. The details of the Planning Commission schedule, as well as the topics to be covered at each meeting, will be prominently displayed on the website, helping to make it clear when specific topics will be covered and when public comment can be made. This detailed schedule will be prepared following the project kickoff and finalizing the scope of work.

During this phase the Planning Commission will host two community meetings plus a formal public hearing. A professional moderator will be engaged to ensure the meetings are efficient and productive. Staff will also lead several “roadshow” meetings by attending regular community group gatherings to make presentations about the residential development standards update. These events will provide numerous opportunities for formal and informal input from residents and other stakeholders. Written comments will

also be encouraged throughout the process, and will be posted to a prominent location on the website on a regular basis.

Phase 3

The third phase will be the review of the Planning Commission recommendations and approval of the amended code by City Council. We are anticipating this topic will come before Council 4-5 times between late April and early June, 2017, including a formal public hearing. The updated code would then take effect in July.

Optional Budget Request

In the Town Center debrief conversations with Kirsten Taylor, several Councilmembers mentioned the importance of visual representations of concepts and policy options to facilitate understanding by the Planning Commission and the public, beginning early on in the process. In addition, meeting facilitation for Community Meetings was also mentioned a number of times as an area for improvement. Based on these suggestions, staff has prepared a budget estimate for professional services to support these objectives.

This optional budget allocation would enable staff to engage consultant resources for meeting facilitation as well as to develop graphics for use in community meetings, Planning Commission discussions and ultimately inclusion in the updated code. Funding these activities now will allow staff to get consultant(s) under contract to support work in Phase 1 and Phase 2, scheduled to occur in 2016 and carrying over into 2017. The cost estimates provided below were developed by extrapolating from similar services that were procured during the Town Center process.

Graphic development	\$15,000
Meeting facilitation (5 meetings)	\$6,500

TOTAL	\$21,500
-------	----------

This \$21,500 request is in addition to the \$15,755 budget request approved by Council at its September 6, 2016 for community engagement activities including postcard mailings, meeting space, materials and refreshments. If the Council would like to fund this additional work at a cost of \$21,500, the Finance Director recommends using a portion of the remaining 2015 General Fund surplus.

RECOMMENDATION

Ombudsman/Administrative Services Manager

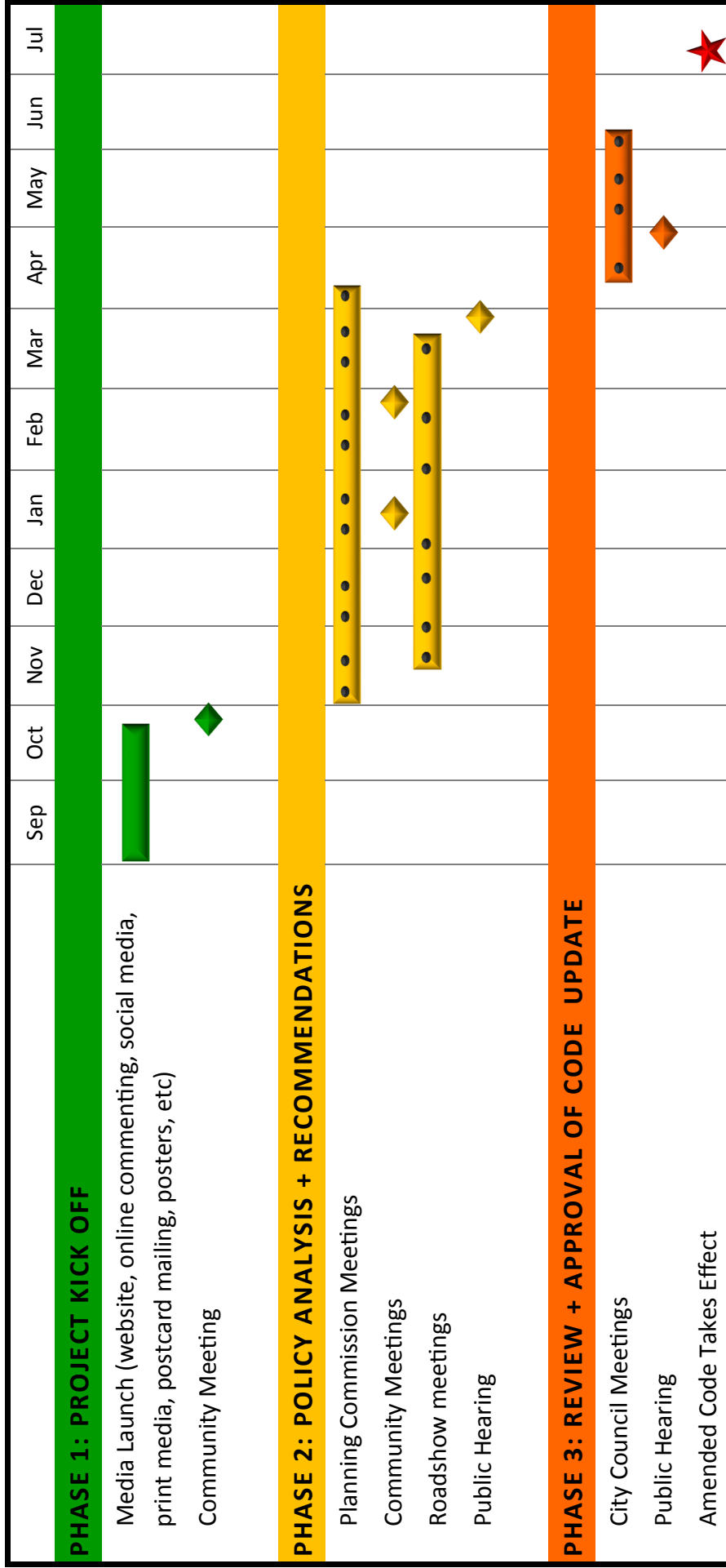
Review updated community engagement plan and provide direction to staff.

MOVE TO: Approve the \$21,500 optional budget request, which would be funded by the 2015 General Fund surplus, for graphic development and meeting facilitation for the community engagement plan related to the single family residential development code update.

Single Family Residential Development Standards Update

COMMUNITY ENGAGEMENT PROCESS

**** DRAFT ****



-  Process or series of actions.
-  Opportunities for community input. Additional opportunities will also be available during some meetings of the Planning Commission and City Council, schedule TBD.
-  Series of meetings.



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

**AB 5217
September 19, 2016
Regular Business**

**I-90 LOSS OF MOBILITY NEGOTIATIONS
STATUS REPORT**

Proposed Council Action:
Receive status report.

DEPARTMENT OF City Manager (Kirsten Taylor / Ross Freeman)

COUNCIL LIAISON n/a

EXHIBITS

APPROVED BY CITY MANAGER

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

SUMMARY

At the September 6 City Council meeting, staff gave a brief status update on the I-90 loss of mobility negotiations. As part of that update, staff also reported that a detailed presentation would be delivered at the September 19 meeting to kick off the community-wide outreach strategy. The presentation will cover the historical context of I-90 formal agreements, current negotiation topics, how this affects Island residents, upcoming outreach, and opportunities for the community to give input.

RECOMMENDATION

Assistant City Manager

Receive report, no action required.



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

**AB 5213
September 19, 2016
Regular Business**

**CITY COUNCIL REQUESTS FOR 2017
COMPREHENSIVE PLAN PRELIMINARY
DOCKET**

Proposed Council Action:

Add items to the preliminary docket of 2017 Comprehensive Plan amendments.

DEPARTMENT OF	Development Services Group (Scott Greenberg)
COUNCIL LIAISON	n/a
EXHIBITS	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

On September 6, 2016, the City Council adopted Ordinance No. 16C-13 establishing a two-step process for reviewing and deciding on amendments to Mercer Island's Comprehensive Plan. The first step is to create a preliminary docket of items that will be reviewed by the Planning Commission and the City Council in the 4th quarter of 2016.

The preliminary docket is essentially a "parking lot" of ideas submitted by the public, City Council, Planning Commission and City staff that may deserve analysis as part of a combined package of Comprehensive Plan amendments (the "final docket"). An idea is not required to be fully debated prior to placement on the preliminary docket. Little, if any, staff analysis has been done on any idea placed on the preliminary docket. That work comes after the preliminary docket is prepared, and again in 2017 for items that carry over to the final docket.

The question is whether an idea on the preliminary docket has enough merit to be considered for the Comprehensive Plan amendment package that will be thoroughly studied and debated in 2017. Adding an idea to the preliminary docket does not mean the City Council must add the idea to the final docket, nor is the Council obligated to approve the proposed amendment in 2017. Rather, the preliminary docket is simply creating a list of items for future discussion.

To consider adding an idea to the preliminary docket, a motion and second is needed, followed by discussion and vote on the motion. A majority vote of the City Council is required to add an idea to the preliminary docket.

RECOMMENDATION

Development Services Group Director

MOVE TO: Add _____ to the 2017 Comprehensive Plan amendment preliminary docket.



CITY COUNCIL PLANNING SCHEDULE

All meetings are held in the City Hall Council Chambers unless otherwise noted.
Special Meetings and Study Sessions begin at 6:00 pm. Regular Meetings begin at 7:00 pm.
Items listed for each meeting are not in any particular order.

SEPTEMBER 19 – 5:00 PM

Item Type	Topic/Presenter	Time
<i>Executive Session #1</i> (5:00-6:00pm)	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes	60
<i>Study Session</i> (6:00-7:00pm)	Small Cell License Agreements – S. Greenberg & C. Schuck	60
<i>Consent Calendar</i>	AFSCME 2016-2017 Collective Bargaining Agreement – K. Segle	--
<i>Regular Business</i>	Mercer Island Library Board Resolution and Charter Update – B. Fletcher	20
<i>Regular Business</i>	Residential Development Standards Community Engagement Update – Alison Van Gorp	30
<i>Regular Business</i>	I-90 Loss of Mobility Negotiations Status Report – K. Taylor	30
<i>Regular Business</i>	Council Additions to 2017 Comprehensive Plan Amendment Preliminary Docket – S. Greenberg	15
<i>Executive Session #2</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes	60

SEPTEMBER 23 (FRIDAY) – 9:00 AM - 5:00 PM

	City Manager Interviews (MICEC)	
--	---------------------------------	--

SEPTEMBER 30 (FRIDAY) – 3:30 PM - 6:00PM

	Micro-Planning Session (MICEC)	
--	--------------------------------	--

OCTOBER 4 (TUESDAY) – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Study Session</i>	Fire Sprinkler Requirements for 1 & 2 Family Dwellings – S. Heitman	60
<i>Consent Calendar</i>	2015 Water System Improvements Project Close Out – R. Lin	--
<i>Regular Business</i>	Small Cell Deployment Franchise (1 st Reading) – S. Greenberg & C. Schuck	45
<i>Regular Business</i>	I-90 Loss of Mobility Negotiations Status Report – K. Taylor	15
<i>Regular Business</i>	2017-2018 Preliminary Budget Presentation & Distribution – C. Corder	45
<i>Regular Business</i>	2015 Water System Plan Adoption – R. Lin & A. Tonella-Howe	45
<i>Executive Session</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes	60

OCTOBER 13 (THURSDAY) – 5:00-7:00 PM

Item Type	Topic/Presenter	Time
	Joint Meeting with MISD Board	120

OCTOBER 17 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Operating Budget Review – C Corder	180
<i>Executive Session</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes	60

NOVEMBER 7 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Capital Improvement Program Review – C. Corder	180

NOVEMBER 21		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Finalize Changes to Budget, Pass 2017 NORCOM Budget Resolution, Pass 2017 Utility Rate Resolutions, and Adopt 2017 Property Tax Levy Ordinances – C. Corder	90
<i>Regular Business</i>	Six Year Sustainability Plan – R. Freeman	30

DECEMBER 5		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	3 rd Quarter 2016 Financial Status Report & Budget Adjustments – C. Corder	30
<i>Regular Business</i>	General Sewer Plan Update – J. Kintner	30
<i>Regular Business</i>	2017-2018 Final Budget Adoption – C. Corder	15
<i>Regular Business</i>	2017 Legislative Agenda – K. Taylor	20

DECEMBER 19		
Item Type	Topic/Presenter	Time
	<i>Potentially Canceled</i>	

OTHER ITEMS TO BE SCHEDULED:

- Light Rail Station Design Oversight (Q2) – K. Taylor
- Mercer Island Center for the Arts (MICA) (Q2) – K. Sand
- City Manager Recruitment (Q4) – K. Segle
- King County Sewer Project (Q4) – J. Kintner
- CenturyLink Cable Franchise – K. Sand
- PSE Electric Franchise (Q4) – K. Sand
- Zayo Telecom Franchise (Q4) – K. Sand
- 2015 Water System Plan Adoption – R. Lin & A. Tonella-Howe
- Title 10 & 19 Code Amendments and Comprehensive Plan Amendment for National Pollutant Discharge Elimination System (NPDES) Update – P. Yamashita
- Single-Family Residential Development Standards - E. Maxim (2017 Q1)

COUNCILMEMBER ABSENCES:

None.



Memorandum

Mayor Bruce Bassett

TO: Councilmembers Dan Grausz, Jeff Sanderson, Wendy Weiker, David Wisenteiner, Benson Wong, and Deputy Mayor Debbie Bertlin

FROM: Mayor Bruce Bassett

DATE: September 19, 2016

RE: Boards and Commissions Appointments

Please affirm the following appointments:

BOARD OR COMMISSION	POS	NAME	TERM
Arts Council	6	Matt Lome	2020
Mercer Island Library Board	3	Tim Ong	2016

MOVE TO: Affirm the appointments of Matt Lome to Position #6 (expiring May 2020) on the Arts Council and Tim Ong to Position #3 (expiring December 2016) on the Mercer Island Library Board.



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Tuesday
February 21, 2017
5:00 PM

Mayor Bruce Bassett
Deputy Mayor Debbie Bertlin
Councilmembers Dan Grausz, Jeff Sanderson,
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.

REGULAR MEETING

CALL TO ORDER & ROLL CALL, 5:00 PM

AGENDA APPROVAL

EXECUTIVE SESSION

Executive Session #1 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes

Executive Session #2 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes

STUDY SESSION, 6:00 PM

- (1) AB 5259 Update on Residential Development Standards Project

APPEARANCES, 7:00 PM

CONSENT CALENDAR

- (2) Payables: \$2,634,591.47 (01/19/17) \$489,979.60 (01/26/17), \$523,404.12 (02/09/17)
Payroll: \$745,512.73 (01/06/17) & \$862,881.10 (01/20/17) & \$796,322.34 (02/03/17) & \$804,451.82 (02/17/17)
Minutes: December 5, 2016 Regular Meeting Minutes, January 3, 2017 Regular Meeting Minutes, January 10, 2017 Special Meeting Minutes, January 12, 2017 Special Meeting Minutes, January 17, 2017 Regular Meeting Minutes, January 20, 2017 Special Meeting Minutes, February 3, 2017 Special Meeting Minutes, February 6, 2017 Regular Meeting Minutes
AB 5257 Open Space Conservancy Trust Board Annual Report and Work Plan

REGULAR BUSINESS

- (3) AB 5261 I-90 Loss of Mobility Negotiations Status Report
(4) AB 5258 Island Crest Park Ballfield Advertising
(5) AB 5253 Code Amendment Modifying MICC Chapter 3.32 Pertaining to Emergency Management Administration (1st Reading)

Continued on next page...

- (6) AB 5252 Code Amendment Modifying MICC Chapter 4.20 Pertaining to Claims for Damages (1st Reading)
- (7) AB 5260 Code Amendment Adopting MICC Chapter 2.50 Pertaining to Accepting Donations (1st Reading)

OTHER BUSINESS

- Councilmember Absences
- Planning Schedule
- Board Appointments
- Councilmember Reports

ADJOURNMENT



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

**AB 5259
February 21, 2017
Study Session**

**UPDATE ON RESIDENTIAL DEVELOPMENT
STANDARDS PROJECT**

Proposed Council Action:

Receive presentation.

DEPARTMENT OF	Development Services Group (Scott Greenberg, Evan Maxim and Alison Van Gorp)
COUNCIL LIAISON	n/a
EXHIBITS	<ol style="list-style-type: none"> 1. Approved scope of work 2. Planning Commission schedule
APPROVED BY CITY MANAGER	

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

SUMMARY

The purpose of this study session and agenda bill is to provide the City Council with a high-level update on the Planning Commission's work on revising the City's residential development standards (RDS). Several Planning Commissioners will attend the Study Session to participate in the discussion and answer questions. No Council action is required.

The City Council approved the scope of work for the RDS project on August 1, 2016. See Exhibit 1. The Planning Commission is using a three-phased approach to studying residential development issues and potential solutions.

PHASE 1 (October-December 2016)

Phase 1 began with a community kickoff meeting on October 26. The meeting was designed to inform attendees about the purpose and timeline of the Residential Development Standards Update, collect ideas and questions on the scope of work, and create the opportunity for island residents to talk together about these issues. The Planning Commission met 3 times in 2016 to discuss comments from the community kickoff and broad topics covering all elements of the scope of work. The outcome of these meetings was direction to city staff on which ideas to further evaluate in Phase 2.

PHASE 2 (January-February 2017)

Phase 2 focused on evaluating various concepts and alternatives related to updated development standards. One community meeting was held in early January where attendees had the opportunity to discuss options being considered by the Planning Commission. Use of evaluation forms has created a thorough record of what was considered by the Planning Commission along with the pros and cons of various options. The outcome of the 3 Planning Commission meetings in Phase 2 was narrowing of the options that will be used in crafting specific regulatory language in Phase 3.

PHASE 3 (March-April 2017)

Phase 3 will involve the creation of specific code amendment language, discussion by the Planning Commission, creation of a SEPA environmental checklist analyzing the environmental impacts of proposed legislation, and a public hearing on the proposed amendments. The outcome of Phase 3 will be a recommendation by Planning Commission to City Council.

City Council review and consideration of the Planning Commission's recommendations is tentatively scheduled for May and June. The tentative schedule is on Exhibit 2. The timing of Phase 3 may be affected by Planning Commission consideration of three appeals, a conditional use permit and private zoning code amendment as well as City Council-requested code amendments related to transportation concurrency, essential public facilities, and allowed uses in the I-90 portion of the Public Institution zone.

PLANNING COMMISSION PRELIMINARY DIRECTION

At the end of Phase 2, the Planning Commission provided the following preliminary direction to staff for use in preparing draft regulations for Phase 3. Again, this is preliminary and subject to further public input and review and evaluation by the Planning Commission prior to a formal recommendation to City Council. Additional details for each of these proposals will be developed as part of Phase 3.

1. Modify the side yard setback to require that the side yard setbacks cumulatively equal 17% of the lot width for lots over 90 feet wide. Retain a minimum dimension of 5 feet.
2. Reduce the allowed gross floor area (GFA) from 45% to 40% of the lot area. No change is proposed to the calculation for basement areas or garages. Outdoor decks that are roofed would be subject to GFA limits.
3. Adopt an overall limit to the allowed gross floor area (GFA) based upon zoning designation (e.g. a limit for the R-8.4 zone might be 5,000 square feet). The overall limit is still to be determined but should have a rational basis and be a readily understood limit.
4. Allow for an increase of 5% to GFA for the construction of new ADUs.
5. Adopt separate standards for height and GFA for residential accessory structures. Limit height to a single story and limit GFA to 25% of the allowed GFA for the site. Allow a second story for accessory dwelling units (ADUs).
6. Adopt a daylight plane standard for second and third stories adjacent to side yard areas. The daylight plane would begin at 15 feet above grade and is proposed at 45 degrees. No daylight plane standard is proposed adjacent to front or rear yards. The daylight plane is the same concept used for Town Center buildings.
7. Eliminate the lot coverage (impervious surface) standard to avoid unintended consequences (creating an incentive for two story homes).
8. Adopt more specific and predictable tree retention standards for new construction and significant (> 500 sq. ft.) remodels and additions.
 - a. Tree permit is required for removal to allow for tracking of retention.
 - b. Significant tree is a 12" diameter at breast height (DBH) evergreen tree and an 18" DBH deciduous tree.
 - c. Requirement to retain 30% of significant trees.
 - d. Exempt "weed" tree species (e.g. cottonwood, alder, etc.) from permit and retention requirements.

- e. Prioritize retention of large, healthy trees.
 - f. Establish specific tree protection standards.
 - g. Specify replanting ratios and allow for a fee-in-lieu of replanting.
9. Require that 30% of the front yard setback be landscaped for new construction, site grading, and significant (> 500 sq. ft.) remodels or additions.
 10. Adopt a standard for new single family home construction on lots that are large enough to subdivide.
 - a. Require compliance with design standard for subdivisions; or
 - b. Complete a preliminary subdivision; or
 - c. Record a covenant / agreement on the site preventing subdivision of the lot for a period of 5 years.
 11. Modify construction hours to limit construction to M-F: 7AM to 7PM; Sat: 9AM to 6PM; Sundays and Holidays – No Construction
 12. Limit permit renewals to 1 year following a single 30-day extension. Require a construction management plan and construction schedule for new single family construction over 7,000 square feet and for large remodels / additions of more than 4,000 square feet. All permit renewals will require a construction schedule.
 13. Clarify the criteria for approval of setback and fence height deviations.
 14. Amend the code as needed to clarify standards, create definitions, and reconcile proposed amendments with the existing code language.

RECOMMENDATION

Development Services Group

Receive presentation.



SCOPE OF WORK
Approved by City Council August 1, 2016

1. Building height
2. Gross floor area
3. Lot coverage (impervious surface)
4. Minimum setbacks
5. Tree retention
6. Building pads
7. Minimum lot width and depth
8. The definition of a single-family residence as related to very large homes (e.g., is a 15,000 square foot house with 12 bedrooms, 12 bathrooms and 3 kitchens a single-family home or something else?)
9. Lot consolidation / Maximum lot area (impact of creating larger lots resulting in larger homes that is different from the existing neighborhood pattern)
10. Construction related impacts (hours of operation, parking, length of construction activity, etc.)
11. Deviations (process and criteria)
12. Large residential accessory structures and uses (e.g., 30-foot-high gazebos, 12-car garages, etc.)
13. Enforcement Tools including penalties
14. Building Permit Process: Public Notice, Public Input and Right to Appeal
15. Fence Height Deviations
16. Time Limit on Validity of Building Permits
17. Short Plats - Ensuring that short plat process is not circumvented by, for example, applying for a building permit for one part of a lot with the intention of short platting the property after that permit is granted.



PLANNING COMMISSION PLANNING SCHEDULE

All meetings are held in the Council Chambers unless otherwise noted.

All meetings begin at **6:00 pm** unless otherwise noted.

Items listed for each meeting are not in any particular order and may change.

FEBRUARY 25 (9:30 AM)-WEST MERCER ELEMENTARY		
Item Type	Topic/Presenter	Time
Public Meeting	Residential Development Standards—E. Maxim	120

MARCH 1		
Item Type	Topic/Presenter	Time
Public Hearing	APL16-004: Appeal of an Approved Impervious Surface Deviation (DEV16-024)-E. Maxim	60
Public Hearing	APL16-005: Appeal of an Approved Impervious Surface Deviation (DEV16-027)-E. Maxim	60
Public Hearing	APL17-001: Appeal of a Denied Impervious Surface Deviation (DEV16-029)-E. Maxim	60

MARCH 15		
Item Type	Topic/Presenter	Time
Regular Business	Residential Development Standards (Review of compiled regulations)—E. Maxim	120
Public Hearing	Code Text Amendment: Appeals and Review Processes—S. Greenberg	60

MARCH 29		
Item Type	Topic/Presenter	Time
Regular Business	Residential Development Standards (Continuing discussion of proposed regulations)—E. Maxim	90
Regular Business	Code Text Amendment: Appeals and Review Processes (Recommendation to City Council)—S. Greenberg	45
Regular Business	Transportation Concurrency, Essential Public Facilities and I-90 P Zone Uses (policy discussion)—S. Greenberg	45

APRIL 5		
Item Type	Topic/Presenter	Time
Public Hearing	Residential Development Standards—E. Maxim	120

APRIL 19		
Item Type	Topic/Presenter	Time
Regular Business	Residential Development Standards (Recommendation to City Council)—E. Maxim	120

MAY 3		
Item Type	Topic/Presenter	Time
Regular Business	Transportation Concurrency Code Amendment –S. Greenberg	120

MAY 17		
Item Type	Topic/Presenter	Time
Regular Business	P Zone Amendment-Light Rail Use—S. Greenberg	75
Regular Business	Essential Public Facilities Code Amendment—S. Greenberg	75

MAY 31 (POSSIBLE SPECIAL MEETING)		
Item Type	Topic/Presenter	Time
	TBD	

JUNE 7		
Item Type	Topic/Presenter	Time
Public Hearing	P Zone Amendment-Light Rail Use—S. Greenberg	60
Public Hearing	Essential Public Facilities Code Amendment—S. Greenberg	60
Public Hearing	Transportation Concurrency Code Amendment—S. Greenberg	60

JUNE 21		
Item Type	Topic/Presenter	Time
Regular Business	P Zone Amendment-Light Rail Use (Recommendation to City Council)—S. Greenberg	
Regular Business	Essential Public Facilities Code Amendment (Recommendation to City Council)—S. Greenberg	
Regular Business	Transportation Concurrency Code Amendment (Recommendation to City Council)—S. Greenberg	

JULY 5		
Item Type	Topic/Presenter	Time
Regular Business	Election of Chair and Vice-Chair	5
Regular Business	Comprehensive Plan amendments (Discussion)	

JULY 19		
Item Type	Topic/Presenter	Time
Public Hearing	Comprehensive Plan amendments	

AUGUST 2		
Item Type	Topic/Presenter	Time
Regular Business	Comprehensive Plan amendments (Recommendation to City Council)	

TO BE SCHEDULED		
Item Type	Topic/Presenter	Time
	DuBrowa Appeal of Barcelo Homes Permit—S. Greenberg	
	Code enforcement ordinance revisions (Q1)	
	Critical Areas Update (Q3/Q4)	
	French-American School Conditional Use Permit	
	MICA Code Amendment	

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.

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

Report	Warrants	Date	Amount
Check Register	185088-185295	1/19/17	\$ 2,634,591.47
			\$ 2,634,591.47

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185088	01/12/2017	USPS Postage for camp brochure mail	P93526	OH007576	01/11/2017	279.04
00185089	01/17/2017	JAC MASONRY RESTORATION BRICK WALL REPAIR ADMIN BLDG	P93647	163	12/27/2016	2,737.50
00185090	01/17/2017	TRI-TEC COMMUNICATIONS INC SHORETEL MAINTENANCE 1/27/17	P93534	621380	12/19/2016	16,588.02
00185091	01/17/2017	WA DEPT OF FISH AND WILDLIFE PERMIT APPLICATION FEE		OH007592	01/13/2017	150.00
00185092	01/19/2017	AA ASPHALTING INC SE 40TH ST AT WMW CONCRETE REP	P92453	0082605	11/30/2016	51,642.27
00185093	01/19/2017	ACCESS BLACK BOX PU & DEL, STORAGE, D	P93721	1802220	12/31/2016	330.42
00185094	01/19/2017	AIRGAS USA LLC Oxygen/Fire	P93617	9941912730	12/31/2016	101.99
00185095	01/19/2017	ALL CITY FENCE CO Fence repair at Island Crest F	P92946	108984	12/20/2016	3,704.39
00185096	01/19/2017	ALPINE PRODUCTS INC INV 164094 COMMERCIAL PAINT SP	P93387	164094	12/29/2016	10,013.56
00185097	01/19/2017	AM TEST INC INV 96518 STORMWATER QUALITY	P93590	96518	12/31/2016	410.00
00185098	01/19/2017	AMERICAN PLANNING ASSOC APA membership & subscription	P93705	30888916102	12/15/2016	36.00
00185099	01/19/2017	AMERIGAS-KENT INV 3059744699 83.2 GAL PROPA	P93499	3059744699	12/29/2016	307.57
00185100	01/19/2017	ARC DOCUMENT SOLUTIONS Print/ copy charges	P93703	OH007636	12/31/2016	24.18
00185101	01/19/2017	ARONSON SECURITY GROUP INC 5 8k throw members needed for	P93104	WSEA15073	12/21/2016	190.05
00185102	01/19/2017	ASTRAL COMMUNICATIONS INC Antenna for Cellular modem	P93318	161931	12/20/2016	239.81
00185103	01/19/2017	AUTONATION INC INV 108939 REPAIR PARTS	P93493	109284	11/01/2016	44.08
00185104	01/19/2017	AWC AWC 2017 Membership Dues	P93517	OH007600	12/20/2016	16,509.00
00185105	01/19/2017	BEEHIVE WORKSHOP Administrative Consulting Serv	P93507	20161221 2016122	12/21/2016	1,130.00
00185106	01/19/2017	BELLEVUE, CITY OF 2016 Quarterly MBP Surcharge	P91129	31579	12/31/2016	7,419.49
00185107	01/19/2017	BOARD FOR VOLUNTEER Pension Payment B. McFerran	P93691	OH007602	11/14/2016	4,090.84
00185108	01/19/2017	BRAVO ENVIRONMENTAL INV 33010 81ST AND 82ND AVE SI	P92303	33755	11/07/2016	9,569.71
00185109	01/19/2017	BREWTON MD, LUKE Clinical consultations in 2017	P93569	12314	01/05/2017	150.00
00185110	01/19/2017	BUD CLARY CHEVROLET INC FL-0490 LATE FEE	P93639	L161157	01/01/2017	1,507.38
00185111	01/19/2017	CADMAN INC 5/8"-MINUS ROCK (64.78 TONS)	P93444	5422848 5422660	12/14/2016	2,853.21
00185112	01/19/2017	California Training Institute Training Registration - Force	P93643	OH007586	01/12/2017	350.00
00185113	01/19/2017	CAROLLO ENGINEERS INC GENERAL SEWER PLAN UPDATE	P86399	0154437	01/09/2017	15,148.65

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185114	01/19/2017	CASCADE MACHINERY & ELECTRIC INV. 435656 PS 19 BEARING REPA	P90786	435656	12/31/2016	7,523.94
00185115	01/19/2017	CDW GOVERNMENT INC Surface Book for CM Full Warra	P93294	GJP7865 GHZ0149	12/19/2016	2,253.51
00185116	01/19/2017	CEDAR GROVE COMPOSTING INC Organic Waste Service December	P93546	0000314858	12/31/2016	25.50
00185117	01/19/2017	CENTURYLINK PHONE USE JAN 2017		OH007596	01/02/2017	237.64
00185118	01/19/2017	CHEMAQUA WATER TREATMENT PROGRAM	P93450	2558743	12/16/2016	805.65
00185119	01/19/2017	CHERYL COHEN & ASSOCIATES 2017 EAP Services Fee	P93627	OH007589	01/01/2017	3,312.30
00185120	01/19/2017	CINTAS CORPORATION #460 2016 Rug Cleaning Services for	P89342	460768362 460762	12/22/2016	49.28
00185121	01/19/2017	CLEANERS PLUS 1 Patrol uniform cleaning	P93544	76391	01/03/2017	96.84
00185122	01/19/2017	CM DESIGN GROUP ROADSIDE SHOULDER IMPROVEMENTS	P91329	16086	11/01/2016	14,580.00
00185123	01/19/2017	COLUMBIA PUMPING & CONST INC 3431 WMW SLIP LINING STORMWATE	P91737	16283 REVISED	12/01/2016	206,059.45
00185124	01/19/2017	COMCAST Internet Charges/Fire	P93624	OH007590	01/04/2017	80.03
00185125	01/19/2017	COMPLETE OFFICE OFFICE SUPPLIES DEC 2016		OH007594	12/31/2016	7,509.38
00185126	01/19/2017	CONFLUENCE ENGINEERING GRP LLC PHASE 3 MICROBIAL OCCURRENCE	P91202	011216MIWQP3	01/03/2017	3,319.00
00185127	01/19/2017	CONSOLIDATED PRESS Looking Ahead Mailing - Print/	P93289	18000	12/21/2016	1,464.34
00185128	01/19/2017	CONTRACT HARDWARE 2016 - CUST SVC GATE	P93660	SPI-036684	12/19/2016	400.09
00185129	01/19/2017	CORRECTIONAL INDUSTRIES ACCTG Staff clothing for Rec Team.	P93423	T051950	12/27/2016	2,473.06
00185130	01/19/2017	CORWIN FORD TRI-CITIES VEHICLE PURCHASE	P92321	2016-9-172	12/20/2016	25,290.77
00185131	01/19/2017	CRAWFORD DOOR COMPANY 2016 - FS92 APP BAY DOOR MAINT	P93661	97831	12/12/2016	913.23
00185132	01/19/2017	CROSSROADS TOWING INV 105671 TOWING FL-0489	P93504	105671	12/10/2016	93.08
00185133	01/19/2017	CRYSTAL AND SIERRA SPRINGS Monthly water service delivery	P93566	5277493010117	01/01/2017	58.73
00185134	01/19/2017	CULLIGAN Water Service/Fire	P93619	201701672721	12/31/2016	219.80
00185135	01/19/2017	DATAQUEST LLC Background Check J. Underwood	P93568	1339	12/31/2016	247.00
00185136	01/19/2017	DEEDS, EDWARD G LEOFF1 Retiree Medical Expense	P93603	OH007619	01/11/2017	41.89
00185137	01/19/2017	DEPARTMENT OF HEALTH WILLING WDS, WTPO IT RENEWAL	P93495	OH007618	01/05/2017	84.00
00185138	01/19/2017	DEPT OF LICENSING M. Solomon Notary Fee	P93425	OH007561	12/29/2016	90.00
00185139	01/19/2017	DEPT OF LICENSING Witness Fees - Invoice No.	P93674	6Z0913146	01/10/2017	66.88

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185140	01/19/2017	DITCH WITCH NORTHWEST HIGH FREQUENCY LOCATOR & TRANS	P93455	BM13671S	12/29/2016	4,016.68
00185141	01/19/2017	DLT SOLUTIONS SPOTLIGHT ON SQL RENEWAL	P93551	4557968A	01/05/2017	378.49
00185142	01/19/2017	DRAIN-PRO INC INV 57944 2016 SANITARY SEWER	P90801	57944	11/30/2016	13,140.00
00185143	01/19/2017	DROLL LANDSCAPE ARCH, ROBERT W Luther Burbank Park beach	P91615	1406510	11/25/2016	12,746.00
00185144	01/19/2017	DUNBAR ARMORED JAN 2017 Armored car service	P93695	3909553	01/01/2017	1,897.73
00185145	01/19/2017	DUVALL DENTAL CENTER LEOFF1 Retiree Medical Expense	P93628	OH007598	01/11/2017	10,436.00
00185146	01/19/2017	EARTHCORPS INC 50% Retainage	P87254	OH007631	01/04/2017	3,425.00
00185147	01/19/2017	EASTSIDE BABY CORNER Refund for rental #22549. Clie	P93677	22549	06/28/2016	120.00
00185148	01/19/2017	EJ USA INC STEEL BAR GRATE 16 X 41 X 3	P93453	110160106148	12/20/2016	617.89
00185149	01/19/2017	ESA Project review- NFH 8000 SE 20	P93708	125220	01/10/2017	6,080.98
00185150	01/19/2017	ESRI ESRI GIS Annual Software Licen	P93458	93216438	11/30/2016	27,375.00
00185151	01/19/2017	FASTSIGNS ISSAQUAH Alupanel outdoor signs,	P93320	I86334	12/12/2016	2,557.24
00185152	01/19/2017	FINANCIAL CONSULTANTS INT'L INV 15523 FL-490 EQUIPMENT	P93480	15523 15473	10/18/2016	17,314.02
00185153	01/19/2017	FIRE KING OF SEATTLE INC Airpac Testing/Repairs DOT Man	P93556	86809 86932	12/20/2016	2,532.86
00185154	01/19/2017	FIRE PROTECTION INC 2016 - COUNCIL CHAMBERS PANIC	P93663	36044	01/03/2017	413.70
00185155	01/19/2017	FIRETREX Training Tracker Fee (Jan-June)	P93391	260	12/22/2016	1,200.00
00185156	01/19/2017	FULL FORCE LLC 500 pedestrian safety lights	P93724	20189027	01/04/2017	799.44
00185157	01/19/2017	G&K SERVICES PW DECEMBER COVERALL/LAUNDRY	P93631	2433535 DEC	12/31/2016	1,095.43
00185158	01/19/2017	GOLDER ASSOCIATES INC FUEL CLEAN UP	P85591	468431	12/21/2016	1,908.79
00185159	01/19/2017	GOODSELL POWER EQUIPMENT CUTOFF SAW, POWERHEAD & POLE P	P93454	708136 708135	12/13/2016	3,198.73
00185160	01/19/2017	GRAINGER INVENTORY PURCHASES	P93459	9320094791	01/03/2017	252.95
00185161	01/19/2017	GRANGE SUPPLY INC T-POSTS	P93457	676681	12/30/2016	32.83
00185162	01/19/2017	H D FOWLER 12" & 8" PIPE, CATCH BASINS, C	P93508	I4407717 I440826	12/29/2016	20,122.31
00185163	01/19/2017	HARRIGAN LEYH FARMER & I-90 Legal Counsel December 20	P93622	INVOICE 5	01/06/2017	74,052.00
00185164	01/19/2017	HDR ENGINEERING INC INV 1200019377 FREEMAN AVE	P89617	1200029919	01/06/2017	28,024.45
00185165	01/19/2017	HEALTHFORCE PARTNERS LLC INV 30656 DOT PHYSICAL FOR R.	P93684	30656	11/28/2016	49.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185166	01/19/2017	HEDEEN & CADITZ PLLC Professional Services - FS 92	P93511	8326	01/04/2017	6,150.00
00185167	01/19/2017	HOME DEPOT CREDIT SERVICE GROUNDING PLUG	P93519	0068197122536	01/06/2017	117.98
00185168	01/19/2017	HONEYWELL, MATTHEW V Professional services - Invoic	P93513	950	01/03/2017	1,100.00
00185169	01/19/2017	HOROWITZ, BEVERLY Refund. Error when registering	P93682	OH007632	12/20/2016	1.90
00185170	01/19/2017	HUGHES FIRE EQUIPMENT INC Misc. Apparatus Parts	P93614	509894/509789	01/02/2017	318.29
00185171	01/19/2017	IACP - MEMBERSHIP IACP membership dues	P93539	1001233359	12/27/2016	150.00
00185172	01/19/2017	IDAX DATA SOULTIONS INV 17007 AM/PM TRAFFIC	P93634	17007	01/09/2017	300.00
00185173	01/19/2017	INSTITUTION OF FIRE ENGINEERS 2017 Dues - Heitman	P93620	20170257	01/02/2017	161.00
00185174	01/19/2017	INTERIOR FOLIAGE CO, THE 2017 - INTERIOR LANDSCAPING JA	P93664	36914	01/01/2017	271.34
00185175	01/19/2017	ISSAQUAH CITY JAIL November jail bill	P93464	0450008334	12/29/2016	2,910.00
00185176	01/19/2017	KAMINS CONSTRUCTION SE 32ND ST AND 73RD AVE STORM	P92688	PE 1	12/31/2016	209,521.52
00185177	01/19/2017	KC FINANCE Basin 10 & 32b dissolved Metal	P93700	2016WLR6	01/17/2016	45,198.46
00185178	01/19/2017	KC RECORDS Recording Fees	P93701	OH007637	01/18/2017	456.00
00185179	01/19/2017	KELLEY, CHRIS M MILEAGE EXPENSE		OH007595	01/08/2017	34.88
00185180	01/19/2017	KEYBANK NATIONAL ASSOC 2016 Bank Account Analysis	P93696	16120000213	01/11/2017	21,033.91
00185181	01/19/2017	KING CO PROSECUTING ATTORNEY COURT REMITTANCE KC CRIME VICT	P89273	OH007605	12/31/2016	526.18
00185182	01/19/2017	KING COUNTY FINANCE MONTHLY SEWER JAN-DEC 2017	P93436	30016548	01/01/2017	389,489.76
00185183	01/19/2017	KING COUNTY FINANCE I-NET MONTHLY SERVICES FROM	P89754	11005302	12/30/2016	1,122.00
00185184	01/19/2017	KPG DESIGN - ICW CROSSWALK ENHANCE	P93599	1215616	01/05/2017	13,716.25
00185185	01/19/2017	KRAZAN & ASSOCIATES INC INV 608060-5832 MADRONA CREST	P93494	I6080605832	10/31/2016	1,025.00
00185186	01/19/2017	KROESENS UNIFORM COMPANY Uniforms/Peters	P93540	41476	12/30/2016	814.79
00185187	01/19/2017	LAKERIDGE PAVING COMPANY INV 27818 DRIVEWAY APPROACH 64	P93630	27818	11/30/2016	3,995.00
00185188	01/19/2017	LATITUDE GEOGRAPHICS GROUP LTD TECHNICAL SUPPORT	P93550	INV0005138	12/31/2016	142.60
00185189	01/19/2017	LINESCAPE OF WASHINGTON SEWER WET WELL CLEANING	P90422	S10807	10/27/2016	9,088.25
00185190	01/19/2017	LITHO CRAFT All Island RDS mailing	P93710	39881	12/29/2016	2,384.86
00185191	01/19/2017	LUMINOUS WORKS TRAINING & CON Marketing training for MICEC	P93528	2017001H	01/05/2017	1,150.00

Date: 01/19/17

Time: 14:13:28

Report Name: AP Report by Check Number

CouncilAP

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185192	01/19/2017	LYNN PEAVEY CO Evidence packaging	P93462	326518	12/30/2016	166.11
00185193	01/19/2017	M & M BALLOON CO Helium refills for MICEC	P89715	30107	01/01/2017	23.54
00185194	01/19/2017	MAKERS ARCH & URBAN DESIGN LLP Residential Development Standa	P93702	16362	01/03/2017	4,277.50
00185195	01/19/2017	MCDOWELL NW PILE KING INC Fluery trail repairs.	P93091	5132	12/21/2016	9,639.00
00185196	01/19/2017	McLENDON HARDWARE INC INVENTORY PURCHASES	P93523	4594022	01/06/2017	93.98
00185197	01/19/2017	MCRAE, DWIGHT PERMIT REFUND		DEV16019	01/17/2017	1,079.60
00185198	01/19/2017	METROPRESORT 2016-2017 Printing and Mailing	P89917	489304 489084 48	12/20/2016	9,129.51
00185199	01/19/2017	MI HARDWARE - BLDG MISC. HARDWARE FOR THE MONTH O	P93509	OH007609	12/31/2016	86.63
00185200	01/19/2017	MI HARDWARE - FIRE Station Tools	P93615	OH007599	12/31/2016	39.04
00185201	01/19/2017	MI HARDWARE - MAINT MISC. HARDWARE FOR THE MONTH O	P93471	OH007608	12/31/2016	370.85
00185202	01/19/2017	MI HARDWARE - P&R Small maintenance items for MI	P93729	OH007635	12/31/2016	96.05
00185203	01/19/2017	MI HARDWARE - POLICE Marine equipment	P93541	OH007611	12/31/2016	196.64
00185204	01/19/2017	MI HARDWARE - ROW MISC. HARDWARE FOR THE MONTH O	P93472	OH007606	12/31/2016	8.45
00185205	01/19/2017	MI HARDWARE - UTILITY MISC. HARDWARE FOR THE MONTH O	P93473	OH007607	12/31/2016	21.94
00185206	01/19/2017	MI HARDWARE - YFS Operating supplies for Tshop a	P93530	OH007613	12/31/2016	31.48
00185207	01/19/2017	MI SCHOOL DISTRICT REFUND HYDRANT METER DEPOSIT		OH007615	11/02/2016	2,400.00
00185208	01/19/2017	MI SCHOOL DISTRICT #400 Remit 4th Qtr 2016 Bus Stop Pa	P93520	OH007610	12/31/2016	3,930.00
00185209	01/19/2017	MI UTILITY BILLS PAYMENT OF UTILITY BILLS FOR W	P93535	OH007612	12/31/2016	4,621.74
00185210	01/19/2017	MICHAEL SKAGGS ASSOCIATES 2016 - JANITORIAL SERVICE DEC	P93669	17-7	12/31/2016	10,544.84
00185211	01/19/2017	MICRO COM SYSTEMS LTD Document scanning	P93704	16845	12/31/2016	813.76
00185212	01/19/2017	MOBERLY AND ROBERTS Professional Services - Invoic	P93587	647	01/03/2017	6,000.00
00185213	01/19/2017	MONTANA STATE UNIVERSITY Professional services for a "o	P93562	WTICHSC617	12/31/2016	4,000.00
00185214	01/19/2017	MORUP SIGNS INC Pioneer Park sign	P93468	42369	12/14/2016	1,012.88
00185215	01/19/2017	MPLC Movie Licensing for 2017	P93552	504661217	12/20/2016	566.04
00185216	01/19/2017	NAPA AUTO PARTS INV 12/31/16 REPAIR	P93632	16715156DEC	12/31/2016	740.17
00185217	01/19/2017	NATIONAL BARRICADE INV 124413 VARIABLE MESSAGE TR	P92536	124413	11/21/2016	14,759.51

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185218	01/19/2017	NELSON, CASEY ITS CONFERENCE REGISTRATION		OH007593	12/07/2016	79.72
00185219	01/19/2017	NOMICOS, GENE refund. Patron overpaid.	P93679	OH007633	01/13/2017	5.00
00185220	01/19/2017	NORCOM 911 FIRE DISPATCH 2017	P93585	0000354 Q1	01/03/2017	39,018.00
00185221	01/19/2017	NORTH LAKE MARINA- PATROL 11 REPAIRS	P93640	1053	01/04/2017	1,222.92
00185222	01/19/2017	NPELRA ADMINISTRATIVE OFFICE 2017 Membership Dues NPELRA &	P93605	SEGLE29201	01/11/2017	200.00
00185223	01/19/2017	OAC SERVICES INC Pier Repair Engineering Servic	P90640	132292 132213	12/14/2016	2,909.00
00185224	01/19/2017	ON SITE FITNESS LLC Fitness Equipment PM	P93626	4012	12/23/2016	234.28
00185225	01/19/2017	OVERLAKE OIL INV 181291 450 UNLEADED AND 25	P93497	181291-92 183181	12/21/2016	3,549.04
00185226	01/19/2017	PACIFIC AIR CONTROL INC 2016 - CITY HALL, CAUCUS ROOM	P93668	190808	12/22/2016	9,001.52
00185227	01/19/2017	PACIFIC MODULAR 2016 - CLEAN ALL CARPET LUTHER	P93683	3039	12/30/2016	887.25
00185228	01/19/2017	PERTEET INC SAFE ROUTES TO NORTHWOOD ELEME	P89336	201502790009	01/06/2017	4,266.90
00185229	01/19/2017	PNTA Smoke Machine for Training	P93212	6061094IN	12/21/2016	1,222.51
00185230	01/19/2017	PORT SUPPLY SALT AWAY CLEANER	P93670	7064	01/13/2017	70.04
00185231	01/19/2017	PRAXAIR DISTRIBUTION INC INV 75285484	P93589	75662090	12/31/2016	99.39
00185232	01/19/2017	PRO-VAC INV 161129-020 NOV CCTV INSPEC	P93635	161221-016	12/21/2016	26,258.96
00185233	01/19/2017	PROJECT A INC Annual SSL Key for www.mercerg	P93527	162804	01/01/2017	1,019.00
00185234	01/19/2017	PUBLIC SAFETY TESTING INC Q4 Oct - Dec 2016 Fire Recruit	P93609	20167225 2016725	12/23/2016	712.50
00185235	01/19/2017	PUGET SOUND ACCESS MI-TV 12/5/16	P93548	2515	01/09/2017	1,187.50
00185236	01/19/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH007625	01/10/2017	172.93
00185237	01/19/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH007626	01/10/2017	125.04
00185238	01/19/2017	QUENCH USA INC EOC water machine-paid for 201	P93316	200621513	01/01/2017	540.25
00185239	01/19/2017	RELX INC DBA LEXISNEXIS Library subscription - Invoice	P93512	3090774293	12/31/2016	300.88
00185240	01/19/2017	REMOTE SATELLITE SYSTEMS INT'L EMAC Sat phone	P93692	00085804	01/11/2017	48.95
00185241	01/19/2017	REPUBLIC SERVICES #172 INV 6966006 ROW 12 YRD	P93641	0172006965822	12/31/2016	5,585.01
00185242	01/19/2017	RHOADES, LANCE MIAC-Film Program Fall 2016	P93487	OH007604	11/22/2016	1,500.00
00185243	01/19/2017	RICH LANDSCAPING INC 2015-2016 Open Space Vegetatio	P87267	37615	12/30/2016	32,415.90

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185244	01/19/2017	ROKKA SKI SCHOOL Refund - \$50.00 deposit.	P93690	23607	01/17/2017	50.00
00185245	01/19/2017	ROMAINE ELECTRIC CORP Misc Apparatus Parts	P93478	1102039	12/06/2016	536.53
00185246	01/19/2017	RON'S STUMP REMOVAL & ROW to the left side of 4753 F	P92882	8250 8249	12/30/2016	23,658.00
00185247	01/19/2017	RONGERUDE PS, JOHN Professional Services - Invoic	P93514	9493	12/31/2016	300.00
00185248	01/19/2017	ROSENSTEIN, SUSIE Instructor pay for course #164	P93561	16426	01/10/2017	300.00
00185249	01/19/2017	SCARFF FORD INV 567016 FL-0338 REPAIR PART	P93694	27385	12/01/2016	446.91
00185250	01/19/2017	SCHOENTRUP, WILLIAM FRLEOFF1 Retiree Medical Expen	P93644	OH007597	01/12/2017	779.46
00185251	01/19/2017	SCORE Jail bill-December 9 days	P93681	2307	01/11/2017	1,413.00
00185252	01/19/2017	SEATTLE, CITY OF Dec 2016 Water Purchases	P93560	OH007603	12/27/2016	90,720.70
00185253	01/19/2017	SHERWIN-WILLIAMS CO, THE 2016 - COMM CNTR PAINT	P93650	0528-1	12/28/2016	53.17
00185254	01/19/2017	SIGNAL PERFECTION LTD Meeting Room AV Replacement at	P92883	517942	12/13/2016	13,399.04
00185255	01/19/2017	SIGNATURE LANDSCAPE SERVICES LANDSCAPE UPGRADE	P93648	6004	12/28/2016	12,411.83
00185256	01/19/2017	SIX ROBBLEES INC INV 862640 REPAIR PARTS	P93358	862640 862078	05/16/2016	355.79
00185257	01/19/2017	SKYLINE COMMUNICATIONS INC EOC INTERNET SERVICE	P93489	IN42577	01/01/2017	206.55
00185258	01/19/2017	SMOKIN" PETE'S BBQ Dads & kids campout catering	P93557	OH007630	08/13/2016	1,273.10
00185259	01/19/2017	SOCIETY FOR HUMAN RESOURCE MGT 2017 Annual Subscription Fee K	P93607	OH007627	01/11/2017	199.00
00185260	01/19/2017	SOFTRESOURCES PROJ MGMT PHASE 5 DECEMBER 201	P93583	3479	01/04/2017	6,300.00
00185261	01/19/2017	SOFTWAREONE INC Windows Server Standard R2 2 c	P93321	USPSI545108	12/22/2016	626.78
00185262	01/19/2017	SOUND PUBLISHING INC Advertising contract for Seatt	P93666	7736381	12/31/2016	1,008.14
00185263	01/19/2017	SOUND SAFETY PRODUCTS SAFETY BOOTS	P93442	188305	12/30/2016	713.58
00185264	01/19/2017	STERICYCLE INC On-Call Charges/Fire	P93618	3003693911	12/31/2016	10.36
00185265	01/19/2017	STEWART, WILLIAM L Consultation services for raw	P92217	1652	12/30/2016	1,300.00
00185266	01/19/2017	SUNGARD PUBLIC SECTOR INC ONESOLUTION MAINTENANCE FEB	P93600	131562	12/30/2016	10,051.99
00185267	01/19/2017	SUPERIOR TOWING INC TOWING FOR FL-0464	P93505	70480	10/22/2016	196.01
00185268	01/19/2017	SUTTER PAVING INC Paving for the Boat Launch.	P93089	18505	01/03/2017	34,201.96
00185269	01/19/2017	SYSTEMS DESIGN WEST LLC Transport Billing Fees	P93479	MIFD1216	12/14/2016	934.34

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185270	01/19/2017	TOLLIVER, SCOTT MILEAGE REIMBURSEMENT		OH007616	01/06/2017	28.46
00185271	01/19/2017	TRAFFIC SAFETY SUPPLY INVENTORY PURCHASES	P93449	123083	12/30/2016	442.46
00185272	01/19/2017	TRU MECHANICAL INC CLEAN FILTER ANNEX DAYCAARES	P93659	4605	12/27/2016	1,057.78
00185273	01/19/2017	U S TIMBER CUTTERS LLC INV Q416 ROW TREE REMOVAL/PRUN	P93636	Q416	12/28/2016	8,276.40
00185274	01/19/2017	UMPQUA BANK INV S10807 RETAINAGE	P93500	S10807RET S10929	01/05/2017	434.85
00185275	01/19/2017	UNITED SITE SERVICES Portable Toilets - Sculpture P	P93662	114-4802733	12/19/2016	874.06
00185276	01/19/2017	UPS SHIPPING FEES		0000T6781T017	01/07/2017	8.79
00185277	01/19/2017	UTILITIES UNDERGROUND LOCATION INV 6120166 EXCAVATION TICKETS	P93588	6120166	12/31/2016	177.10
00185278	01/19/2017	VERIZON WIRELESS VZW - Billing P. Bissonnette	P93496	9777511846	12/23/2016	1,927.01
00185279	01/19/2017	VERIZON WIRELESS IGS WIFI, LOANER PHONE, IGS PH	P93642	9777511844	12/23/2016	1,531.42
00185280	01/19/2017	WA CITIES INSURANCE AUTHORITY LIABILTY	P93645	40082	01/01/2017	798,091.00
00185281	01/19/2017	WA ST DEPT OF TRANSPORTATION INV JA9498 WATER SUPPLY SERVIC	P93503	RE41JA9498L003	12/13/2016	481.35
00185282	01/19/2017	WA ST TREASURER'S OFFICE Remit DEC16 Court Transmittal	P93521	OH007628	12/31/2016	18,405.47
00185283	01/19/2017	WA ST TREASURER'S OFFICE Remit DEC16 NC Court Transmitt	P93522	OH007629	12/31/2016	2,987.08
00185284	01/19/2017	WASHINGTON FIRE CHIEFS 2017 Department Dues	P93623	R2017197	10/01/2016	1,500.00
00185285	01/19/2017	WASHINGTON STATE PATROL CPL backgrounds	P93612	I17004147	01/05/2017	264.00
00185286	01/19/2017	WASPC Annual membership dues	P93699	DUES201700218	01/03/2017	305.00
00185287	01/19/2017	WAVE ELECTRICAL LLC 2016 - DONATION AREA SCREENING	P93672	16106	12/30/2016	12,188.46
00185288	01/19/2017	WEATHERNET LLC JAN/FEB/MAR 2017 WEATHERNET	P93502	2016-30878A	09/20/2016	490.00
00185289	01/19/2017	WESTHILL ELECTRONICS INV 2437 FS 92 BASE RADIOS AND	P93428	2437	12/22/2016	3,316.36
00185290	01/19/2017	WMCA A. Spietz Conference Registrat	P93698	01801	01/17/2017	375.00
00185291	01/19/2017	WSAFM 2017 Fire Marshal Dues	P93621	OH007591	11/16/2016	180.00
00185292	01/19/2017	XEROX CORPORATION Monthly copy charges for DSG c	P89333	087602252	01/01/2017	2,468.01
00185293	01/19/2017	XEROX CORPORATION PRINTER SUPPLIES		230043404	01/01/2017	872.68
00185294	01/19/2017	ZELONKA, LAVINA Refund check - lunch cancelled	P93678	OH007634	09/22/2016	11.00
00185295	01/19/2017	ZOLL DATA SYSTEMS INC RMS Maintenance	P93545	9032772	12/02/2016	1,379.70

Accounts Payable Report by Check Number

<u>Check No</u>	<u>Check Date</u>	<u>Vendor Name/Description</u>	<u>PO #</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Check Amount</u>
					Total	<u>2,634,591.47</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	5,677.53
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	5,007.77
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	4,293.22
P93520	00185208	MI SCHOOL DISTRICT #400	Remit 4th Qtr 2016 Bus Stop Pa	3,930.00
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	1,612.52
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	1,151.35
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	805.24
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	708.07
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	548.10
P89273	00185181	KING CO PROSECUTING ATTORNEY	COURT REMITTANCE KC CRIME VICT	526.18
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	367.63
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	309.82
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	203.77
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	203.76
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	164.56
P93677	00185147	EASTSIDE BABY CORNER	Refund for rental #22549. Clie	120.00
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	82.01
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	68.00
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	63.42
P93690	00185244	ROKKA SKI SCHOOL	Refund - \$50.00 deposit.	50.00
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	37.50
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	30.38
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	16.67
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	16.66
P93678	00185294	ZELONKA, LAVINA	Refund check - lunch cancelled	11.00
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	10.45
P93522	00185283	WA ST TREASURER'S OFFICE	Remit DEC16 NC Court Transmitt	7.55
P93521	00185282	WA ST TREASURER'S OFFICE	Remit DEC16 Court Transmittal	6.57
P93679	00185219	NOMICOS, GENE	refund. Patron overpaid.	5.00
P93682	00185169	HOROWITZ, BEVERLY	Refund. Error when registering	1.90
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
	00185207	MI SCHOOL DISTRICT	REFUND HYDRANT METER DEPOSIT	2,400.00
P93445	00185271	TRAFFIC SAFETY SUPPLY	INVENTORY PURCHASES	319.18
P93459	00185160	GRAINGER	INVENTORY PURCHASES	252.95
P93523	00185196	McLENDON HARDWARE INC	INVENTORY PURCHASES	93.98
<i>Org Key: CA1100 - Administration (CA)</i>				
P93512	00185239	RELX INC DBA LEXISNEXIS	Library subscription - Invoice	300.88
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	42.27
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	40.17
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P93587	00185212	MOBERLY AND ROBERTS	Professional Services - Invoice	6,000.00
P93513	00185168	HONEYWELL, MATTHEW V	Professional Services - Invoice	700.00
P93675	00185168	HONEYWELL, MATTHEW V	Professional services - Invoice	400.00
P93514	00185247	RONGERUDE PS, JOHN	Professional Services - Invoice	300.00
P93674	00185139	DEPT OF LICENSING	Witness Fees - Invoice No.	66.88
<i>Org Key: CM1100 - Administration (CM)</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93294	00185115	CDW GOVERNMENT INC	Surface Book for CM Full Warra	2,253.51
P93606	00185135	DATAQUEST LLC	Background Check J. Underwood	73.00
P93608	00185278	VERIZON WIRELESS	VZW - Billing P. Bissonnette	57.71
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P93622	00185163	HARRIGAN LEYH FARMER &	I-90 Legal Counsel December 20	74,052.00
P93599	00185184	KPG	I-90 Traffic Analysis December	11,682.22
<i>Org Key: CM1200 - City Clerk</i>				
P93698	00185290	WMCA	A. Spietz Conference Registrat	375.00
P93666	00185262	SOUND PUBLISHING INC	Ntc: Ord 16-12 1766118 12/14	62.48
P93666	00185262	SOUND PUBLISHING INC	Ntc: Ord 16-16 1766124 12/14	52.11
P93666	00185262	SOUND PUBLISHING INC	Ntc: Council Spcl Mtgs 1752137	52.11
P93666	00185262	SOUND PUBLISHING INC	Ntc: Ord 16-17 1766109	52.11
P93666	00185262	SOUND PUBLISHING INC	Ntc: Council Mtg Cancel 175214	44.33
<i>Org Key: CM1300 - Sustainability</i>				
P93546	00185116	CEDAR GROVE COMPOSTING INC	Organic Waste Service December	25.50
<i>Org Key: CM1400 - Communications</i>				
P93548	00185235	PUGET SOUND ACCESS	MI-TV 11/7/16	478.75
P93548	00185235	PUGET SOUND ACCESS	MI-TV 12/5/16	382.50
P93548	00185235	PUGET SOUND ACCESS	MI-TV 11/21/16	326.25
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P93609	00185234	PUBLIC SAFETY TESTING INC	Q4 Oct - Dec 2016 Police	412.50
P93609	00185234	PUBLIC SAFETY TESTING INC	Q4 Oct - Dec 2016 Fire Recruit	300.00
P93605	00185222	NPELRA ADMINISTRATIVE OFFICE	2017 Membership Dues NPELRA &	200.00
P93607	00185259	SOCIETY FOR HUMAN RESOURCE MGT	2017 Annual Subscription Fee K	199.00
P93608	00185278	VERIZON WIRELESS	VZW - K. Segle	40.01
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	11.56
<i>Org Key: CT1100 - Municipal Court</i>				
P93606	00185135	DATAQUEST LLC	Background Check S Cabrera	36.50
<i>Org Key: DS0000 - Development Services-Revenue</i>				
P91129	00185106	BELLEVUE, CITY OF	2016 Quarterly MBP Surcharge	7,419.49
	00185197	MCRAE, DWIGHT	PERMIT REFUND	1,079.60
<i>Org Key: DS1100 - Administration (DS)</i>				
P93702	00185194	MAKERS ARCH & URBAN DESIGN LLP	Residential Development Standa	4,277.50
P93710	00185190	LITHO CRAFT	All Island RDS mailing	2,384.86
P93704	00185211	MICRO COM SYSTEMS LTD	Document scanning	813.76
P93701	00185178	KC RECORDS	Recording Fees	456.00
P93709	00185278	VERIZON WIRELESS	monthly phone & data charges	296.76
P93709	00185278	VERIZON WIRELESS	monthly mobil hot spot charges	160.10
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	110.43
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	44.15
P93703	00185100	ARC DOCUMENT SOLUTIONS	Print/ copy charges	24.18
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P93707	00185149	ESA	Project reievew- MICA	2,515.00
P93708	00185149	ESA	Project review- Cheshire Resid	1,872.48

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93707	00185149	ESA	Project review- NFH 8000 SE 20	1,693.50
P93705	00185098	AMERICAN PLANNING ASSOC	APA membership & subscription	36.00
<i>Org Key: DS4550 - Utility Inspection (Clearing)</i>				
P93443	00185263	SOUND SAFETY PRODUCTS	SAFETY BOOTS	130.26
<i>Org Key: FN1100 - Administration (FN)</i>				
P93696	00185180	KEYBANK NATIONAL ASSOC	2016 Bank Account Analysis	21,033.91
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	569.10
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	44.53
P93425	00185138	DEPT OF LICENSING	ANALISA CARTWRIGHT NOTARY	30.00
<i>Org Key: FN2100 - Data Processing</i>				
P93600	00185266	SUNGARD PUBLIC SECTOR INC	ONESOLUTION MAINTENANCE FEB	10,051.99
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P89917	00185198	METROPRESORT	Printing and Mailing November	436.77
P89917	00185198	METROPRESORT	Printing and Mailing December	358.54
P89917	00185198	METROPRESORT	Printing and Mailing November	302.46
P89917	00185198	METROPRESORT	Printing and Mailing December	260.12
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P89917	00185198	METROPRESORT	Printing and Mailing November	436.77
P89917	00185198	METROPRESORT	Printing and Mailing December	358.55
P89917	00185198	METROPRESORT	Printing and Mailing November	302.45
P89917	00185198	METROPRESORT	Printing and Mailing December	260.13
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P89917	00185198	METROPRESORT	Printing and Mailing November	436.77
P89917	00185198	METROPRESORT	Printing and Mailing December	358.55
P89917	00185198	METROPRESORT	Printing and Mailing November	302.46
P89917	00185198	METROPRESORT	Printing and Mailing December	260.12
<i>Org Key: FNBE01 - Financial Services</i>				
P93510	00185198	METROPRESORT	2016-2017 Printing and Mailing	2,973.00
P93510	00185198	METROPRESORT	2016-2017 Printing and Mailing	1,888.77
P93501	00185198	METROPRESORT	Printing and Mailing of 4TH Qu	135.00
P93501	00185198	METROPRESORT	Printing and Mailing of 4TH Qu	59.05
<i>Org Key: FR1100 - Administration (FR)</i>				
P93623	00185284	WASHINGTON FIRE CHIEFS	2017 Department Dues	1,500.00
P93545	00185295	ZOLL DATA SYSTEMS INC	RMS Maintenance	1,379.70
P93479	00185269	SYSTEMS DESIGN WEST LLC	Transport Billing Fees	934.34
P93626	00185224	ON SITE FITNESS LLC	Fitness Equipment PM	234.28
P93619	00185134	CULLIGAN	Water Service/Fire	219.80
P93620	00185173	INSTITUTION OF FIRE ENGINEERS	2017 Dues - Heitman	161.00
P93624	00185124	COMCAST	Internet Charges/Fire	80.03
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	52.83
P93615	00185200	MI HARDWARE - FIRE	Station Tools	39.04
P93425	00185138	DEPT OF LICENSING	JOLENE JUDD NOTARY RENEWAL	30.00
<i>Org Key: FR2100 - Fire Operations</i>				
P93585	00185220	NORCOM 911	FIRE DISPATCH 2017	39,018.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93556	00185153	FIRE KING OF SEATTLE INC	Airpac Testing/Repairs DOT Man	2,532.86
P93629	00185279	VERIZON WIRELESS	MDC Charges/Fire	925.23
P93477	00185186	KROESENS UNIFORM COMPANY	Uniforms/Peters	803.84
P93478	00185245	ROMAINE ELECTRIC CORP	Misc Apparatus Parts	536.53
P93614	00185170	HUGHES FIRE EQUIPMENT INC	Misc. Apparatus Parts	318.29
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P93617	00185094	AIRGAS USA LLC	Oxygen/Fire	101.99
P93618	00185264	STERICYCLE INC	On-Call Charges/Fire	10.36
<i>Org Key: FR4100 - Training</i>				
P93212	00185229	PNTA	Smoke Machine for Training	1,222.51
P93391	00185155	FIRETREX	Training Tracker Fee (Jan-June)	1,200.00
<i>Org Key: FR5100 - Community Risk Reduction</i>				
P93621	00185291	WSAFM	2017 Fire Marshal Dues	180.00
<i>Org Key: GGI001 - General Government-Insurance</i>				
P93645	00185280	WA CITIES INSURANCE AUTHORITY	LIABILTY	490,945.00
P93645	00185280	WA CITIES INSURANCE AUTHORITY	PROPERTY	72,146.00
P93645	00185280	WA CITIES INSURANCE AUTHORITY	BOILER & MACHINERY	3,211.00
P93645	00185280	WA CITIES INSURANCE AUTHORITY	CRIME/FIDELITY	2,253.00
<i>Org Key: GGM001 - General Government-Misc</i>				
P93527	00185233	PROJECT A INC	Website Hosting 1/1-3/31	900.00
P93695	00185144	DUNBAR ARMORED	JAN 2017 Armored car service	545.07
P93470	00185275	UNITED SITE SERVICES	Portable Toilets - Sculpture P	290.90
P93527	00185233	PROJECT A INC	Annual SSL Key for www.mercerg	119.00
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P93706	00185292	XEROX CORPORATION	Monthly copy charges for CM co	614.05
P93706	00185292	XEROX CORPORATION	Monthly copy charges for Mailr	540.31
P93706	00185292	XEROX CORPORATION	Monthly copy charges for DSG c	180.30
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	121.16
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	80.47
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	51.18
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	29.13
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
P93628	00185145	DUVALL DENTAL CENTER	LEOFF1 Retiree Medical Expense	9,412.00
P93628	00185145	DUVALL DENTAL CENTER	LEOFF1 Retiree Medical Expense	1,024.00
P93644	00185250	SCHOENTRUP, WILLIAM	FRLEOFF1 Retiree Medical Expen	779.46
P93603	00185136	DEEDS, EDWARD G	LEOFF1 Retiree Medical Expense	41.89
<i>Org Key: GX9995 - Employee Benefits-General</i>				
P93627	00185119	CHERYL COHEN & ASSOCIATES	2017 EAP Services Fee	3,312.30
<i>Org Key: GX9997 - Employee Benefits-Fire</i>				
P93691	00185107	BOARD FOR VOLUNTEER	Pension Payment B. McFerran	4,090.84
<i>Org Key: IGVO01 - AWC Assessment</i>				
P93517	00185104	AWC	AWC 2017 Membership Dues	16,509.00
<i>Org Key: IS1100 - IGS Mapping</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93458	00185150	ESRI	ESRI GIS Annual Software Licen	6,843.75
P93550	00185188	LATITUDE GEOGRAPHICS GROUP LTD	TECHNICAL SUPPORT	142.60
<i>Org Key: IS2100 - IGS Network Administration</i>				
P93534	00185090	TRI-TEC COMMUNICATIONS INC	SHORETEL MAINTENANCE 1/27/17	16,588.02
P89754	00185183	KING COUNTY FINANCE	I-NET MONTHLY SERVICES FROM	1,122.00
P93321	00185261	SOFTWAREONE INC	Windows Server Standard R2 2 c	626.78
P93551	00185141	DLT SOLUTIONS	SPOTLIGHT ON SQL RENEWAL	378.49
P93721	00185093	ACCESS	BLACK BOX PU & DEL, STORAGE, D	330.42
P93488	00185279	VERIZON WIRELESS	IGS WIFI, LOANER PHONE, IGS PH	146.74
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	11.62
<i>Org Key: IS3101 - GIS Analyst Water Fund</i>				
P93458	00185150	ESRI	ESRI GIS Annual Software Licen	6,843.75
<i>Org Key: IS3102 - GIS Analyst Sewer Fund</i>				
P93458	00185150	ESRI	ESRI GIS Annual Software Licen	6,843.75
<i>Org Key: IS3103 - GIS Analyst Storm Fund</i>				
P93458	00185150	ESRI	ESRI GIS Annual Software Licen	6,843.75
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P92453	00185092	AA ASPHALTING INC	SE 40TH ST AT WMW CONCRETE REP	9,288.00
P92453	00185092	AA ASPHALTING INC	SE 40TH ST AT WMW CONCRETE REP	338.00
P93318	00185102	ASTRAL COMMUNICATIONS INC	Antenna for Cellular modem	239.81
P93670	00185230	PORT SUPPLY	SALT AWAY CLEANER	70.04
P93446	00185271	TRAFFIC SAFETY SUPPLY	STREET SIGN	52.17
P93474	00185167	HOME DEPOT CREDIT SERVICE	GROUNDING PLUG	18.58
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
P93636	00185273	U S TIMBER CUTTERS LLC	INV Q416 ROW TREE REMOVAL/PRUN	8,276.40
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P93582	00185209	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	184.99
<i>Org Key: MT2500 - ROW Administration</i>				
P93592	00185241	REPUBLIC SERVICES #172	INV 6966006 ROW 12 YRD	2,092.66
P93641	00185241	REPUBLIC SERVICES #172	INV 6965822 ROW DISPOSAL/RECYC	1,455.25
P93448	00185263	SOUND SAFETY PRODUCTS	SAFETY BOOTS & MISC. WORK CLOT	225.13
<i>Org Key: MT3000 - Water Service Upsizes and New</i>				
P93444	00185111	CADMAN INC	5/8"-MINUS ROCK (64.78 TONS)	226.42
<i>Org Key: MT3100 - Water Distribution</i>				
P93491	00185092	AA ASPHALTING INC	INV 82810 2015-16 ON CALL CONT	7,189.60
P93491	00185092	AA ASPHALTING INC	INV 83053 2015-16 ON CALL CONT	5,554.17
P93491	00185092	AA ASPHALTING INC	INV 82929 2016-16 ON CALL CONT	5,272.50
P93444	00185111	CADMAN INC	5/8"-MINUS ROCK (64.78 TONS)	226.42
P93537	00185167	HOME DEPOT CREDIT SERVICE	TRACING WIRE & PIPE	97.29
	00185276	UPS	SHIPPING FEES	8.79
<i>Org Key: MT3150 - Water Quality Event</i>				
P91202	00185126	CONFLUENCE ENGINEERING GRP LLC	PHASE 3 MICROBIAL OCCURRENCE	3,319.00
P93503	00185281	WA ST DEPT OF TRANSPORTATION	INV JA9498 WATER SUPPLY SERVIC	481.35

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT3200 - Water Pumps</i>				
	00185117	CENTURYLINK	PHONE USE JAN 2017	237.64
<i>Org Key: MT3300 - Water Associated Costs</i>				
P93641	00185241	REPUBLIC SERVICES #172	INV 6965822 SEWER	161.69
P93495	00185137	DEPARTMENT OF HEALTH	WILLING WDS, WTPO IT RENEWAL	42.00
	00185179	KELLEY, CHRIS M	MILEAGE EXPENSE	17.44
<i>Org Key: MT3400 - Sewer Collection</i>				
P92321	00185130	CORWIN FORD TRI-CITIES	VEHICLE PURCHASE	25,290.77
P90801	00185142	DRAIN-PRO INC	INV 57944 2016 SANITARY SEWER	13,140.00
P90422	00185189	LINESCAPE OF WASHINGTON	SEWER WET WELL CLEANING	9,088.25
P93635	00185232	PRO-VAC	INV 161221 CCTV	3,128.96
P93500	00185274	UMPQUA BANK	INV S10929 RETAINAGE	375.47
P93500	00185274	UMPQUA BANK	INV S10807 RETAINAGE	59.38
<i>Org Key: MT3500 - Sewer Pumps</i>				
P90786	00185114	CASCADE MACHINERY & ELECTRIC	INV. 435656 PS 19 BEARING REPA	7,523.94
P93498	00185278	VERIZON WIRELESS	INV 9777432701 PS 18 & 24 DATA	78.04
P93582	00185209	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	30.83
P93473	00185205	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	21.94
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P93641	00185241	REPUBLIC SERVICES #172	INV 6965822 WATER	161.69
<i>Org Key: MT3800 - Storm Drainage</i>				
P93490	00185232	PRO-VAC	INV 161006-005 CCTV STORM	15,865.00
P93490	00185232	PRO-VAC	INV 161129-020 NOV CCTV INSPEC	7,265.00
P93456	00185159	GOODSELL POWER EQUIPMENT	CUTOFF SAW, POWERHEAD & POLE P	2,661.68
P93590	00185097	AM TEST INC	INV 96518 STORMWATER QUALITY	410.00
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93496	00185278	VERIZON WIRELESS	INV 9777511846 NOV-DEC PW CELL	1,294.39
P93631	00185157	G&K SERVICES	PW DECEMBER COVERALL/LAUNDRY	1,095.43
P93502	00185288	WEATHERNET LLC	JAN/FEB/MAR 2017 WEATHERNET	490.00
P93633	00185292	XEROX CORPORATION	INV 87602261 BASE/METER COPY F	320.87
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	193.63
P93588	00185277	UTILITIES UNDERGROUND LOCATION	INV 6120166 EXCAVATION TICKETS	177.10
P93447	00185263	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	81.82
P93684	00185165	HEALTHFORCE PARTNERS LLC	INV 30656 DOT PHYSICAL FOR R.	49.00
<i>Org Key: MT4200 - Building Services</i>				
P93669	00185210	MICHAEL SKAGGS ASSOCIATES	2016 - JANITORIAL SERVICE DEC	4,205.66
P93658	00185226	PACIFIC AIR CONTROL INC	2016 - CITY HALL, CAUCUS ROOM	1,231.40
P93661	00185131	CRAWFORD DOOR COMPANY	2016 - FS92 APP BAY DOOR MAINT	913.23
P93450	00185118	CHEMAQUA	WATER TREATMENT PROGRAM	805.65
P93582	00185209	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	583.62
P93664	00185174	INTERIOR FOLIAGE CO, THE	2017 - INTERIOR LANDSCAPING JA	271.34
P93654	00185210	MICHAEL SKAGGS ASSOCIATES	2016 - FLOOR WAXING CITY HALL,	217.16
P93662	00185275	UNITED SITE SERVICES	2016 - EOC SANICAN	214.31
P93656	00185154	FIRE PROTECTION INC	2016 - COUNCIL CHAMBERS PANIC	122.10
P93663	00185154	FIRE PROTECTION INC	2017 - COMM CNTR & S FIRE FIRE	84.75

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93509	00185199	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	86.63
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	41.39
	00185270	TOLLIVER, SCOTT	MILEAGE REIMBURSEMENT	28.46
<i>Org Key: MT4210 - Building Landscaping</i>				
P93641	00185241	REPUBLIC SERVICES #172	INV 6965822 FACILITIES	161.71
<i>Org Key: MT4300 - Fleet Services</i>				
P93645	00185280	WA CITIES INSURANCE AUTHORITY	AUTO PHYSICAL DAMAGE	31,580.00
P93497	00185225	OVERLAKE OIL	INV 181291 450 UNLEADED AND 25	1,623.91
P93639	00185110	BUD CLARY CHEVROLET INC	FL-0490 LATE FEE	1,507.38
P93497	00185225	OVERLAKE OIL	INV 183181 650 GAL UNLEADED	1,484.67
P93640	00185221	NORTH LAKE MARINA-	PATROL 11 REPAIRS	1,222.92
P93632	00185216	NAPA AUTO PARTS	INV 12/31/16 REPAIR	737.07
P93694	00185249	SCARFF FORD	INV 567016 FL-0338 REPAIR PART	446.91
P93497	00185225	OVERLAKE OIL	INV 181292 189 GAL DIESEL DELI	440.46
P93358	00185256	SIX ROBBLEES INC	INV 862640 REPAIR PARTS	327.88
P93499	00185099	AMERIGAS-KENT	INV 3059744699 83.2 GAL PROPA	307.57
P93505	00185267	SUPERIOR TOWING INC	TOWING FOR FL-0464	196.01
P93504	00185132	CROSSROADS TOWING	INV 105671 TOWING FL-0489	93.08
P93492	00185231	PRAXAIR DISTRIBUTION INC	INV 75285484	50.50
P93493	00185103	AUTONATION INC	INV 108939 REPAIR PARTS	49.50
P93589	00185231	PRAXAIR DISTRIBUTION INC	INV 75662090 ACETYLENE AND OXY	48.89
P93358	00185256	SIX ROBBLEES INC	INV 862078 REPAIR PARTS	27.91
P93493	00185103	AUTONATION INC	INV 109284 REPAIR PARTS	23.28
P93493	00185103	AUTONATION INC	INV 109501 REPAIR PARTS	20.04
P93632	00185216	NAPA AUTO PARTS	FINANCE CHARGE	3.10
P93519	00185167	HOME DEPOT CREDIT SERVICE	1-1/4" X 3/4" PVC BUSHING	2.11
P93493	00185103	AUTONATION INC	CREDIT FOR MISAPPLIED CK 18345	-48.74
<i>Org Key: MT4403 - Customer Response - Water</i>				
	00185179	KELLEY, CHRIS M	MILEAGE EXPENSE	17.44
<i>Org Key: MT4420 - Transportation Planner Eng</i>				
P93634	00185172	IDAX DATA SOULTIONS	INV 17007 AM/PM TRAFFIC	300.00
	00185218	NELSON, CASEY	ITS CONFERENCE REGISTRATION	79.72
<i>Org Key: MT4450 - Cust Resp - Clearing Acct</i>				
P93455	00185140	DITCH WITCH NORTHWEST	HIGH FREQUENCY LOCATOR & TRANS	4,016.68
P93495	00185137	DEPARTMENT OF HEALTH	KELLEY WDS RENEWAL	42.00
<i>Org Key: MT4501 - Water Administration</i>				
P93645	00185280	WA CITIES INSURANCE AUTHORITY	LIABILTY	103,998.00
P93560	00185252	SEATTLE, CITY OF	Dec 2016 Water Purchases	90,720.70
P93645	00185280	WA CITIES INSURANCE AUTHORITY	PROPERTY	17,392.00
<i>Org Key: MT4502 - Sewer Administration</i>				
P93436	00185182	KING COUNTY FINANCE	MONTHLY SEWER JAN-DEC 2017	389,489.76
P93645	00185280	WA CITIES INSURANCE AUTHORITY	LIABILTY	45,755.00
P93645	00185280	WA CITIES INSURANCE AUTHORITY	PROPERTY	12,955.00
<i>Org Key: MT4503 - Storm Water Administration</i>				
P93645	00185280	WA CITIES INSURANCE AUTHORITY	LIABILTY	16,237.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93645	00185280	WA CITIES INSURANCE AUTHORITY	PROPERTY	1,619.00
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
P93472	00185204	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	8.45
<i>Org Key: PO1100 - Administration (PO)</i>				
P93699	00185286	WASPC	Annual membership dues	305.00
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	171.21
P93539	00185171	IACP - MEMBERSHIP	IACP membership dues	150.00
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	11.13
<i>Org Key: PO1200 - Administration (CJ-PO)</i>				
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	3,751.47
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	1,951.29
P93316	00185238	QUENCH USA INC	EOC water machine-paid for 201	540.25
<i>Org Key: PO1350 - Police Emergency Management</i>				
P93724	00185156	FULL FORCE LLC	500 pedestrian safety lights	799.44
P93489	00185257	SKYLINE COMMUNICATIONS INC	EOC INTERNET SERVICE	206.55
P93692	00185240	REMOTE SATELLITE SYSTEMS INT'L	EMAC Sat phone	48.95
<i>Org Key: PO1700 - Records and Property</i>				
P93538	00185292	XEROX CORPORATION	Admin copier	279.99
P93538	00185292	XEROX CORPORATION	Records copier	208.25
P93462	00185192	LYNN PEAVEY CO	Evidence packaging	166.11
P93467	00185138	DEPT OF LICENSING	M. Solomon Notary Fee	30.00
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	14.22
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P93680	00185285	WASHINGTON STATE PATROL	CPL backgrounds	156.00
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P93464	00185175	ISSAQUAH CITY JAIL	November jail bill	2,910.00
P93681	00185251	SCORE	Jail bill-December 9 days	1,413.00
<i>Org Key: PO2100 - Patrol Division</i>				
P93544	00185121	CLEANERS PLUS 1	Patrol uniform cleaning	96.84
P93540	00185186	KROESENS UNIFORM COMPANY	Uniform repair	10.95
<i>Org Key: PO2200 - Marine Patrol</i>				
P93541	00185203	MI HARDWARE - POLICE	Marine equipment	196.64
<i>Org Key: PO4200 - Training (CJ)</i>				
P93643	00185112	California Training Institute	Training Registration - Force	350.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P93289	00185127	CONSOLIDATED PRESS	Looking Ahead Mailing - Print/	1,464.34
P93507	00185105	BEEHIVE WORKSHOP	Graphic Design Services - 2017	850.00
P93552	00185215	MPLC	Movie Licensing for 2017	566.04
P93507	00185105	BEEHIVE WORKSHOP	Administrative Consulting Serv	280.00
P93526	00185088	USPS	Postage for camp brochure mail	279.04
P93104	00185101	ARONSON SECURITY GROUP INC	5 8k throw members needed for	190.05
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	184.88
P89333	00185292	XEROX CORPORATION	2016 Lease Charges for Upstair	143.64

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93566	00185133	CRYSTAL AND SIERRA SPRINGS	Monthly water service delivery	29.37
P89333	00185292	XEROX CORPORATION	Use charge for 11/25/16 - 12/2	10.22
<i>Org Key: PR2100 - Recreation Programs</i>				
P93423	00185129	CORRECTIONAL INDUSTRIES ACCTG	Staff clothing for Rec Team.	795.00
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	11.17
<i>Org Key: PR2104 - Special Events</i>				
P93557	00185258	SMOKIN" PETE'S BBQ	Dads & kids campout catering	1,273.10
P89715	00185193	M & M BALLOON CO	Helium refills for MICEC	23.54
<i>Org Key: PR2108 - Health and Fitness</i>				
P93561	00185248	ROSENSTEIN, SUSIE	Instructor pay for course #164	300.00
<i>Org Key: PR3500 - Senior Services</i>				
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	52.74
<i>Org Key: PR4100 - Community Center</i>				
P93655	00185210	MICHAEL SKAGGS ASSOCIATES	2016 - JANITORIAL SERVICE FOR	1,493.28
P93528	00185191	LUMINOUS WORKS TRAINING & CON	Marketing training for MICEC	1,150.00
P93423	00185129	CORRECTIONAL INDUSTRIES ACCTG	Staff clothing at MICEC.	928.06
P93423	00185129	CORRECTIONAL INDUSTRIES ACCTG	Staff clothing at MICEC.	750.00
P93695	00185144	DUNBAR ARMORED	JAN 2017 Armored car service	545.07
P93653	00185210	MICHAEL SKAGGS ASSOCIATES	2016 - MERCER RM WAXING CCMV	540.00
P93723	00185272	TRU MECHANICAL INC	CLEAN FILTER ANNEX DAYCAARES	327.41
P93657	00185154	FIRE PROTECTION INC	2016 - FIRE ALAR BATTERIES	122.10
P93729	00185202	MI HARDWARE - P&R	Small maintenance items for MI	87.16
P93663	00185154	FIRE PROTECTION INC	2017 - COMM CNTR & S FIRE FIRE	84.75
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	82.01
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	53.71
P93471	00185201	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	52.17
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	32.64
<i>Org Key: PR5500 - Literary Program</i>				
P93487	00185242	RHOADES, LANCE	MIAC-Film Program Fall 2016	1,350.00
P93487	00185242	RHOADES, LANCE	MIAC Film Program French Cinem	150.00
<i>Org Key: PR5900 - Summer Celebration</i>				
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	30.21
<i>Org Key: PR6100 - Park Maintenance</i>				
P93535	00185209	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	938.73
P93641	00185241	REPUBLIC SERVICES #172	INV 6965822 PARKS	646.77
P93672	00185287	WAVE ELECTRICAL LLC	Island Crest Park tennis court	492.75
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	458.77
P93591	00185241	REPUBLIC SERVICES #172	INV 6967233 ICP DISPOSAL/RECYC	258.46
P93442	00185263	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	276.37
P93471	00185201	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	272.17
P93449	00185271	TRAFFIC SAFETY SUPPLY	OBJECT MARKERS	71.11
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	36.24
P93457	00185161	GRANGE SUPPLY INC	T-POSTS	32.83
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	12.02
P93729	00185202	MI HARDWARE - P&R	Reflective letters for signage	8.89

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P93535	00185209	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	563.24
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	56.33
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P93669	00185210	MICHAEL SKAGGS ASSOCIATES	2016 - JANITORIAL SERVICE DEC	2,148.09
P93535	00185209	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	1,855.28
P93683	00185227	PACIFIC MODULAR	2016 - CLEAN ALL CARPET LUTHER	887.25
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	72.65
P89342	00185120	CINTAS CORPORATION #460	2016 Rug Cleaning Services for	49.28
P93471	00185201	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	35.23
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	28.40
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P93641	00185241	REPUBLIC SERVICES #172	INV 6965822 PARKS	646.78
P93535	00185209	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	465.05
P89258	00185275	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	151.20
P89258	00185275	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	142.05
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	70.22
P93471	00185201	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	11.28
<i>Org Key: PR6800 - Trails Maintenance</i>				
P93091	00185195	MCDOWELL NW PILE KING INC	Fluery trail repairs.	6,723.50
P92882	00185246	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	1,045.00
P93506	00185246	RON'S STUMP REMOVAL &	ROW to the left side of 4753 F	876.00
P93454	00185159	GOODSELL POWER EQUIPMENT	BR700 STIHL BLOWER (S/N 508907	481.76
P93454	00185159	GOODSELL POWER EQUIPMENT	REPAIR HEDGE TRIMMER	55.29
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	20.01
<i>Org Key: WD120V - East Seattle Storm Improvmts</i>				
P93453	00185148	EJ USA INC	STEEL BAR GRATE 16 X 41 X 3	617.89
<i>Org Key: WD301S - Neighborhood Spot Drainage Imp</i>				
P93508	00185162	H D FOWLER	12" & 8" PIPE, CATCH BASINS, C	20,122.31
P93444	00185111	CADMAN INC	5/8"-MINUS ROCK (65.83 TONS)	1,438.07
<i>Org Key: WD320R - Storm Emergency Repairs</i>				
P92690	00185123	COLUMBIA PUMPING & CONST INC	3431 WMW SLIP LINING STORMWATE	6,916.00
<i>Org Key: WD537E - Sub Basin 18c Drainage System</i>				
P92169	00185176	KAMINS CONSTRUCTION	SE 32ND ST AND 73RD AVE STORM	137,391.34
<i>Org Key: WG101R - City Hall Building Repairs</i>				
P93648	00185255	SIGNATURE LANDSCAPE SERVICES	LANDSCAPE UPGRADE	12,411.83
P93668	00185226	PACIFIC AIR CONTROL INC	2016 - CITY HALL FAR SIDE ROOM	7,770.12
<i>Org Key: WG104R - Thrift Shop Repairs</i>				
P93651	00185287	WAVE ELECTRICAL LLC	2016 - DONATION AREA SCREENING	975.65
<i>Org Key: WG105R - Community Center Bldg Repairs</i>				
P93601	00185287	WAVE ELECTRICAL LLC	micec step light led retrofit.	7,521.56
P93601	00185287	WAVE ELECTRICAL LLC	Lighting electrical repair -	2,165.91

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93601	00185287	WAVE ELECTRICAL LLC	lobby light socket installatio	939.51
P93659	00185272	TRU MECHANICAL INC	2016 - COMMUNITY CENTER LEAK R	730.37
P93660	00185128	CONTRACT HARDWARE	2016 - CUST SVC GATE	400.09
P93650	00185253	SHERWIN-WILLIAMS CO, THE	2016 - COMM CNTR PAINT	53.17
<i>Org Key: WG107R - Luther Burbank Admin Bldg Rep</i>				
P93647	00185089	JAC MASONRY RESTORATION	BRICK WALL REPAIR ADMIN BLDG	2,737.50
P93652	00185287	WAVE ELECTRICAL LLC	2016 - WINDOW PROJECT LUTHER B	93.08
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P93480	00185152	FINANCIAL CONSULTANTS INT'L	INV 15523 FL-490 EQUIPMENT	14,155.92
P92536	00185217	NATIONAL BARRICADE	INV 124413 VARIABLE MESSAGE TR	14,759.51
P93480	00185152	FINANCIAL CONSULTANTS INT'L	INV 15473	3,158.10
<i>Org Key: WG141E - MICEC Equipment Replacement</i>				
P92883	00185254	SIGNAL PERFECTION LTD	Meeting Room AV Replacement at	13,399.04
<i>Org Key: WG550R - Fuel Clean Up</i>				
P85591	00185158	GOLDER ASSOCIATES INC	FUEL CLEAN UP	1,908.79
<i>Org Key: WPI22P - Open Space - Pioneer/Engstrom</i>				
P87270	00185243	RICH LANDSCAPING INC	2015-2016 Open Space Vegetatio	22,540.65
P92882	00185246	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	7,733.00
P89258	00185275	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	75.60
<i>Org Key: WPI22R - Vegetation Management</i>				
P87268	00185243	RICH LANDSCAPING INC	2015-2016 Open Space Vegetatio	5,329.50
P87267	00185243	RICH LANDSCAPING INC	2015-2016 Open Space Vegetatio	4,545.75
P92882	00185246	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	4,180.00
P87254	00185146	EARTHCORPS INC	50% Retainage	3,425.00
P92882	00185246	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	1,045.00
P93642	00185279	VERIZON WIRELESS	Monthly P&R Verizon Cell phone	20.00
<i>Org Key: WP503R - Luther Burbank Pk Minor Impvt</i>				
P90640	00185223	OAC SERVICES INC	Pier Repair Engineering Servic	225.00
	00185091	WA DEPT OF FISH AND WILDLIFE	PERMIT APPLICATION FEE	150.00
<i>Org Key: WP506R - Swim Beach Repairs</i>				
P91615	00185143	DROLL LANDSCAPE ARCH, ROBERT W	Groveland Park Repair & Shorel	7,746.00
P91524	00185143	DROLL LANDSCAPE ARCH, ROBERT W	Luther Burbank Park beach	5,000.00
P90640	00185223	OAC SERVICES INC	Pier Repair Engineering Servic	1,859.00
P90640	00185223	OAC SERVICES INC	Pier Repair Engineering Servic	825.00
<i>Org Key: WP720R - Recurring Park Projects</i>				
P92804	00185268	SUTTER PAVING INC	Paving for the Boat Launch.	17,730.79
P93050	00185246	RON'S STUMP REMOVAL &	Stump grinding at Mercer Playf	4,599.00
P92946	00185095	ALL CITY FENCE CO	Fence repair at Island Crest F	3,704.39
P93091	00185195	MCDOWELL NW PILE KING INC	Extra pile length	2,915.50
P93320	00185151	FASTSIGNS ISSAQUAH	Alupanel outdoor signs,	2,557.24
P93468	00185214	MORUP SIGNS INC	Pioneer Park sign	1,012.88
<i>Org Key: WR101T - Residential Streets 2016</i>				
P92518	00185176	KAMINS CONSTRUCTION	73RD AVE SE PAVEMENT RESTROATI	51,733.25

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: WR103F - Emer Repair - Freeman Landing</i>				
P91447	00185164	HDR ENGINEERING INC	INV 1200019377 FREEMAN AVE	4,421.31
<i>Org Key: WR110R - Arterial Street Preservation</i>				
P92453	00185092	AA ASPHALTING INC	SE 40TH ST AT WMW CONCRETE REP	24,000.00
P93630	00185187	LAKERIDGE PAVING COMPANY	INV 27818 DRIVEWAY APPROACH 64	3,995.00
<i>Org Key: WR111R - Pavement Markings</i>				
P93387	00185096	ALPINE PRODUCTS INC	INV 164094 COMMERCIAL PAINT SP	10,013.56
<i>Org Key: WR544C - ICW Crosswalk at SE 32nd</i>				
P93025	00185184	KPG	DESIGN - ICW CROSSWALK ENHANCE	2,034.03
<i>Org Key: WS101U - Backyard Sewer System Impvt</i>				
P92303	00185108	BRAVO ENVIRONMENTAL	INV 33010 81ST AND 82ND AVE SI	8,073.46
P92303	00185108	BRAVO ENVIRONMENTAL	INV 33010 81ST AND 82ND AVE SI	1,496.25
<i>Org Key: WS103P - Sewer 20 yr CIP Plan</i>				
P86399	00185113	CAROLLO ENGINEERS INC	GENERAL SEWER PLAN UPDATE	15,148.65
<i>Org Key: WS511R - Sewer Special Catch Basins</i>				
P91901	00185164	HDR ENGINEERING INC	SEWER SPECIAL CATCH BASIN -	1,007.37
<i>Org Key: WS710R - General Sewer Sys Improvements</i>				
P91737	00185123	COLUMBIA PUMPING & CONST INC	2016 SANITARY SEWER CURED IN P	199,143.45
<i>Org Key: WW101P - Water System Plan</i>				
P80918	00185164	HDR ENGINEERING INC	2015 WATER SYSTEM PLAN UPDATES	4,636.52
<i>Org Key: WW526R - Madrona Crest West Water Sys</i>				
P93494	00185185	KRAZAN & ASSOCIATES INC	INV 608060-5832 MADRONA CREST	1,025.00
<i>Org Key: WW535D - Booster Chlorination Station</i>				
P89617	00185164	HDR ENGINEERING INC	BOOSTER CHLORINATION STATION	17,959.25
<i>Org Key: XD310C - Basins 10 & 32b Dissol Metal</i>				
P93700	00185177	KC FINANCE	Basin 10 & 32b dissolved Metal	45,198.46
<i>Org Key: XD311C - Water Quality Treatment</i>				
P92688	00185176	KAMINS CONSTRUCTION	5700 WMW TRASH RACK REPAIRS PR	20,396.93
<i>Org Key: XG118T - Maintenance Mgmt System</i>				
P93583	00185260	SOFTRESOURCES	PROJ MGMT PHASE 5 DECEMBER 201	6,300.00
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P93511	00185166	HEDEEN & CADITZ PLLC	Professional Services - FS 92	6,150.00
P93428	00185289	WESTHILL ELECTRONICS	INV 2437 FS 92 BASE RADIOS AND	3,316.36
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P93089	00185268	SUTTER PAVING INC	Patches for bollard locations	16,471.17
P93444	00185111	CADMAN INC	5/8"-MINUS ROCK (64.78 TONS)	56.61
<i>Org Key: XP710R - Luther Burbank MAJOR Improvemt</i>				
P92882	00185246	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	2,090.00
P92882	00185246	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	2,090.00
P92217	00185265	STEWART, WILLIAM L	Consultation services for raw	1,300.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: XR320R - Safe Routes to School</i>				
P89336	00185228	PERTEET INC	SAFE ROUTES TO NORTHWOOD	4,266.90
<i>Org Key: XR543C - WMW Shoulders (7400-8000 Blk)</i>				
P91329	00185122	CM DESIGN GROUP	ROADSIDE SHOULDER	12,205.00
P91329	00185122	CM DESIGN GROUP	ROADSIDE SHOULDER	2,375.00
<i>Org Key: XR545R - PBF-WMW and 80th Stairs</i>				
P93444	00185111	CADMAN INC	5/8"-MINUS ROCK (64.78 TONS)	905.69
<i>Org Key: YF1100 - YFS General Services</i>				
P93695	00185144	DUNBAR ARMORED	JAN 2017 Armored car service	262.52
P93563	00185292	XEROX CORPORATION	Lease and overage charges for	170.38
P93568	00185135	DATAQUEST LLC	Background checks for voluntee	137.50
P93612	00185285	WASHINGTON STATE PATROL	Background Checks - TShop Invo	108.00
	00185125	COMPLETE OFFICE	OFFICE SUPPLIES DEC 2016	104.18
P93565	00185279	VERIZON WIRELESS	Mobile broadband services for	40.01
P93530	00185206	MI HARDWARE - YFS	Operating supplies for Tshop a	31.48
P93566	00185133	CRYSTAL AND SIERRA SPRINGS	Monthly water service for LB	29.36
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	11.97
<i>Org Key: YF1200 - Thrift Shop</i>				
P93669	00185210	MICHAEL SKAGGS ASSOCIATES	2016 - JANITORIAL SERVICE DEC	1,940.65
P93572	00185262	SOUND PUBLISHING INC	Advertising contract for Seatt	745.00
P93695	00185144	DUNBAR ARMORED	JAN 2017 Armored car service	545.07
	00185293	XEROX CORPORATION	PRINTER SUPPLIES	120.41
<i>Org Key: YF2500 - Family Counseling</i>				
P93569	00185109	BREWTON MD, LUKE	Clinical consultations in 2017	150.00
<i>Org Key: YF2600 - Family Assistance</i>				
P93578	00185236	PUGET SOUND ENERGY	Utility Assistance for Emerenc	172.93
P93578	00185237	PUGET SOUND ENERGY	Utility Assistance for Emerenc	125.04
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
P93562	00185213	MONTANA STATE UNIVERSITY	Professional services for a "o	4,000.00
Total				<u>2,634,591.47</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.

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

Report	Warrants	Date	Amount
Check Register	185296-185431	1/26/17	\$ 489,979.60
			\$ 489,979.60

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185296	01/24/2017	ABBOTT, RICHARD LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90
00185297	01/24/2017	ADAMS, RONALD E LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	113.10
00185298	01/24/2017	AUGUSTSON, THOR LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	115.10
00185299	01/24/2017	BARNES, WILLIAM LEOFF1 Medicare Reimb	P93602	OH007601	01/11/2017	2,573.38
00185300	01/24/2017	BOOTH, GLENDON D LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90
00185301	01/24/2017	CALLAGHAN, MICHAEL LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90
00185302	01/24/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		OH007644	01/20/2017	1,331.00
00185303	01/24/2017	COOPER, ROBERT JAN-MAR RETIR MEDICARE REIM		FEB2017A	01/23/2017	2,298.43
00185304	01/24/2017	DEEDS, EDWARD G LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	117.10
00185305	01/24/2017	DEVENY, JAN P LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	117.10
00185306	01/24/2017	DOWD, PAUL LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	117.10
00185307	01/24/2017	ELSOE, RONALD LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90
00185308	01/24/2017	FORSMAN, LOWELL LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90
00185309	01/24/2017	GOODMAN, J C LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	110.00
00185310	01/24/2017	HAGSTROM, JAMES LEOFF1 Medicare Reimb	P93697	OH007620	01/17/2017	205.54
00185311	01/24/2017	JOHNSON, CURTIS FRLEOFF1 Retiree Medical Expen		FEB2017A	01/23/2017	1,543.30
00185312	01/24/2017	KC FIRE CHIEFS ASSOCIATION 2017 Installation Banquet	P93524	OH007622	01/06/2017	50.00
00185313	01/24/2017	KUHN, DAVID LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	115.10
00185314	01/24/2017	LACY, ALAN P LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90
00185315	01/24/2017	LEE, WALLACE LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	113.10
00185316	01/24/2017	LEOPOLD, FREDERIC LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	146.90
00185317	01/24/2017	LOISEAU, LERI M LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	109.10
00185318	01/24/2017	LYONS, STEVEN LEOFF1 Medicare Reimb	P93604	OH007623	01/11/2017	261.29
00185319	01/24/2017	MERCER ISLAND REPORTER 2 YEAR SUBSCRIPTION THRU FEB	P93594	OH007624	01/11/2017	59.00
00185320	01/24/2017	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH007641	01/20/2017	143.75
00185321	01/24/2017	MYERS, JAMES S LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185322	01/24/2017	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		OH007642	01/20/2017	2,510.20
00185323	01/24/2017	PROVOST, ALAN LEOFF1 Excess Benefit		FEB2017A	01/23/2017	1,784.58
00185324	01/24/2017	RAMSAY, JON LEOFF1 Medicare Reimb		FEB2017A	01/23/2017	792.27
00185325	01/24/2017	RUCKER, MANORD J LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	132.20
00185326	01/24/2017	SCHOENTRUP, WILLIAM LEOFF1 Medicare Reimb		FEB2017A	01/23/2017	1,081.45
00185327	01/24/2017	SMITH, RICHARD LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	217.80
00185328	01/24/2017	THOMPSON, JAMES LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	123.30
00185329	01/24/2017	TOOLEY, NORMAN LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	109.10
00185330	01/24/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH007643	01/20/2017	230.00
00185331	01/24/2017	WALLACE, THOMAS LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	113.10
00185332	01/24/2017	WEGNER, KEN LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90
00185333	01/24/2017	WHEELER, DENNIS LEOFF1 Medicare Reimb		FEB2017B	01/23/2017	104.90
00185334	01/24/2017	WRPA Annual Conference & Trade show	P93554	1702 1699	01/05/2017	1,076.00
00185335	01/24/2017	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		OH007640	01/20/2017	2,425.10
00185336	01/26/2017	AA ASPHALTING INC INV 86297 2016 ON CALL ASPHALT	P93713	83462/83463	12/31/2016	21,109.47
00185337	01/26/2017	ALIENVAULT INC Alienvault USM	P93515	1121013915	01/11/2017	9,998.64
00185338	01/26/2017	ALPINE PRODUCTS INC PAINT & MIXER	P93733	TM164140	01/04/2017	224.86
00185339	01/26/2017	ASPECT SOFTWARE INC Monthly Telestaff Maintenance	P93525	ASI022981	01/05/2017	164.25
00185340	01/26/2017	AUTOMATED GATES & EQUIPMENT Servicing of Gate at Luther Bu	P93740	213418/213417	12/31/2016	419.33
00185341	01/26/2017	AXIS SURVEY & MAPPING 3838 WMW (SHORECLIFF LANE) WAT	P92219	9919	11/18/2016	2,063.75
00185342	01/26/2017	BLUELINE GROUP EMW 5400 - 6000 BLK WATER SYST	P92073	12801	01/04/2017	10,341.65
00185343	01/26/2017	BULGER SAFE & LOCK Gate key pad for Luther Burban	P93770	WO069051	11/30/2016	706.10
00185344	01/26/2017	CARDINAL ARCHITECTURE PC Luther Burbank Park Boiler Bui	P92495	2	12/31/2016	8,010.50
00185345	01/26/2017	CENTURYLINK PHONE USE JAN 2017		OH007654	01/03/2017	4,167.70
00185346	01/26/2017	COMCAST Internet Charges/Fire	P93439	OH007657	01/12/2017	122.85
00185347	01/26/2017	COMCAST 2017 ANNUAL PW WI-FI SERVICE	P93757	OH007658	01/07/2017	105.32

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185348	01/26/2017	CPC INC REFUND HYDRANT METER DEPOSIT		OH007655	01/19/2017	2,900.00
00185349	01/26/2017	CRYSTAL AND SIERRA SPRINGS 2016 Water Service at MICEC	P89391	8259218123116	12/31/2016	17.78
00185350	01/26/2017	DEPT OF ENTERPRISES SERVICES BUSINESS CARD PRINTING DEC 16		73157377	01/09/2017	127.24
00185351	01/26/2017	DEPT OF L&I-ELEVATOR PROGRAM FS92 CHAIR LIFT OPERATING PERM	P93722	205821	01/18/2017	69.10
00185352	01/26/2017	DEPT OF NATURAL RESOURCES Annual Lease payment for Boile	P93778	4900010011250120	01/03/2017	4,219.74
00185353	01/26/2017	EMERALD SERVICES INC INV 72457182 WASTE OIL RECYCLI	P93759	72457182	01/05/2017	134.00
00185354	01/26/2017	EPSCA MONTHLY RADIO ACCESS FEES 44 R	P93437	8800	01/01/2017	2,903.75
00185355	01/26/2017	FISCHER PLUMBING & HEATING REPAIR WATER LEAK ON CUSTOMER	P93715	U16855	12/29/2016	525.94
00185356	01/26/2017	GEFFEN, LINDA PERMIT REFUND		1701040	01/20/2017	96.80
00185357	01/26/2017	GILROY, SANDY Refund. Patron had balance on	P93772	OH007659	01/18/2017	68.50
00185358	01/26/2017	GRAINGER INVENTORY PURCHASES	P93637	9328047288	01/11/2017	366.55
00185359	01/26/2017	H D FOWLER SUMP PUMPS, SWITCHES & FITTING	P93649	I4411604	01/09/2017	8,606.70
00185360	01/26/2017	HAMP, TIMOTHY Two PSA projects, paid in thre	P93736	630	01/11/2017	2,400.00
00185361	01/26/2017	HDR ENGINEERING INC 2016 MERCER ISLAND WATER MODEL	P92697	1200025280	12/08/2016	2,778.65
00185362	01/26/2017	HOME DEPOT CREDIT SERVICE PROPANE TANK	P93730	0191834011812	01/19/2017	41.45
00185363	01/26/2017	HONEYWELL, MATTHEW V Professional services - Invoic	P93739	953	01/18/2017	300.00
00185364	01/26/2017	HORIZON RYEGRASS SEED & FERTILIZER	P93549	3S091414	12/30/2016	3,697.60
00185365	01/26/2017	IDAX DATA SOULTIONS INV 17019 AM/PM TMC	P93761	17019	01/16/2017	300.00
00185366	01/26/2017	INSIDE THE TAPE LLC Class Tuition for Schmalhofer,	P93769	OH007660	01/04/2017	675.00
00185367	01/26/2017	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P88915	OH007661	01/14/2017	263.96
00185368	01/26/2017	LAKESIDE DOORS INC FS91 DOOR MAINT	P93735	4548	01/09/2017	1,431.99
00185369	01/26/2017	LEVITT, ARI MIAC Swing Dance Teacher	P93782	OH007662	01/24/2017	150.00
00185370	01/26/2017	LN CURTIS & SONS Non-lethal weapons-patrol	P93543	INV73039	12/29/2016	5,155.03
00185371	01/26/2017	MACGILL, CASEY MIAC Swing Dance Band	P93771	OH007656	01/23/2017	900.00
00185372	01/26/2017	MARENAKOS ROCK CENTER HIGH CASCADE GRANITE	P93689	1006939IN	01/12/2017	4,898.68
00185373	01/26/2017	MASTERMARK A. Sandine Notary Stamp	P93553	2473568	01/05/2017	28.72

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185374	01/26/2017	MCDOWELL NW PILE KING INC Retainage.	P93091	5132FINAL	12/21/2016	8,100.00
00185375	01/26/2017	MERCER ISLAND REPORTER 2017 Subscription/Fire	P93755	OH007663	01/20/2017	39.00
00185376	01/26/2017	MI SCHOOL DISTRICT #400 DECEMBER 2016 FUEL	P93751	20161201	01/13/2017	879.24
00185377	01/26/2017	MOUNTAINS TO SOUND Ecological Restoration in MI P	P93767	1	12/31/2016	2,573.25
00185378	01/26/2017	NATIONAL BUSINESS SYSTEMS Prepaid technology support for	P93737	76848	08/10/2016	1,752.00
00185379	01/26/2017	NELSON TRUCK EQUIPMENT CO INC INV 640729 FL-0496 TRUCK ACCES	P93758	640729	01/06/2017	1,874.29
00185380	01/26/2017	NORCOM 911 POLICE DISPATCH 2017	P93734	0000355	01/03/2017	156,159.75
00185381	01/26/2017	OVERLAKE OIL INV 181536 2017 UNLEADED AND D	P93482	0181535IN	01/09/2017	4,227.88
00185382	01/26/2017	OWEN EQUIPMENT COMPANY INV 82494 FL-0480 REPAIR PARTS	P93693	82494	01/06/2017	64.36
00185383	01/26/2017	PACIFIC GOLF & TURF INV 2-23103 FL-0433 REPAIR PAR	P93763	223103	01/12/2017	29.28
00185384	01/26/2017	PACIFICA LAW GROUP LLP Professional services - Invoic	P93738	34019	01/11/2017	4,390.50
00185385	01/26/2017	PETTY CASH FUND PARKS DEPT CHANGE FUND /ARTS COUNCIL DANC		OH007649	01/24/2017	100.00
00185386	01/26/2017	PETTY CASH FUND YOUTH SERVICES PETTY CASH REIMBURSEMENT		OH007646	01/17/2017	128.73
00185387	01/26/2017	PLANLED INC LIGHT FIXTURES (ARCH 2 WAY 4FT	P93774	1601458/1458CM	11/21/2016	5,611.88
00185388	01/26/2017	PLATT ELECTRIC INVENTORY PURCHASES	P93766	L148493	01/11/2017	2,763.21
00185389	01/26/2017	PTM DOCUMENT SYSTEMS SHIPPING FEE	P93430	0061312	01/11/2017	733.65
00185390	01/26/2017	PUGET SOUND CLEAN AIR AGENCY 2017 CLEAN AIR ASSESSMENT	P93584	170595	01/06/2017	36,697.00
00185391	01/26/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH007665	01/18/2017	261.72
00185392	01/26/2017	PULTS, STEPHEN RETREAT CENTER RENTAL		OH007664	01/18/2017	175.00
00185393	01/26/2017	REDMOND, CITY OF 4th Quarter 2016 Apparatus	P93625	1818	01/09/2017	6,486.11
00185394	01/26/2017	REGIONAL TOXICOLOGY SERVICES Lab fees for C.Harnish clients	P93532	TC20290123116	12/31/2016	15.70
00185395	01/26/2017	REID MIDDLETON INC Structural Peer review of 1603	P93711	1701019	01/11/2017	525.00
00185396	01/26/2017	RICOH USA INC (FIRE) Copier Rental/Fire	P93753	98103063	01/05/2017	319.42
00185397	01/26/2017	SEATTLE PUBLIC UTILITIES December 2016 SPU Retail Servi	P93781	OH007647	12/31/2016	14,848.00
00185398	01/26/2017	SHAW SPORTS TURF South Mercer Playfields Infill	P93237	266140740	12/27/2016	18,449.99
00185399	01/26/2017	SHOREWOOD HEIGHTS Rental assistance for Emergenc	P93580	OH007667	01/19/2017	400.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185400	01/26/2017	SIGNATURE LANDSCAPE SERVICES Winter 2016 SE 53rd Open Space	P93219	IN000006066	12/29/2016	16,425.00
00185401	01/26/2017	SIRENNET.COM INV 209943 FL-0496 PARTS	P93638	209943IN	01/05/2017	1,131.56
00185402	01/26/2017	STATE AUDITOR'S OFFICE FYE 2015 Audit costs	P93673	L118225	01/10/2017	1,720.50
00185403	01/26/2017	SUMMIT SAFETY SHOES SAFETY BOOTS	P93746	9006730	01/09/2017	218.95
00185404	01/26/2017	TACOMA SCREW PRODUCTS INC 2) 1/2" HEX BIT WITH 1/2" DRIV	P93611	12630637	01/11/2017	137.57
00185405	01/26/2017	TALL, CRAIG PERMIT REFUND		1701062	01/20/2017	96.80
00185406	01/26/2017	THOMAS-SCHADT, MERRILL BOAT LAUNCH PRKG TICKET TEST		OH007666	01/18/2017	11.00
00185407	01/26/2017	THOMCO CONSTRUCTION INC SCHEDULE B STORM DRAINAGE	P90890	#7FINAL	11/30/2016	40,037.71
00185423	01/26/2017	US BANK CORP PAYMENT SYS AMAZON MKTPLACE PMTS		2443106634308376	12/31/2016	37,508.72
00185424	01/26/2017	VERIZON WIRELESS Cell Charges/Fire	P93754	9778225872	01/06/2017	16.13
00185425	01/26/2017	VFW POST #5760 Venue rental for	P92035	OH007668	01/23/2017	585.00
00185426	01/26/2017	WA AUDIOLOGY SERVICES INC INV 50168 AUCKLAND/FELIX HEARI	P93760	50168	12/31/2016	106.00
00185427	01/26/2017	WA ST BAR ASSN Judge Stewart 2017 WA State Ba	P93783	OH007669	01/24/2017	415.00
00185428	01/26/2017	WA ST TREASURER'S OFFICE Remit 2016 Bldg Code Council F	P93756	OH007648	12/31/2016	179.62
00185429	01/26/2017	WALTER E NELSON CO INVENTORY PURCHASES	P93593	578039	01/10/2017	1,264.06
00185430	01/26/2017	WHISTLE WORKWEAR MISC. WORK CLOTHES	P93747	TR334523	01/09/2017	324.92
00185431	01/26/2017	XEROX CORPORATION Lease and print charges for NE	P93571	087602259	01/01/2017	525.91
					Total	<u>489,979.60</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P93756	00185428	WA ST TREASURER'S OFFICE	Remit 2016 Bldg Code Council F	179.62
	00185385	PETTY CASH FUND PARKS DEPT	CHANGE FUND /ARTS COUNCIL DANC	100.00
P93772	00185357	GILROY, SANDY	Refund. Patron had balance on	68.50
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P93781	00185397	SEATTLE PUBLIC UTILITIES	December 2016 SPU Retail Servi	14,848.00
	00185348	CPC INC	REFUND HYDRANT METER DEPOSIT	2,900.00
P93766	00185388	PLATT ELECTRIC	INVENTORY PURCHASES	2,763.21
P93593	00185429	WALTER E NELSON CO	INVENTORY PURCHASES	1,264.06
P93637	00185358	GRAINGER	INVENTORY PURCHASES	209.19
P93586	00185358	GRAINGER	INVENTORY PURCHASES	96.94
P93595	00185358	GRAINGER	INVENTORY PURCHASES	60.42
<i>Org Key: 814072 - United Way</i>				
	00185330	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	230.00
<i>Org Key: 814074 - Garnishments</i>				
	00185302	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00185320	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	143.75
<i>Org Key: 814076 - City & Counties Local 21M</i>				
	00185335	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	2,425.10
<i>Org Key: 814077 - Police Association</i>				
	00185322	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,510.20
<i>Org Key: CA1100 - Administration (CA)</i>				
P93738	00185384	PACIFICA LAW GROUP LLP	Professional services - Invoice	4,390.50
	00185423	US BANK CORP PAYMENT SYS	82624 - 901 5TH	26.00
	00185423	US BANK CORP PAYMENT SYS	SEATTLE METER PARKING	8.00
	00185423	US BANK CORP PAYMENT SYS	INTERNATIONAL PARKING MAN	7.33
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P93739	00185363	HONEYWELL, MATTHEW V	Professional services - Invoice	300.00
<i>Org Key: CM1100 - Administration (CM)</i>				
	00185423	US BANK CORP PAYMENT SYS	INTERNATIONAL PARKING MAN	18.32
	00185423	US BANK CORP PAYMENT SYS	INTERNATIONAL PARKING MAN	13.43
	00185423	US BANK CORP PAYMENT SYS	SEATTLE METER PARKING	8.00
<i>Org Key: CO6100 - City Council</i>				
	00185423	US BANK CORP PAYMENT SYS	GOURMONDO CATERING	475.55
	00185423	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	196.39
	00185423	US BANK CORP PAYMENT SYS	SAFEWAY STORE 00030064	21.92
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00185423	US BANK CORP PAYMENT SYS	AMERICAN PLANNING ASSOCIA	100.00
	00185423	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00185423	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00185423	US BANK CORP PAYMENT SYS	Assessors lunch	66.10
	00185423	US BANK CORP PAYMENT SYS	Assessors lunch	66.10

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185423	US BANK CORP PAYMENT SYS	Police Oral Board	50.83
	00185423	US BANK CORP PAYMENT SYS	police oral board	32.24
	00185423	US BANK CORP PAYMENT SYS	police oral boards	17.47
<i>Org Key: CT1100 - Municipal Court</i>				
P93783	00185427	WA ST BAR ASSN	Judge Stewart 2017 WA State Ba	415.00
<i>Org Key: DS0000 - Development Services-Revenue</i>				
	00185356	GEFFEN, LINDA	PERMIT REFUND	96.80
	00185405	TALL, CRAIG	PERMIT REFUND	96.80
<i>Org Key: DS1100 - Administration (DS)</i>				
P93711	00185395	REID MIDDLETON INC	Structural Peer review of 1603	525.00
	00185423	US BANK CORP PAYMENT SYS	MBP.COM MERCHANT FEE	54.10
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
	00185423	US BANK CORP PAYMENT SYS	ADORAMA INC	497.99
	00185423	US BANK CORP PAYMENT SYS	BASELINE EQUIPMENT COMPAN	167.03
	00185423	US BANK CORP PAYMENT SYS	B&H PHOTO, 800-606-6969	32.95
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
	00185423	US BANK CORP PAYMENT SYS	PLANNING COMMISSION MEALS	198.82
	00185423	US BANK CORP PAYMENT SYS	PLANNING COMMISSION MEALS	195.84
	00185423	US BANK CORP PAYMENT SYS	PLANNING COMMISSION MEALS	95.00
<i>Org Key: DS1400 - Development Engineering</i>				
	00185423	US BANK CORP PAYMENT SYS	PERSONALIZED PAPER STORE	126.81
	00185423	US BANK CORP PAYMENT SYS	PERSONALIZED PAPER STORE	94.41
	00185423	US BANK CORP PAYMENT SYS	WWW.GETSTAMPS.COM INC.	91.80
<i>Org Key: FN1100 - Administration (FN)</i>				
P93673	00185402	STATE AUDITOR'S OFFICE	FYE 2015 Audit costs	1,720.50
P93430	00185389	PTM DOCUMENT SYSTEMS	10,000 BLUE BOTTOM LASER SECUR	525.60
P93430	00185389	PTM DOCUMENT SYSTEMS	SHIPPING FEE	208.05
P93594	00185319	MERCER ISLAND REPORTER	2 YEAR SUBSCRIPTION THRU FEB	59.00
	00185423	US BANK CORP PAYMENT SYS	PS FINANCE OFFICERS	25.00
<i>Org Key: FR1100 - Administration (FR)</i>				
P93753	00185396	RICOH USA INC (FIRE)	Copier Rental/Fire	319.42
P93525	00185339	ASPECT SOFTWARE INC	Monthly Telestaff Maintenance	164.25
	00185423	US BANK CORP PAYMENT SYS	MERCER ISLAND TRUE VALUE	130.04
	00185423	US BANK CORP PAYMENT SYS	MICHIGAN COMPANY	99.38
P93524	00185312	KC FIRE CHIEFS ASSOCIATION	2017 Installation Banquet	50.00
P93755	00185375	MERCER ISLAND REPORTER	2017 Subscription/Fire	39.00
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	24.21
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00185423	US BANK CORP PAYMENT SYS	CHICK'S SHOE SERVICE	19.60
P93752	00185346	COMCAST	Internet Charges/Fire	11.48
	00185423	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	11.46
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	10.00
	00185423	US BANK CORP PAYMENT SYS	USPS PO 5453060253	2.64
<i>Org Key: FR2100 - Fire Operations</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93625	00185393	REDMOND, CITY OF	4th Quarter 2016 Apparatus	6,486.11
P93437	00185354	EPSCA	MONTHLY RADIO ACCESS FEES 44 R	1,111.00
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM	72.50
P93754	00185424	VERIZON WIRELESS	Cell Charges/Fire	16.13
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
	00185423	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	28.19
<i>Org Key: FR4100 - Training</i>				
	00185423	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	25.17
<i>Org Key: GGM001 - General Government-Misc</i>				
	00185423	US BANK CORP PAYMENT SYS	LUNCHROOM SUPPLIES	436.82
	00185423	US BANK CORP PAYMENT SYS	LEADERSHIP TEAM MTG	310.86
	00185423	US BANK CORP PAYMENT SYS	CM RECEPTION	145.30
P93439	00185346	COMCAST	CITY HALL HIGH SPEED INTERNET	111.37
	00185423	US BANK CORP PAYMENT SYS	COSTCO WHSE #1029	67.70
	00185423	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03330	52.40
	00185423	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03330	34.93
	00185423	US BANK CORP PAYMENT SYS	EINSTEIN BROS-ONLINE CAT	30.40
	00185423	US BANK CORP PAYMENT SYS	LUNCHROOM SUPPLIES	29.10
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
P93602	00185299	BARNES, WILLIAM	FRLEOFF1 Retiree Medical Expen	476.33
	00185303	COOPER, ROBERT	JAN-MAR RETIR MEDICARE REIM	402.00
P93613	00185311	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	307.25
	00185327	SMITH, RICHARD	LEOFF1 Medicare Reimb	217.80
	00185299	BARNES, WILLIAM	LEOFF1 Medicare Reimb	163.70
	00185316	LEOPOLD, FREDERIC	LEOFF1 Medicare Reimb	146.90
	00185311	JOHNSON, CURTIS	LEOFF1 Medicare Reimb	143.30
	00185324	RAMSAY, JON	LEOFF1 Medicare Reimb	136.20
	00185318	LYONS, STEVEN	LEOFF1 Medicare Reimb	135.60
	00185325	RUCKER, MANORD J	LEOFF1 Medicare Reimb	132.20
P93604	00185318	LYONS, STEVEN	FRLEOFF1 Retiree Medical Expen	125.69
	00185328	THOMPSON, JAMES	LEOFF1 Medicare Reimb	123.30
	00185304	DEEDS, EDWARD G	LEOFF1 Medicare Reimb	117.10
	00185305	DEVENY, JAN P	LEOFF1 Medicare Reimb	117.10
	00185306	DOWD, PAUL	LEOFF1 Medicare Reimb	117.10
	00185298	AUGUSTSON, THOR	LEOFF1 Medicare Reimb	115.10
	00185313	KUHN, DAVID	LEOFF1 Medicare Reimb	115.10
	00185297	ADAMS, RONALD E	LEOFF1 Medicare Reimb	113.10
	00185315	LEE, WALLACE	LEOFF1 Medicare Reimb	113.10
	00185331	WALLACE, THOMAS	LEOFF1 Medicare Reimb	113.10
	00185309	GOODMAN, J C	LEOFF1 Medicare Reimb	110.00
	00185317	LOISEAU, LERI M	LEOFF1 Medicare Reimb	109.10
	00185329	TOOLEY, NORMAN	LEOFF1 Medicare Reimb	109.10
	00185296	ABBOTT, RICHARD	LEOFF1 Medicare Reimb	104.90
	00185300	BOOTH, GLENDON D	LEOFF1 Medicare Reimb	104.90
	00185301	CALLAGHAN, MICHAEL	LEOFF1 Medicare Reimb	104.90
	00185307	ELSOE, RONALD	LEOFF1 Medicare Reimb	104.90
	00185308	FORSMAN, LOWELL	LEOFF1 Medicare Reimb	104.90
	00185314	LACY, ALAN P	LEOFF1 Medicare Reimb	104.90

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185321	MYERS, JAMES S	LEOFF1 Medicare Reimb	104.90
	00185332	WEGNER, KEN	LEOFF1 Medicare Reimb	104.90
	00185333	WHEELER, DENNIS	LEOFF1 Medicare Reimb	104.90
P93697	00185310	HAGSTROM, JAMES	FRLEOFF1 Retiree Medical Expen	103.24
	00185310	HAGSTROM, JAMES	LEOFF1 Medicare Reimb	102.30
	00185326	SCHOENTRUP, WILLIAM	LEOFF1 Medicare Reimb	52.20
<i>Org Key: GGM606 - Excess Retirement-Fire</i>				
	00185299	BARNES, WILLIAM	LEOFF1 Excess Benefit	1,933.35
	00185303	COOPER, ROBERT	LEOFF1 Excess Benefit	1,896.43
	00185323	PROVOST, ALAN	LEOFF1 Excess Benefit	1,784.58
	00185311	JOHNSON, CURTIS	LEOFF1 Excess Benefit	1,092.75
	00185326	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	1,029.25
	00185324	RAMSAY, JON	LEOFF1 Excess Benefit	656.07
<i>Org Key: IGMA01 - Air Pollution Control/Assess</i>				
P93584	00185390	PUGET SOUND CLEAN AIR AGENCY	2017 CLEAN AIR ASSESSMENT	36,697.00
<i>Org Key: IS1100 - IGS Mapping</i>				
	00185423	US BANK CORP PAYMENT SYS	QFC #5839	64.81
<i>Org Key: IS2100 - IGS Network Administration</i>				
P93515	00185337	ALIENVAULT INC	Alienvault USM	9,998.64
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	678.00
	00185423	US BANK CORP PAYMENT SYS	MEALS-DEMO ASSET MNGMT	363.13
	00185423	US BANK CORP PAYMENT SYS	MEALS-DEMO ASSET MNGMT	363.13
	00185423	US BANK CORP PAYMENT SYS	MEALS-DEMO ASSET MNGMT	363.13
	00185423	US BANK CORP PAYMENT SYS	MEALS-ANNUAL WORK PLAN	122.51
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	91.89
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	76.64
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	75.56
	00185423	US BANK CORP PAYMENT SYS	OFFENSIVE SECURITY	60.00
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	47.49
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	21.88
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	10.98
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	3.95
	00185423	US BANK CORP PAYMENT SYS	AMAZON WEB SERVICES	0.56
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P93733	00185338	ALPINE PRODUCTS INC	PAINT & MIXER	224.86
	00185423	US BANK CORP PAYMENT SYS	ASSET MNGMT PROJECT MEETING	82.48
	00185423	US BANK CORP PAYMENT SYS	STORM RESPONSE DEBRIEF	70.28
<i>Org Key: MT3100 - Water Distribution</i>				
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	26.26
<i>Org Key: MT3200 - Water Pumps</i>				
	00185345	CENTURYLINK	PHONE USE JAN 2017	59.41
<i>Org Key: MT3300 - Water Associated Costs</i>				
P93748	00185430	WHISTLE WORKWEAR	MISC. WORK CLOTHES	95.62
<i>Org Key: MT3400 - Sewer Collection</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93758	00185379	NELSON TRUCK EQUIPMENT CO INC	INV 640729 FL-0496 TRUCK ACCES	1,874.29
P93638	00185401	SIRENNET.COM	INV 209943 FL-0496 PARTS	1,131.56
	00185423	US BANK CORP PAYMENT SYS	OWPSACSTATE	151.00
P93610	00185404	TACOMA SCREW PRODUCTS INC	2) 1/2" HEX BIT WITH 1/2" DRIV	48.67
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00185345	CENTURYLINK	PHONE USE JAN 2017	3,526.66
	00185345	CENTURYLINK	PHONE USE JAN 2017	581.63
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P93747	00185430	WHISTLE WORKWEAR	SAFETY BOOTS	229.30
<i>Org Key: MT3800 - Storm Drainage</i>				
P93713	00185336	AA ASPHALTING INC	INV 86297 2016 ON CALL ASPHALT	10,713.62
P93713	00185336	AA ASPHALTING INC	INV 83463 2016 ON CALL ASPHALT	10,395.85
P93746	00185403	SUMMIT SAFETY SHOES	SAFETY BOOTS	218.95
<i>Org Key: MT4150 - Support Services - Clearing</i>				
	00185423	US BANK CORP PAYMENT SYS	CITY OF BELLEVUE	144.00
P93760	00185426	WA AUDIOLOGY SERVICES INC	INV 50168 AUCKLAND/FELIX HEARI	106.00
P93757	00185347	COMCAST	2017 ANNUAL PW WI-FI SERVICE	105.32
	00185423	US BANK CORP PAYMENT SYS	WA DOL LIC & REG 09598	83.50
	00185423	US BANK CORP PAYMENT SYS	AMERICAN PUBLIC WORKS	69.41
	00185423	US BANK CORP PAYMENT SYS	INTL SOC ARBORICULTURE	59.90
P93553	00185373	MASTERMARK	A. Sandine Notary Stamp	28.72
P93437	00185354	EPSCA	MONTHLY RADIO ACCESS FEES 1 RA	25.25
	00185423	US BANK CORP PAYMENT SYS	TROPHIES2GOCOM	24.64
	00185423	US BANK CORP PAYMENT SYS	DOLLAR TREE	8.76
	00185423	US BANK CORP PAYMENT SYS	WA DOL09598*SERVICEFEE	3.00
<i>Org Key: MT4200 - Building Services</i>				
P93735	00185368	LAKESIDE DOORS INC	FS91 DOOR MAINT	1,431.99
	00185423	US BANK CORP PAYMENT SYS	BOSCH, THERMADOR,	104.79
P93722	00185351	DEPT OF L&I-ELEVATOR PROGRAM	FS92 CHAIR LIFT OPERATING PERM	69.10
	00185423	US BANK CORP PAYMENT SYS	LOWES #01573*	53.79
	00185423	US BANK CORP PAYMENT SYS	WWW.FIXMYBLINDS.COM	31.75
	00185423	US BANK CORP PAYMENT SYS	LOWES #01573*	17.51
	00185423	US BANK CORP PAYMENT SYS	LOWES #01573*	13.06
<i>Org Key: MT4300 - Fleet Services</i>				
P93482	00185381	OVERLAKE OIL	INV 181536 2017 UNLEADED AND D	3,370.06
P93751	00185376	MI SCHOOL DISTRICT #400	DECEMBER 2016 FUEL	879.24
P93482	00185381	OVERLAKE OIL	INV 181536 2017 UNLEADED AND D	857.82
P88915	00185367	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	263.96
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND A	262.80
P93759	00185353	EMERALD SERVICES INC	INV 72457182 WASTE OIL RECYCLI	134.00
P93693	00185382	OWEN EQUIPMENT COMPANY	INV 82494 FL-0480 REPAIR PARTS	64.36
	00185423	US BANK CORP PAYMENT SYS	ARCO#81963	30.15
P93763	00185383	PACIFIC GOLF & TURF	INV 2-23103 FL-0433 REPAIR PAR	29.28
<i>Org Key: MT4403 - Customer Response - Water</i>				
P93715	00185355	FISCHER PLUMBING & HEATING	REPAIR WATER LEAK ON CUSTOMER	525.94

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT4420 - Transportation Planner Eng</i>				
P93761	00185365	IDAX DATA SOULTIONS	INV 17019 AM/PM TMC	300.00
<i>Org Key: MT4501 - Water Administration</i>				
	00185423	US BANK CORP PAYMENT SYS	QFC #5839	54.95
<i>Org Key: MT4503 - Storm Water Administration</i>				
	00185423	US BANK CORP PAYMENT SYS	WEF WYTHE	195.00
<i>Org Key: PO1100 - Administration (PO)</i>				
	00185423	US BANK CORP PAYMENT SYS	Officer photo board	70.08
	00185350	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING DEC 16	63.62
	00185423	US BANK CORP PAYMENT SYS	Good to Go passes for PSO and	30.00
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00185423	US BANK CORP PAYMENT SYS	PSO charge prior to getting ve	8.25
	00185423	US BANK CORP PAYMENT SYS	Good to go passes	5.84
	00185423	US BANK CORP PAYMENT SYS	AMAZON VIDEO ON DEMAND	5.46
<i>Org Key: PO1200 - Administration (CJ-PO)</i>				
P93543	00185370	LN CURTIS & SONS	Non-lethal weapons-patrol	5,155.03
	00185423	US BANK CORP PAYMENT SYS	Safety lights for citizens	456.72
	00185423	US BANK CORP PAYMENT SYS	Plastic evidence bins	432.80
	00185423	US BANK CORP PAYMENT SYS	Plastic evidence bins	372.70
	00185423	US BANK CORP PAYMENT SYS	Police Supplies	365.54
	00185423	US BANK CORP PAYMENT SYS	Police Supplies	344.14
	00185423	US BANK CORP PAYMENT SYS	Police Supplies	-344.14
<i>Org Key: PO1350 - Police Emergency Management</i>				
P93437	00185354	EPSCA	MONTHLY RADIO ACCESS FEES 13 R	328.25
<i>Org Key: PO1600 - Regional Radio Operations (CJ)</i>				
P93437	00185354	EPSCA	MONTHLY RADIO ACCESS FEES 57 R	1,439.25
<i>Org Key: PO1700 - Records and Property</i>				
	00185423	US BANK CORP PAYMENT SYS	Space heater for Records	27.34
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P93734	00185380	NORCOM 911	POLICE DISPATCH 2017	156,159.75
<i>Org Key: PO2100 - Patrol Division</i>				
	00185423	US BANK CORP PAYMENT SYS	Evaluations - Supervisor Meet	79.23
	00185423	US BANK CORP PAYMENT SYS	Supervisor Meeting - Evaluati	41.18
	00185423	US BANK CORP PAYMENT SYS	Supplies for Supervisors Meeti	35.19
<i>Org Key: PO2150 - Police Support Officer (CJ)</i>				
	00185423	US BANK CORP PAYMENT SYS	PSO Supplies - Belly Chains	146.01
	00185423	US BANK CORP PAYMENT SYS	PSO Supplies - Pad Locks	29.97
<i>Org Key: PO2200 - Marine Patrol</i>				
	00185423	US BANK CORP PAYMENT SYS	memory card for dive team	16.41
<i>Org Key: PO3100 - Investigation Division</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185423	US BANK CORP PAYMENT SYS	Annual fee for VPN internet se	31.95
<i>Org Key: PO4200 - Training (CJ)</i>				
P93769	00185366	INSIDE THE TAPE LLC	Class Tuition for Schmalhofer,	675.00
	00185423	US BANK CORP PAYMENT SYS	Holsters	674.31
	00185423	US BANK CORP PAYMENT SYS	HP DIRECT-PUBLICSECTOR	192.72
	00185423	US BANK CORP PAYMENT SYS	P&T Supplies - file folders an	74.44
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM	43.79
<i>Org Key: PR0000 - Parks & Recreation-Revenue</i>				
	00185406	THOMAS-SCHADT, MERRILL	BOAT LAUNCH PRKG TICKET TEST	11.00
<i>Org Key: PR1100 - Administration (PR)</i>				
	00185423	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	538.00
P93554	00185334	WRPA	Annual Conference & Trade show	269.00
	00185423	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	269.00
P93571	00185431	XEROX CORPORATION	Lease and print charges for NE	189.90
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	92.10
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM	87.55
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	74.99
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	73.48
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	51.21
	00185423	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	50.37
	00185423	US BANK CORP PAYMENT SYS	CPN.CO	41.30
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	35.70
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	28.83
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	27.10
	00185423	US BANK CORP PAYMENT SYS	SURVEYMONKEY.COM	26.00
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	18.38
	00185423	US BANK CORP PAYMENT SYS	THE HOME DEPOT #8944	15.55
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	15.32
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00185423	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4712	14.75
<i>Org Key: PR2100 - Recreation Programs</i>				
P93554	00185334	WRPA	Annual Conference & Trade show	807.00
	00185423	US BANK CORP PAYMENT SYS	SAHARA PIZZA	140.47
	00185423	US BANK CORP PAYMENT SYS	PARTY CITY	72.87
	00185423	US BANK CORP PAYMENT SYS	TCEAGLES BUFFET	36.49
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM	16.41
	00185423	US BANK CORP PAYMENT SYS	PARTY CITY	4.37
	00185423	US BANK CORP PAYMENT SYS	PP*8118CODE	1.95
	00185423	US BANK CORP PAYMENT SYS	PP*8118CODE	-1.95
<i>Org Key: PR2103 - Aquatics Programs</i>				
	00185423	US BANK CORP PAYMENT SYS	LIFEGUARD STORE - ONLINE	930.00
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM	102.90
<i>Org Key: PR2108 - Health and Fitness</i>				
	00185423	US BANK CORP PAYMENT SYS	POWER SYSTEMS	1,324.04

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	677.44
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	79.95
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	-50.97
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	-79.95
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	-79.95
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	-90.93
<i>Org Key: PR3500 - Senior Services</i>				
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	420.64
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	402.97
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	358.79
	00185423	US BANK CORP PAYMENT SYS	HOMEGOODS # 0759	110.66
	00185423	US BANK CORP PAYMENT SYS	AED SUPERSTORE	106.02
	00185423	US BANK CORP PAYMENT SYS	COST PLUS WLD #157	99.60
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	85.61
	00185423	US BANK CORP PAYMENT SYS	HOMEGOODS #0745	38.95
	00185423	US BANK CORP PAYMENT SYS	TJMAXX #0574	19.96
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	14.77
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	11.77
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	11.51
	00185423	US BANK CORP PAYMENT SYS	DOLLARTREE	9.86
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	8.00
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	1.89
	00185423	US BANK CORP PAYMENT SYS	SENIOR SOCIAL SUPPLIES	1.15
<i>Org Key: PR4100 - Community Center</i>				
	00185423	US BANK CORP PAYMENT SYS	3 VACUUM	1,171.17
	00185423	US BANK CORP PAYMENT SYS	IKEA HOME SHOPPING	361.61
	00185423	US BANK CORP PAYMENT SYS	YELPINC*BIZSERVICES	350.00
	00185423	US BANK CORP PAYMENT SYS	EMPLOYEE RECOGNITION	325.00
	00185423	US BANK CORP PAYMENT SYS	IKEA SEATTLE	287.97
	00185423	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	269.00
	00185423	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	269.00
	00185423	US BANK CORP PAYMENT SYS	DISCOUNTMUGS.COM	187.50
	00185423	US BANK CORP PAYMENT SYS	TRIUMPH EXPO EVENTS	153.44
	00185423	US BANK CORP PAYMENT SYS	IKEA SEATTLE	136.82
	00185423	US BANK CORP PAYMENT SYS	ACME BOWLING	127.29
	00185423	US BANK CORP PAYMENT SYS	DISCOUNTMUGS.COM	110.00
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	90.87
	00185423	US BANK CORP PAYMENT SYS	WW GRAINGER	89.09
	00185423	US BANK CORP PAYMENT SYS	LOWES #02420*	68.88
	00185423	US BANK CORP PAYMENT SYS	COSTCO WHSE #1029	67.68
	00185423	US BANK CORP PAYMENT SYS	ACME BOWLING	64.92
	00185423	US BANK CORP PAYMENT SYS	PIZZA H013898	60.55
	00185423	US BANK CORP PAYMENT SYS	FRY'S ELECTRONICS #30	57.99
	00185423	US BANK CORP PAYMENT SYS	MERCER ISLAND TRUE VALUE	56.91
	00185423	US BANK CORP PAYMENT SYS	PROTEAM INC	56.80
	00185423	US BANK CORP PAYMENT SYS	TARGET.COM *	43.78
	00185423	US BANK CORP PAYMENT SYS	FRED MEYER #0665	37.18
	00185423	US BANK CORP PAYMENT SYS	ETSY.COM - FOAMCREATION	35.00
	00185423	US BANK CORP PAYMENT SYS	STARBUCKS STORE 09319	34.93

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185423	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03384	30.00
	00185423	US BANK CORP PAYMENT SYS	MERCER ISLAND TRUE VALUE	26.27
P89391	00185349	CRYSTAL AND SIERRA SPRINGS	2016 Water Service at MICEC	17.78
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	14.40
	00185423	US BANK CORP PAYMENT SYS	EXPENSE REIMBURSED	8.42
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	7.42
	00185423	US BANK CORP PAYMENT SYS	WAL-MART #5939	4.31
<i>Org Key: PR5300 - Community Arts Support</i>				
P93782	00185369	LEVITT, ARI	MIAC Swing Dance Teacher	150.00
	00185423	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105616	32.96
<i>Org Key: PR5400 - Gallery Program</i>				
	00185423	US BANK CORP PAYMENT SYS	INGALLINA'S BOX LUNCH	50.83
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P93771	00185371	MACGILL, CASEY	MIAC Swing Dance Band	900.00
P92035	00185425	VFW POST #5760	Venue rental for	585.00
<i>Org Key: PR6100 - Park Maintenance</i>				
	00185423	US BANK CORP PAYMENT SYS	GRUBHUBPEKINGCHEF	58.36
P93730	00185362	HOME DEPOT CREDIT SERVICE	PROPANE TANK	41.45
	00185423	US BANK CORP PAYMENT SYS	TARGET 00006379	27.29
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P93549	00185364	HORIZON	RYEGRASS SEED & FERTILIZER	1,848.80
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P93778	00185352	DEPT OF NATURAL RESOURCES	Annual Lease payment for Boile	4,219.74
P93770	00185343	BULGER SAFE & LOCK	Gate key pad for Luther Burban	706.10
P93740	00185340	AUTOMATED GATES & EQUIPMENT	Servicing of Gate at Luther Bu	228.80
P93740	00185340	AUTOMATED GATES & EQUIPMENT	Repair of gate at Luther Burba	190.53
	00185423	US BANK CORP PAYMENT SYS	INTL SOC ARBORICULTURE	102.40
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P93549	00185364	HORIZON	RYEGRASS SEED & FERTILIZER	1,848.80
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P93611	00185404	TACOMA SCREW PRODUCTS INC	MISC. HARDWARE	51.18
<i>Org Key: PR6800 - Trails Maintenance</i>				
P93091	00185374	MCDOWELL NW PILE KING INC	Retainage.	5,650.00
	00185423	US BANK CORP PAYMENT SYS	IML NORTH AMERICA	160.00
	00185423	US BANK CORP PAYMENT SYS	UW BOTANIC GARDENS	85.00
P93611	00185404	TACOMA SCREW PRODUCTS INC	MISC. HARDWARE	37.72
<i>Org Key: VCP432 - CIP Storm Drainage Salaries</i>				
	00185423	US BANK CORP PAYMENT SYS	INTNL EROSION CNTRL ASSC	1,194.00
<i>Org Key: WD535E - Sub Basin 6 Drainage Extension</i>				
P90890	00185407	THOMCO CONSTRUCTION INC	SCHEDULE B STORM DRAINAGE	1,900.00
<i>Org Key: WG106R - North Fire Station Repairs</i>				
	00185423	US BANK CORP PAYMENT SYS	SAFETY CABINET FS91	1,062.15
	00185423	US BANK CORP PAYMENT SYS	FS91 TOOLS	782.63

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185423	US BANK CORP PAYMENT SYS	FS91 TOOL CABINET	652.19
	00185423	US BANK CORP PAYMENT SYS	FOAMFIT TOOLS	415.00
<i>Org Key: WG141E - MICEC Equipment Replacement</i>				
	00185423	US BANK CORP PAYMENT SYS	STACKING CHAIRS	2,306.98
<i>Org Key: WP122R - Vegetation Management</i>				
P93219	00185400	SIGNATURE LANDSCAPE SERVICES	Winter 2016 SE 53rd Open Space	16,425.00
P93767	00185377	MOUNTAINS TO SOUND	Ecological Restoration in MI P	2,573.25
	00185423	US BANK CORP PAYMENT SYS	IML NORTH AMERICA	160.00
	00185423	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	102.79
	00185423	US BANK CORP PAYMENT SYS	INTL SOC ARBORICULTURE	87.45
<i>Org Key: WP503R - Luther Burbank Pk Minor Impvt</i>				
P93686	00185372	MARENAKOS ROCK CENTER	HIGH CASCADE GRANITE	1,272.09
P93685	00185372	MARENAKOS ROCK CENTER	HIGH CASCADE GRANITE	1,147.66
P93687	00185372	MARENAKOS ROCK CENTER	HIGH CASCADE GRANITE	1,095.67
P93688	00185372	MARENAKOS ROCK CENTER	HIGH CASCADE & HANSEN CREEK GR	741.10
P93689	00185372	MARENAKOS ROCK CENTER	HIGH CASCADE & HANSEN CREEK GR	642.16
<i>Org Key: WP720R - Recurring Park Projects</i>				
P93237	00185398	SHAW SPORTS TURF	South Mercer Playfields Infill	18,449.99
P93774	00185387	PLANLED INC	LIGHT FIXTURES (ARCH 2 WAY 4FT	5,611.88
P93091	00185374	MCDOWELL NW PILE KING INC	Extra pile length	2,450.00
<i>Org Key: WR101U - Madrona Crest Residential Strt</i>				
P90890	00185407	THOMCO CONSTRUCTION INC	SCHEDULE D RESIDENTIAL STREET	4,607.50
<i>Org Key: WS901D - Sewer Sys Pump Sta Repairs</i>				
P93649	00185359	H D FOWLER	SUMP PUMPS, SWITCHES & FITTING	8,606.70
<i>Org Key: WW102P - Water Model and Fire Flow Anal</i>				
P92697	00185361	HDR ENGINEERING INC	2016 MERCER ISLAND WATER MODEL	2,778.65
<i>Org Key: WW523R - EMW 5400-6000 Block Watermain</i>				
P91940	00185342	BLUELINE GROUP	EMW 5400 - 6000 BLK WATER SYST	1,280.50
<i>Org Key: WW526R - Madrona Crest West Water Sys</i>				
P90890	00185407	THOMCO CONSTRUCTION INC	SCHEDULE A WATER SYSTEM	31,962.71
<i>Org Key: WW527R - 3838 WMW Water Improvements</i>				
P92073	00185342	BLUELINE GROUP	3838 WMW (SHORECLIFF LANE) WAT	9,061.15
P92219	00185341	AXIS SURVEY & MAPPING	3838 WMW (SHORECLIFF LANE) WAT	2,063.75
<i>Org Key: XP520R - Recreational Trail Connections</i>				
	00185423	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4711	17.36
<i>Org Key: XP710R - Luther Burbank MAJOR Improvemt</i>				
P92495	00185344	CARDINAL ARCHITECTURE PC	Luther Burbank Park Boiler Bui	8,010.50
<i>Org Key: XR541C - Safe Routes - Madrona Crest</i>				
P90890	00185407	THOMCO CONSTRUCTION INC	SCHEDULE C SAFE ROUTES TO SCHO	1,567.50
<i>Org Key: YF1100 - YFS General Services</i>				
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM	620.82

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185423	US BANK CORP PAYMENT SYS	OFFICE DEPOT #1078	405.14
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	394.18
P93571	00185431	XEROX CORPORATION	Lease and print/copy charges f	336.01
	00185423	US BANK CORP PAYMENT SYS	IKEA HOME SHOPPING	334.97
	00185423	US BANK CORP PAYMENT SYS	ULINE *SHIP SUPPLIES	287.88
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM	287.54
	00185392	PULTS, STEPHEN	RETREAT CENTER RENTAL	175.00
	00185350	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING DEC 16	63.62
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM	62.66
	00185423	US BANK CORP PAYMENT SYS	EINSTEIN BROS-ONLINE CAT	44.86
	00185423	US BANK CORP PAYMENT SYS	IN *TERRA BELLA	43.75
	00185386	PETTY CASH FUND YOUTH SERVICES	PETTY CASH REIMBURSEMENT	40.00
	00185423	US BANK CORP PAYMENT SYS	NORTHWEST WHOLESALE FL	37.20
	00185423	US BANK CORP PAYMENT SYS	EINSTEIN BROS-ONLINE CAT	33.92
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00185423	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00185423	US BANK CORP PAYMENT SYS	ISLAND BOOKS	17.51
	00185423	US BANK CORP PAYMENT SYS	OFFICE DEPOT #819	16.85
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	16.25
	00185386	PETTY CASH FUND YOUTH SERVICES	PETTY CASH REIMBURSEMENT	15.00
	00185386	PETTY CASH FUND YOUTH SERVICES	PETTY CASH REIMBURSEMENT	15.00
	00185386	PETTY CASH FUND YOUTH SERVICES	PETTY CASH REIMBURSEMENT	13.00
	00185423	US BANK CORP PAYMENT SYS	WA DRIVER LICENSE RENEW	13.00
	00185423	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	12.61
	00185423	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	11.99
	00185386	PETTY CASH FUND YOUTH SERVICES	PETTY CASH REIMBURSEMENT	10.73
	00185386	PETTY CASH FUND YOUTH SERVICES	PETTY CASH REIMBURSEMENT	8.00
	00185423	US BANK CORP PAYMENT SYS	FACEBK RJMVDA2G42	3.47

Org Key: YF1200 - Thrift Shop

P93737	00185378	NATIONAL BUSINESS SYSTEMS	Prepaid technology support for	1,752.00
	00185423	US BANK CORP PAYMENT SYS	RETAIL POS SYSTEMS - M	704.00
	00185423	US BANK CORP PAYMENT SYS	COSTCO *BUS DELIV 115	524.77
	00185423	US BANK CORP PAYMENT SYS	WWW.ROBLY.COM	296.10
	00185423	US BANK CORP PAYMENT SYS	ULINE *SHIP SUPPLIES	259.16
	00185423	US BANK CORP PAYMENT SYS	COSTCO *BUS DELIV 115	227.09
	00185423	US BANK CORP PAYMENT SYS	FACEBK V99YKBNCP2	56.00
	00185423	US BANK CORP PAYMENT SYS	TARGET 00003392	38.33
	00185423	US BANK CORP PAYMENT SYS	USPS KIOSK 5453069550	37.60
	00185423	US BANK CORP PAYMENT SYS	MOOD PANDORA	29.51
	00185423	US BANK CORP PAYMENT SYS	STK*SHUTTERSTOCK, INC.	29.00
	00185423	US BANK CORP PAYMENT SYS	STK*SHUTTERSTOCK, INC.	29.00

Org Key: YF2100 - School/City Partnership

P93532	00185394	REGIONAL TOXICOLOGY SERVICES	Lab fees for C.Harnish clients	15.70
--------	----------	------------------------------	--------------------------------	-------

Org Key: YF2300 - VOICE Program

	00185423	US BANK CORP PAYMENT SYS	UNIVERSITY VILLAGE	54.80
--	----------	--------------------------	--------------------	-------

Org Key: YF2600 - Family Assistance

	00185423	US BANK CORP PAYMENT SYS	QFC #5839	1,960.00
P93580	00185399	SHOREWOOD HEIGHTS	Rental assistance for Emergenc	400.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185423	US BANK CORP PAYMENT SYS	QFC #5839	280.95
P93578	00185391	PUGET SOUND ENERGY	Utility Assistance for Emerenc	261.72
	00185423	US BANK CORP PAYMENT SYS	PAYPAL *PAC NW	150.00
	00185423	US BANK CORP PAYMENT SYS	PAYPAL *PAC NW	150.00
	00185423	US BANK CORP PAYMENT SYS	CLB MERCER ISLAND	120.00
	00185423	US BANK CORP PAYMENT SYS	KIDS FOOTLOCKER	90.00
	00185423	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
	00185386	PETTY CASH FUND YOUTH SERVICES	PETTY CASH REIMBURSEMENT	20.00
	00185386	PETTY CASH FUND YOUTH SERVICES	PETTY CASH REIMBURSEMENT	7.00
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
P93736	00185360	HAMP, TIMOTHY	Two PSA projects, paid in thre	2,400.00
	00185423	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	75.56
	00185423	US BANK CORP PAYMENT SYS	EIG*HOMESTEAD	21.99
Total				489,979.60

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.

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

Report	Warrants	Date	Amount
Check Register	185432-185597	2/09/2017	\$ 523,404.12
			\$ 523,404.12

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185432	02/03/2017	ALPINE PRODUCTS INC PROPANE TORCH, HOT TAPE & OBJE	P93843	TM164330	01/20/2017	1,582.21
00185433	02/03/2017	AM TEST INC INV 96702 WATER QUALITY SAMPLE	P93762	96702	01/12/2017	240.00
00185434	02/03/2017	APPLIED ECOLOGY LLC 5% Retainage	P87123	OH007698	12/31/2016	1,271.30
00185435	02/03/2017	ARC DOCUMENT SOLUTIONS COPY & PUT ON THUMB DRIVE MAIN	P93833	1617573	01/24/2017	214.51
00185436	02/03/2017	ASSOCIATION OF WA CITIES Workers Comp Retro Program	P93853	48103	12/29/2016	99,272.00
00185437	02/03/2017	ATTORNEY & NOTARY SUPPLY Seminar - Washington Notary Se	P93861	OH007694	02/01/2017	135.00
00185438	02/03/2017	AWC Underwood City Action Days	P93728	48712 48718	01/19/2017	280.00
00185439	02/03/2017	AWC PR-Accrued/Withheld		OH007687	01/01/2017	327.30
00185440	02/03/2017	BUILDERS HARDWARE & SUPPLY CO. SHOP MAN DOOR SUPPLIES	P93802	S3527245003	12/30/2016	58.29
00185441	02/03/2017	CAPITAL ONE PUBLIC FUNDING Lease Payment Fire Apparatus	P93665	2948913	12/30/2016	128,023.18
00185442	02/03/2017	COMCAST Internet Charges/Fire	P93827	OH007700	01/11/2017	269.70
00185443	02/03/2017	COMMERCIAL LANDSC SUPPLY INC INVENTORY PURCHASES	P93776	197712	01/18/2017	352.32
00185444	02/03/2017	CORDER, CHARLES PR-Accrued/Withheld		OH007674	01/20/2017	1,223.42
00185445	02/03/2017	CUMMINS INC 2016- CITY HALL GENERATOR MAIN	P93810	00135341	12/20/2016	1,187.15
00185446	02/03/2017	CURTIS BLUE LINE Flares for patrol	P93876	INV77486	01/20/2017	240.40
00185447	02/03/2017	DALY, RYAN PR-Accrued/Withheld		OH007675	01/20/2017	692.34
00185448	02/03/2017	DELL MARKETING L.P. Laptop rgilert micec	P93558	10142672483	01/20/2017	1,919.34
00185449	02/03/2017	DEPT OF TRANSPORTATION INV JA6287 SAND AND SALT	P93794	RE41 JA6287L020	01/17/2017	1,565.35
00185450	02/03/2017	DIRECT MATTERS Order for Hearing by Mail Cour	P93788	54570	01/04/2017	940.41
00185451	02/03/2017	DMCMA District & Municipal Court	P93791	OH007701	01/24/2017	150.00
00185452	02/03/2017	EASTSIDE EXTERMINATORS CITY HALL EXTERMINATOR SERVICE	P93812	316225	12/12/2016	336.71
00185453	02/03/2017	EQUIFAX Background investigations	P93811	4091560	01/17/2017	67.41
00185454	02/03/2017	EXCEL SUPPLY COMPANY INVENTORY PURCHASES	P93777	83275	01/12/2017	450.77
00185455	02/03/2017	FIRE PROTECTION INC PANIC BUTTON COUNCIL CHAMBERS	P93867	36500	01/25/2017	935.14
00185456	02/03/2017	FOREMOST MEDICAL EQUIPMENT AED replacement parts	P93875	69486	01/19/2017	1,039.61
00185457	02/03/2017	GARDNER, BRENT Uniforms & Clothing		OH007689	01/19/2017	128.13

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185458	02/03/2017	GENTINO, CATHERINE L PR-Accrued/Withheld		OH007676	01/20/2017	31.24
00185459	02/03/2017	GRAINGER INVENTORY PURCHASES	P93732	9334521748	01/18/2017	2,628.67
00185460	02/03/2017	H D FOWLER 8" PSM PVC PIPE FITTINGS	P93799	I4416051	01/18/2017	614.18
00185461	02/03/2017	HDS WHITE CAP CONST SUPPLY INVENTORY PURCHASES	P93844	50005625440	01/20/2017	960.94
00185462	02/03/2017	HOME DEPOT CREDIT SERVICE PIPE BUSHINGS	P93775	0230450020256	01/23/2017	303.72
00185463	02/03/2017	HONEYWELL, MATTHEW V Professional services - Invoic	P93855	954	01/24/2017	700.00
00185464	02/03/2017	ISSAQUAH CITY JAIL December jail bill	P93773	0450008346	01/13/2017	3,007.00
00185465	02/03/2017	JAYMARC HOMES LLC REFUND WATER SERVICE DEPOSIT		OH007711	01/24/2017	84.82
00185466	02/03/2017	JOHNSON ROBERTS & ASSOCIATES Background inv	P93793	131092	01/17/2017	78.00
00185467	02/03/2017	KCFTOA 2017 TO Dues	P93719	6398	01/22/2017	1,885.00
00185468	02/03/2017	KEMP WEST INC Tree Work	P93327	18183	01/13/2017	12,608.93
00185469	02/03/2017	KEVEREN, BREANNA PR-Accrued/Withheld		OH007671	01/20/2017	2,600.00
00185470	02/03/2017	KING COUNTY ETP 2017 Membership Dues	P93451	ETP06	12/01/2016	200.00
00185471	02/03/2017	KROESENS UNIFORM COMPANY Duty Uniforms Mair/Petersen	P93887	40634	11/22/2016	1,253.59
00185472	02/03/2017	LAKESIDE DOORS INC SHOP DOOR REPAIR	P93806	4606	01/18/2017	343.28
00185473	02/03/2017	LANGUAGE LINE SERVICES Language Line Services	P93785	3980860	12/31/2016	28.77
00185474	02/03/2017	LEE JOHNSON CHEVROLET DOWN PAYMENT	P93920	OH007714	02/03/2017	379.11
00185475	02/03/2017	LIFE ASSIST INC Station/Rig Aid Supplies	P93839	782482	01/24/2017	1,385.10
00185476	02/03/2017	MCCOY, STEPHEN W PR-Accrued/Withheld		OH007677	01/20/2017	121.29
00185477	02/03/2017	METRON-FARNIER LLC INVENTORY PURCHASES	P93743	23755	01/16/2017	5,788.56
00185478	02/03/2017	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P93435	OH007703	01/24/2017	1,200.00
00185479	02/03/2017	MI SCHOOL DISTRICT #400 School Impact fees for Q4 2016	P93745	OH007709	12/31/2016	56,471.36
00185480	02/03/2017	MICONTROLS INC CUST SVC & STAT	P93866	906332	01/26/2017	164.20
00185481	02/03/2017	MICROFLEX December 2016 Tax Audit Progra	P93879	22516	01/08/2017	189.60
00185482	02/03/2017	MISD FOOD SERVICE Senior Social Thanksgiving mea	P93780	OH007708	11/30/2017	665.00
00185483	02/03/2017	MN CUSTOM M2N LLC REFUND WATER SERVICE DEPOSIT		OH007712	01/24/2017	1,836.11

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185484	02/03/2017	MORRIS-HANSEN ENT INC WINDOW WASHING FS92	P93832	51432	01/25/2017	2,377.00
00185485	02/03/2017	MOUNTAIN PACIFIC BANK SCHEDULE B RETAINAGE FOR R9622	P90891	#7FINAL	11/30/2016	1,954.32
00185486	02/03/2017	MOUNTAINS TO SOUND Ecological Restoration in MI P	P85920	#8	12/31/2016	5,589.66
00185487	02/03/2017	MUNICIPAL EMERGENCY SERVICES Ballistic Vests (Remainder of	P92817	IN1099147	01/24/2017	3,422.92
00185488	02/03/2017	NASRO NASRO membership	P93837	OH007704	01/26/2017	40.00
00185489	02/03/2017	NORTHWEST LEADERSHIP SEMINAR 2017 Leadership Conference	P93822	390001038 1010	10/17/2016	590.00
00185490	02/03/2017	NW PLAYGROUND EQUIPMENT INC BEARINGS FOR MERRY GO ROUND	P93842	40595	01/18/2017	212.10
00185491	02/03/2017	O'REILLY AUTOMOTIVE INC Misc. Apparatus Parts	P93823	2519333572	01/20/2017	3.71
00185492	02/03/2017	OLSON, JOHN R Pro tem Judge 1/10/17	P93789	OH007706	01/03/2017	300.00
00185493	02/03/2017	PACIFIC AIR CONTROL INC HP9 CITY HALL	P93868	262	01/25/2017	430.34
00185494	02/03/2017	PACIFIC GOLF & TURF INV 21286 FL 0433 REPAIR PART	P93795	0221286	11/23/2016	78.81
00185495	02/03/2017	PACIFIC MODULAR CITY HALL CARPET CLEAN	P93808	3071	01/12/2017	1,278.00
00185496	02/03/2017	PACIFIC PLANTS INC Trees for Luther Burbank the S	P93830	79818	01/05/2017	1,668.78
00185497	02/03/2017	PACIFIC POWER GROUP LLC 8611 Repairs	P93841	645689500	01/24/2017	3,155.66
00185498	02/03/2017	PACIFIC RIM EQUIPMENT RENTAL ARTICULATED BOOM RENTAL	P93796	18180	01/19/2017	427.44
00185499	02/03/2017	PACIFIC TOPSOIL INC. Potting soil for new plants	P93807	8T1005831	01/18/2017	90.34
00185500	02/03/2017	PHILEN, SUZANNE PR-Accrued/Withheld		OH007678	01/20/2017	119.29
00185501	02/03/2017	PIERCE PHD INC P S, MAUREEN Behaviorial Health Training	P93838	OH007702	01/19/2017	3,150.00
00185502	02/03/2017	PLATT ELECTRIC CONDUIT & WIRE	P93835	OH007707	01/13/2017	108.34
00185503	02/03/2017	POLLARD WATER SEWER CLEAN OUT TOOL 8'-24'	P93798	0064657 59	01/13/2017	410.49
00185504	02/03/2017	QUICK RESPONSE LLC Armor Vest Carry Bags	P93824	771	12/18/2016	131.40
00185505	02/03/2017	QUINN, THOMAS PR-Accrued/Withheld		OH007672	01/20/2017	1,700.00
00185506	02/03/2017	RIDDELL, SUZANNE PR-Accrued/Withheld		OH007680	01/20/2017	692.40
00185507	02/03/2017	RON'S STUMP REMOVAL & MI Parks Fall 2016 Tree Work	P92882	OH007695	01/25/2017	870.00
00185508	02/03/2017	ROSENSTEIN, SUSIE Instructor Pay for Personal Tr	P93817	OH007710	12/13/2016	150.00
00185509	02/03/2017	SAWHORSE CONSTRUCTION REFUND WATER SERVCIE DEPOSIT		OH007713	01/24/2017	128.92

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185510	02/03/2017	SCA SCA 2017 Membership Dues	P93518	2667	01/01/2017	14,612.42
00185511	02/03/2017	SCHUCK, CHRISTINA PR-Accrued/Withheld		OH007681	01/20/2017	762.46
00185512	02/03/2017	SEA WESTERN INC SCBA Service	P93717	196309	01/17/2017	1,004.44
00185513	02/03/2017	SEATTLE TIMES COMPANY, THE ANNUAL PAPER DELIVERY	P93800	OH007690	02/16/2017	488.80
00185514	02/03/2017	SECURITY SAFE & LOCK FINANCE SAFE REPAIR	P93862	507044	01/31/2017	284.70
00185515	02/03/2017	SKYLINE COMMUNICATIONS INC EOC MONTHLY INTERNET SERVICE	P93864	IN42659	02/01/2017	206.55
00185516	02/03/2017	SOUND SAFETY PRODUCTS SAFETY BOOTS & MISC. WORK CLOT	P93765	189765	01/16/2017	843.34
00185517	02/03/2017	SPIETZ, ALLISON PR-Accrued/Withheld		OH007682	01/20/2017	49.78
00185518	02/03/2017	STARMAN METAL FABRICATIONS LLC HINGED BAFFLE PLATE	P93452	8793	01/23/2017	2,304.76
00185519	02/03/2017	SUNDSTROM, ROBERT Birding Trip at Reifel Santuar	P93819	OH007691	01/12/2017	617.46
00185520	02/03/2017	SUPPLY SOURCE INC/SAMS, THE INVENTORY PURCHASES	P93845	1700285	01/24/2017	840.43
00185521	02/03/2017	SWENSON SAY FAGET Trail & Bridge Repairs	P93741	91309	01/13/2017	200.00
00185522	02/03/2017	SYSTEMS DESIGN WEST LLC Transport Billing Fees	P93840	MIFD0117	01/18/2017	1,464.69
00185523	02/03/2017	T-MOBILE 2017 Services for Boat Launch	P93801	OH007692	02/01/2017	49.99
00185524	02/03/2017	TAWNEY, LAURA PR-Accrued/Withheld		OH007673	01/20/2017	114.83
00185525	02/03/2017	THOMSON REUTERS - WEST CIS intel database	P93792	835376788	01/01/2017	302.00
00185526	02/03/2017	TOLLIVER, SCOTT Reimburse safety boots		OH007688	01/24/2017	124.05
00185527	02/03/2017	TUTTLE, LAJUAN PR-Accrued/Withheld		OH007683	01/20/2017	472.22
00185528	02/03/2017	UPS SHIPPING FEES		0000T6781T027	01/14/2017	10.48
00185529	02/03/2017	VAN GORP, ALISON PR-Accrued/Withheld		OH007684	01/20/2017	2,692.34
00185530	02/03/2017	VERIZON WIRELESS IGS WIFI, ISG LOANER, IGS MODE	P93859	9779183535	01/23/2017	1,726.03
00185531	02/03/2017	WASHINGTON AWARDS INC Annual emp. awards	P93856	62818	01/14/2017	859.03
00185532	02/03/2017	WAVE ELECTRICAL LLC Mercerdale Park Plaza GFCI	P93818	16177	12/30/2016	371.21
00185533	02/03/2017	WCIA M. Solomon Notary Bond	P93466	13834	01/13/2017	40.00
00185534	02/03/2017	WEST COAST SIGNAL INC INV 1966 LOOPS 86TH AVE @ 40T	P93779	1966/1965	12/31/2016	5,279.23
00185535	02/03/2017	WEST, PAUL D PR-Accrued/Withheld		OH007685	01/20/2017	2,550.08

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185536	02/03/2017	WHEELER PAINTING INC RETAINAGE	P92969	031116R	12/06/2016	1,096.99
00185537	02/03/2017	WIBLE, CONNIE M 2017 Gallery Reception Enterta	P93768	OH007693	01/12/2017	150.00
00185538	02/03/2017	WILLIAMS KASTNER & GIBBS PLLC Professional services - Invoic	P93854	546861	01/20/2017	955.50
00185539	02/03/2017	WIMACTEL INC POLICE LOBBY PAY PHONE	P93865	159612	01/01/2017	60.23
00185540	02/03/2017	XEROX CORPORATION Dec Copier Costs	P93784	087602257	01/01/2017	150.44
00185541	02/03/2017	YAMASHITA, M PATRICK PR-Accrued/Withheld		OH007686	01/20/2017	999.96
00185542	02/09/2017	AUSTIN, DENNIS UPSIZE REFUND 7025 SE 20TH		1511027	01/24/2017	336.11
00185543	02/09/2017	BAKER, DENNIS L MILEAGE EXPENSE		OH007732	01/25/2017	26.75
00185544	02/09/2017	CANTER, DAVID TRAINING EXPENSES		OH007726	02/03/2017	42.80
00185545	02/09/2017	CENTURYLINK PHONE USE JANUARY 2017		OH007715	12/20/2016	3,476.32
00185546	02/09/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		OH007719	02/03/2017	1,331.00
00185547	02/09/2017	CLASSIC HOMES LLC, THE UPSIZE REFUND 2719 63RD AVE SE		1608189	01/24/2017	84.82
00185548	02/09/2017	EMPIRE TODAY LLC LBP Caretaker's Flooring Repla	P87806	201542272	09/03/2015	10,305.97
00185549	02/09/2017	FELIX, JIM MILEAGE EXPENSES		OH007735	01/16/2017	25.68
00185550	02/09/2017	GALLAGHER CO LLC UPSIZE REFUND 2469 63RD AVE SE		1601160	01/24/2017	128.92
00185551	02/09/2017	GAVIGLIO, MIKE MILEAGE EXPENSE		OH007736	01/16/2017	27.82
00185552	02/09/2017	HARB, SAM MILEAGE EXPENSE		OH007728	01/24/2017	22.58
00185553	02/09/2017	HORSCHMAN, BRENT COPAY REIMB		OH007727	02/03/2017	7.00
00185554	02/09/2017	HSU, BILL & JAMIE SPU FEE REFUND		1508076	01/24/2017	3,700.17
00185555	02/09/2017	KASSEL & ASSOCIATES HYDRANT METER REFUND		OH007739	01/24/2017	2,400.00
00185556	02/09/2017	KELLEY, CHRIS M MILEAGE EXPENSES		OH007729	01/26/2017	17.44
00185557	02/09/2017	LEDBETTER-KRAFT, DELORES E REPLACE WARRANT 184560		OH007737	02/07/2017	1,103.73
00185558	02/09/2017	LEE, EILEEN & DAVID BOAT LAUNCH TICKET REFUND		OH007741	01/18/2017	11.00
00185559	02/09/2017	MAIR, STEPHEN TUITION REIMBURSEMENT		OH007716	10/24/2016	480.00
00185560	02/09/2017	MI 84TH PARTNERSHIP NEW METER REFUND 8351 SE 31ST		1603033	01/24/2017	81.24
00185561	02/09/2017	MI EMPLOYEES ASSOC UPSIZE REFUND 3712 77TH PL SE		OH007717	02/03/2017	147.50

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185562	02/09/2017	MICHALAK, VICTOR R LEAK ADJUSTMENT REFUND		OH007740	02/02/2017	596.01
00185563	02/09/2017	MORRIS, JOSEPH P PER DIEM REIMB		OH007725	02/02/2017	704.79
00185564	02/09/2017	NELSON & SONS HYDRANT METER DEPOSIT REFUND		OH007742	01/19/2017	2,400.00
00185565	02/09/2017	NW SAMPLER GUILD REPLACE WARRANT 180573		OH007738	01/11/2017	100.00
00185566	02/09/2017	ODOR CONTROL TECHNOLOGIES INC MILEAGE EXPENSES		OH007734	01/16/2017	34.24
00185567	02/09/2017	PARR, RYAN PER DIEM REIMB		OH007724	02/07/2017	171.20
00185568	02/09/2017	PKHD LLC UPSIZE REFUND 3712 77TH PL SE		402000	01/24/2017	128.92
00185569	02/09/2017	PUGET SOUND ENERGY ENERGY USE JANUARY 2017		OH007721	01/24/2017	39,857.33
00185570	02/09/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH007718	02/03/2017	230.00
00185571	02/09/2017	WALKER JR, RUDY MILEAGE EXPENSE		OH007730	01/22/2017	55.64
00185572	02/09/2017	WILLING, ROBERT MILEAGE EXPENSE		OH007733	01/15/2017	29.96
00185573	02/09/2017	YOUNG, DAVE PERMIT REFUND		1508175	01/24/2017	508.82
00185574	02/09/2017	ACTIVE NETWORK INC, THE Class Software - Maintenance &	P93939	4100154338	09/30/2016	13,042.19
00185575	02/09/2017	AIRGAS USA LLC Oxygen/Fire	P93923	9059436725	01/18/2017	74.68
00185576	02/09/2017	BUILDERS HARDWARE & SUPPLY CO. MAINT SECURITY LOCKS	P93988	S3527245005	01/13/2017	4,439.56
00185577	02/09/2017	BUMPERCHUTE CO Command post enclosure	P93886	170928	01/19/2017	793.88
00185578	02/09/2017	CADMAN INC 5/8"-MINUS ROCK (66.53 TONS)	P93857	5425134/5426027	01/09/2017	2,369.02
00185579	02/09/2017	CINTAS CORPORATION #460 2017 Rug cleaning services for	P93815	460775002/792560	01/05/2017	49.28
00185580	02/09/2017	COMCAST Internet Charges/Fire	P93925	OH007744	01/17/2017	62.32
00185581	02/09/2017	CONFIDENTIAL DATA DISPOSAL Shredding	P93888	90748	01/31/2017	100.00
00185582	02/09/2017	CRYSTAL AND SIERRA SPRINGS Monthly water service delivery	P93566	5277493020117	02/01/2017	59.26
00185583	02/09/2017	CRYSTAL SPRINGS Coffee for micec.	P93878	1312343012017	01/20/2017	351.47
00185584	02/09/2017	CZARNIECKI, JOHN Refund. Overpaid for boat laun	P93877	OH007745	01/27/2017	15.00
00185585	02/09/2017	EASTSIDE EXTERMINATORS EXTERMINATOR SERVICES	P93959	325977	02/04/2017	228.96
00185586	02/09/2017	EMMANUEL DAY SCHOOL Preschool scholarships for EA	P93576	OH007746	01/31/2017	641.90
00185587	02/09/2017	FERGUSON ENTERPRISES INC REPAIR OF 2ND HANDHELD	P93985	0538540	01/26/2017	596.78

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00185588	02/09/2017	FIRE PROTECTION INC SECURITY & FIRE MONITORING CIT	P93991	36630	02/01/2017	888.15
00185589	02/09/2017	FLAGSHIP MARITIME Captain's License Training	P93971	1703	02/05/2017	1,200.00
00185590	02/09/2017	GRAINGER 4 Packs of Absorbent Pads	P93816	9320213177	01/03/2017	811.71
00185591	02/09/2017	GREATWORK/VILLACOM LLC I-90 Mobility Communications	P93982	0518	01/31/2017	5,500.00
00185592	02/09/2017	H D FOWLER INVENTORY PURCHASES	P93872	I4418880	01/24/2017	4,191.02
00185593	02/09/2017	HOME DEPOT CREDIT SERVICE VACPROHOSE	P93860	0318682013158	01/31/2017	40.48
00185594	02/09/2017	HORIZON PIPE FITTINGS	P93882	3S091469	01/06/2017	8,237.65
00185595	02/09/2017	HUTCHINSON, LISA K CART services for PC meetings	P93914	3494	01/24/2017	826.00
00185596	02/09/2017	VERIZON WIRELESS Verizon Billing J. Underwood	P93915	9779183538	01/23/2017	1,076.22
00185597	02/09/2017	VERIZON WIRELESS Mobile broadband services for	P93565	9779183542	01/23/2017	40.01
					Total	<u>523,404.12</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
	00185565	NW SAMPLER GUILD	REPLACE WARRANT 180573	100.00
P93877	00185584	CZARNIECKI, JOHN	Refund. Overpaid for boat laun	15.00
<i>Org Key: 345000 - Technology-Admin Key</i>				
	00185573	YOUNG, DAVE	PERMIT REFUND	14.82
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P93743	00185477	METRON-FARNIER LLC	INVENTORY PURCHASES	5,788.56
	00185554	HSU, BILL & JAMIE	SPU FEE REFUND	3,244.00
P93884	00185592	H D FOWLER	INVENTORY PURCHASES	3,039.08
	00185555	KASSEL & ASSOCIATES	HYDRANT METER REFUND	2,400.00
	00185564	NELSON & SONS	HYDRANT METER DEPOSIT REFUND	2,400.00
	00185483	MN CUSTOM M2N LLC	REFUND WATER SERVICE DEPOSIT	1,836.11
P93885	00185592	H D FOWLER	INVENTORY PURCHASES	1,042.42
P93844	00185461	HDS WHITE CAP CONST SUPPLY	INVENTORY PURCHASES	960.94
P93845	00185520	SUPPLY SOURCE INC/SAMS, THE	INVENTORY PURCHASES	840.43
	00185562	MICHALAK, VICTOR R	LEAK ADJUSTMENT REFUND	596.01
	00185554	HSU, BILL & JAMIE	UPSIZE REFUND 2703 72ND AVE SE	456.17
P93732	00185459	GRAINGER	INVENTORY PURCHASES	391.21
P93671	00185459	GRAINGER	INVENTORY PURCHASES	383.19
P93777	00185454	EXCEL SUPPLY COMPANY	INVENTORY PURCHASES	380.60
P93776	00185443	COMMERCIAL LANDSC SUPPLY INC	INVENTORY PURCHASES	352.32
	00185542	AUSTIN, DENNIS	UPSIZE REFUND 7025 SE 20TH	336.11
P93848	00185459	GRAINGER	INVENTORY PURCHASES	283.47
P93849	00185459	GRAINGER	INVENTORY PURCHASES	214.58
P93744	00185459	GRAINGER	INVENTORY PURCHASES	189.09
P93731	00185459	GRAINGER	INVENTORY PURCHASES	154.13
	00185509	SAWHORSE CONSTRUCTION	REFUND WATER SERVICE DEPOSIT	128.92
	00185550	GALLAGHER CO LLC	UPSIZE REFUND 2469 63RD AVE SE	128.92
	00185568	PKHD LLC	UPSIZE REFUND 3712 77TH PL SE	128.92
P93749	00185459	GRAINGER	INVENTORY PURCHASES	131.84
	00185465	JAYMARC HOMES LLC	REFUND WATER SERVICE DEPOSIT	84.82
	00185547	CLASSIC HOMES LLC, THE	UPSIZE REFUND 2719 63RD AVE SE	84.82
	00185560	MI 84TH PARTNERSHIP	NEW METER REFUND 8351 SE 31ST	81.24
P93836	00185454	EXCEL SUPPLY COMPANY	INVENTORY PURCHASES	70.17
<i>Org Key: 814072 - United Way</i>				
	00185570	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	230.00
<i>Org Key: 814074 - Garnishments</i>				
	00185546	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00185561	MI EMPLOYEES ASSOC	UPSIZE REFUND 3712 77TH PL SE	147.50
<i>Org Key: 814083 - Vol Life Ins - States West Lif</i>				
	00185439	AWC	PR-Accrued/Withheld	327.30
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P93855	00185463	HONEYWELL, MATTHEW V	Professional services - Invoice	700.00
<i>Org Key: CM1100 - Administration (CM)</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93950	00185596	VERIZON WIRELESS	Verizon Billing J. Underwood	524.20
P93728	00185438	AWC	Underwood City Action Days	140.00
P93950	00185596	VERIZON WIRELESS	Verizon Billing P. Bissonnette	57.68
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P93982	00185591	GREATWORK/VILLACOM LLC	I-90 Mobility Communications	5,500.00
<i>Org Key: CM1200 - City Clerk</i>				
P93861	00185437	ATTORNEY & NOTARY SUPPLY	Seminar - Washington Notary Se	135.00
<i>Org Key: CO6100 - City Council</i>				
P93451	00185470	KING COUNTY	ETP 2017 Membership Dues	200.00
P93728	00185438	AWC	Bassett City Action Days	140.00
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00185563	MORRIS, JOSEPH P	BACKGROUND INVESTIGATION	544.79
	00185567	PARR, RYAN	PER DIEM REIMB	171.20
	00185563	MORRIS, JOSEPH P	PER DIEM REIMB	160.00
P93793	00185466	JOHNSON ROBERTS & ASSOCIATES	Background inv	78.00
P93811	00185453	EQUIFAX	Background investigations	67.41
P93950	00185596	VERIZON WIRELESS	Verizon Billing K. Segle	40.01
<i>Org Key: CT1100 - Municipal Court</i>				
P93788	00185450	DIRECT MATTERS	Payment Plan Court Forms	441.27
P93787	00185450	DIRECT MATTERS	Deferred Finding Traffic Court	260.47
P93786	00185450	DIRECT MATTERS	Order for Hearing by Mail Cour	238.67
P93784	00185540	XEROX CORPORATION	Dec Copier Costs	150.44
P93791	00185451	DMCMA	District & Municipal Court	150.00
P93790	00185492	OLSON, JOHN R	Pro tem Judge 1/10/17	150.00
P93789	00185492	OLSON, JOHN R	Protem Judge 1/3/17	150.00
P93785	00185473	LANGUAGE LINE SERVICES	Language Line Services	28.77
<i>Org Key: DS0000 - Development Services-Revenue</i>				
P93745	00185479	MI SCHOOL DISTRICT #400	School Impact fees for Q4 2016	56,471.36
	00185573	YOUNG, DAVE	PERMIT REFUND	494.00
<i>Org Key: DS1100 - Administration (DS)</i>				
P93915	00185596	VERIZON WIRELESS	Data & Phones charges	294.29
P93915	00185596	VERIZON WIRELESS	Mobil hot spots	160.04
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
	00185457	GARDNER, BRENT	Uniforms & Clothing	128.13
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P93914	00185595	HUTCHINSON, LISA K	CART services for PC meetings	826.00
<i>Org Key: FN1100 - Administration (FN)</i>				
P93834	00185514	SECURITY SAFE & LOCK	FINANCE SAFE REPAIR	190.53
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P93985	00185587	FERGUSON ENTERPRISES INC	REPAIR OF 2ND HANDHELD	298.39
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P93985	00185587	FERGUSON ENTERPRISES INC	REPAIR OF 2ND HANDHELD	298.39

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: FNBE01 - Financial Services</i>				
P93435	00185478	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00
P93879	00185481	MICROFLEX	December 2016 Tax Audit Progra	189.60
<i>Org Key: FR1100 - Administration (FR)</i>				
P93840	00185522	SYSTEMS DESIGN WEST LLC	Transport Billing Fees	1,464.69
P93822	00185489	NORTHWEST LEADERSHIP SEMINAR	2017 Leadership Conference	590.00
	00185545	CENTURYLINK	PHONE USE JANUARY 2017	300.36
P93820	00185442	COMCAST	Internet Charges/Fire	106.27
P93925	00185580	COMCAST	Internet Charges/Fire	62.32
<i>Org Key: FR2100 - Fire Operations</i>				
P93841	00185497	PACIFIC POWER GROUP LLC	8611 Repairs	3,155.66
P92817	00185487	MUNICIPAL EMERGENCY SERVICES	4 Ballistic Vests (to be reimb	2,752.43
P93825	00185471	KROESENS UNIFORM COMPANY	Duty Uniforms Mair/Petersen	1,159.42
P93717	00185512	SEA WESTERN INC	SCBA Service	1,004.44
P92817	00185487	MUNICIPAL EMERGENCY SERVICES	Ballistic Vests (Remainder of	670.49
P93824	00185504	QUICK RESPONSE LLC	Armor Vest Carry Bags	131.40
P93823	00185491	O'REILLY AUTOMOTIVE INC	Misc. Apparatus Parts	3.71
<i>Org Key: FR2400 - Fire Suppression</i>				
P93816	00185590	GRAINGER	4 Packs of Absorbent Pads	428.80
P93816	00185590	GRAINGER	2 Packs of Absorbent Socks	382.91
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P93839	00185475	LIFE ASSIST INC	Station/Rig Aid Supplies	1,385.10
P93923	00185575	AIRGAS USA LLC	Oxygen/Fire	74.68
<i>Org Key: FR4100 - Training</i>				
P93838	00185501	PIERCE PHD INC P S, MAUREEN	Behaviorial Health Training	3,150.00
P93719	00185467	KCFTOA	Extrication Academy	1,785.00
	00185559	MAIR, STEPHEN	TUITION REIMBURSEMENT	480.00
P93821	00185467	KCFTOA	2017 TO Dues	100.00
	00185553	HORSCHMAN, BRENT	COPAY REIMB	7.00
<i>Org Key: GDI503 - Interest-Equip Rental</i>				
P93665	00185441	CAPITAL ONE PUBLIC FUNDING	Lease Payment Fire Apparatus	5,336.82
<i>Org Key: GDP503 - Principal - Equip Rental</i>				
P93665	00185441	CAPITAL ONE PUBLIC FUNDING	Lease Payment Fire Apparatus	122,686.36
<i>Org Key: GGM001 - General Government-Misc</i>				
P93800	00185513	SEATTLE TIMES COMPANY, THE	ANNUAL PAPER DELIVERY	488.80
<i>Org Key: GX9995 - Employee Benefits-General</i>				
P93853	00185436	ASSOCIATION OF WA CITIES	Workers Comp Retro Program	169.90
<i>Org Key: GX9996 - Employee Benefits-Police</i>				
P93853	00185436	ASSOCIATION OF WA CITIES	Workers Comp Retro Program	184.61
<i>Org Key: GX9997 - Employee Benefits-Fire</i>				
P93853	00185436	ASSOCIATION OF WA CITIES	Workers Comp Retro Program	17,959.24
<i>Org Key: GX9998 - Employee Benefits-Maintenance</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93853	00185436	ASSOCIATION OF WA CITIES	Workers Comp Retro Program	80,958.25
<i>Org Key: IGVO08 - Suburban Cities Association</i>				
P93518	00185510	SCA	SCA 2017 Membership Dues	14,612.42
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00185545	CENTURYLINK	PHONE USE JANUARY 2017	2,009.29
P93869	00185530	VERIZON WIRELESS	IGS WIFI, ISG LOANER, IGS MODE	175.03
P93865	00185539	WIMACTEL INC	POLICE LOBBY PAY PHONE	60.23
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P93779	00185534	WEST COAST SIGNAL INC	INV 1966 LOOPS 86TH AVE @ 40T	2,872.24
P93779	00185534	WEST COAST SIGNAL INC	INV 1965 LIGHTS AT 54TH & ICW	2,406.99
P93794	00185449	DEPT OF TRANSPORTATION	INV JA6287 SAND AND SALT	1,565.35
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	384.38
P93860	00185593	HOME DEPOT CREDIT SERVICE	VACPROHOSE	40.48
P93873	00185594	HORIZON	PIPE FITTINGS	34.96
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	12.86
<i>Org Key: MT2500 - ROW Administration</i>				
P93764	00185516	SOUND SAFETY PRODUCTS	SAFETY BOOTS & MISC. WORK CLOT	375.59
	00185556	KELLEY, CHRIS M	MILEAGE EXPENSES	17.44
<i>Org Key: MT3000 - Water Service Upsizes and New</i>				
P93857	00185578	CADMAN INC	5/8"-MINUS ROCK (66.53 TONS)	783.14
<i>Org Key: MT3100 - Water Distribution</i>				
P93857	00185578	CADMAN INC	5/8"-MINUS ROCK (66.53 TONS)	783.14
	00185528	UPS	SHIPPING FEES	10.48
<i>Org Key: MT3150 - Water Quality Event</i>				
P93762	00185433	AM TEST INC	INV 96702 WATER QUALITY SAMPLE	240.00
P93835	00185502	PLATT ELECTRIC	CONDUIT & WIRE	108.34
P93850	00185462	HOME DEPOT CREDIT SERVICE	PIPE BUSHINGS	31.10
P93883	00185592	H D FOWLER	BRASS BUSHINGS	23.88
<i>Org Key: MT3200 - Water Pumps</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	3,360.35
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00185566	ODOR CONTROL TECHNOLOGIES INC	MILEAGE EXPENSES	34.24
	00185572	WILLING, ROBERT	MILEAGE EXPENSE	29.96
	00185551	GAVIGLIO, MIKE	MILEAGE EXPENSE	27.82
	00185549	FELIX, JIM	MILEAGE EXPENSES	25.68
<i>Org Key: MT3400 - Sewer Collection</i>				
P93676	00185459	GRAINGER	CORDLESS IMPACT WRENCH & PIPE	881.16
P93799	00185460	H D FOWLER	8" PSM PVC PIPE FITTINGS	614.18
P93798	00185503	POLLARD WATER	SEWER CLEAN OUT TOOL 8'-24'	356.92
P93872	00185592	H D FOWLER	FAST PATCH	85.64
P93798	00185503	POLLARD WATER	PROBE 36"	53.57
<i>Org Key: MT3500 - Sewer Pumps</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	4,116.05
	00185545	CENTURYLINK	PHONE USE JANUARY 2017	502.71
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
	00185571	WALKER JR, RUDY	MILEAGE EXPENSE	27.82
	00185543	BAKER, DENNIS L	MILEAGE EXPENSE	26.75
<i>Org Key: MT4200 - Building Services</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	8,637.83
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	7,676.88
P93808	00185495	PACIFIC MODULAR	CITY HALL CARPET CLEAN	1,278.00
P93846	00185484	MORRIS-HANSEN ENT INC	WINDOW WASHING FS92	948.00
P93809	00185455	FIRE PROTECTION INC	PANIC BUTTON COUNCIL CHAMBERS	582.54
P93803	00185445	CUMMINS INC	2016- CITY HALL GENERATOR MAIN	490.92
P93868	00185493	PACIFIC AIR CONTROL INC	HP9 CITY HALL	430.34
P93991	00185588	FIRE PROTECTION INC	SECURITY & FIRE MONITORING CIT	399.00
P93806	00185472	LAKESIDE DOORS INC	SHOP DOOR REPAIR	343.28
P93805	00185452	EASTSIDE EXTERMINATORS	CITY HALL EXTERMINATOR SERVICE	228.96
P93833	00185435	ARC DOCUMENT SOLUTIONS	COPY & PUT ON THUMB DRIVE MAIN	214.51
P93866	00185480	MICONTROLS INC	CUST SVC & STAT	164.20
P93847	00185484	MORRIS-HANSEN ENT INC	STATION 91 WINDOW CLEANING	163.00
	00185526	TOLLIVER, SCOTT	Reimburse safety boots	124.05
<i>Org Key: MT4300 - Fleet Services</i>				
P93795	00185494	PACIFIC GOLF & TURF	INV 21286 FL 0433 REPAIR PART	78.81
<i>Org Key: MT4403 - Customer Response - Water</i>				
	00185552	HARB, SAM	MILEAGE EXPENSE	22.58
<i>Org Key: MT4450 - Cust Resp - Clearing Acct</i>				
	00185571	WALKER JR, RUDY	MILEAGE EXPENSE	27.82
<i>Org Key: MT4501 - Water Administration</i>				
	00185545	CENTURYLINK	PHONE USE JANUARY 2017	53.43
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	1,213.25
<i>Org Key: PO1100 - Administration (PO)</i>				
P93874	00185530	VERIZON WIRELESS	PD cellphones	1,173.36
P93856	00185531	WASHINGTON AWARDS INC	Annual emp. awards	859.03
<i>Org Key: PO1200 - Administration (CJ-PO)</i>				
P93886	00185577	BUMPERCHUTE CO	Command post enclosure	793.88
<i>Org Key: PO1350 - Police Emergency Management</i>				
P93864	00185515	SKYLINE COMMUNICATIONS INC	EOC MONTHLY INTERNET SERVICE	206.55
<i>Org Key: PO1700 - Records and Property</i>				
P93888	00185581	CONFIDENTIAL DATA DISPOSAL	Shredding	100.00
P93466	00185533	WCIA	M. Solomon Notary Bond	40.00
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P93773	00185464	ISSAQUAH CITY JAIL	December jail bill	3,007.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PO2100 - Patrol Division</i>				
P93875	00185456	FOREMOST MEDICAL EQUIPMENT	AED replacement parts	1,039.61
P93876	00185446	CURTIS BLUE LINE	Flares for patrol	240.40
P93887	00185471	KROESESENS UNIFORM COMPANY	Duty belt accessories	94.17
<i>Org Key: PO2200 - Marine Patrol</i>				
P93971	00185589	FLAGSHIP MARITIME	Captain's License Training	1,200.00
P93862	00185514	SECURITY SAFE & LOCK	keys and locks	94.17
	00185544	CANTER, DAVID	TRAINING EXPENSES	42.80
<i>Org Key: PO3100 - Investigation Division</i>				
P93792	00185525	THOMSON REUTERS - WEST	CIS intel database	302.00
<i>Org Key: PO3300 - School Resource Officer (CJ)</i>				
P93837	00185488	NASRO	NASRO membership	40.00
<i>Org Key: PR0000 - Parks & Recreation-Revenue</i>				
	00185558	LEE, EILEEN & DAVID	BOAT LAUNCH TICKET REFUND	11.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P93939	00185574	ACTIVE NETWORK INC, THE	Class Software - Maintenance &	13,042.19
P93558	00185448	DELL MARKETING L.P.	Laptop rgilert micec	1,919.34
P93830	00185496	PACIFIC PLANTS INC	Trees for Luther Burbank the S	1,668.78
P93566	00185582	CRYSTAL AND SIERRA SPRINGS	Monthly water service delivery	29.63
<i>Org Key: PR2100 - Recreation Programs</i>				
P93819	00185519	SUNDSTROM, ROBERT	Birding Trip at Reifel Santuar	617.46
<i>Org Key: PR2108 - Health and Fitness</i>				
	00185557	LEDBETTER-KRAFT, DELORES E	REPLACE WARRANT 184560	1,103.73
P93817	00185508	ROSENSTEIN, SUSIE	Instructor Pay for Personal Tr	150.00
<i>Org Key: PR3500 - Senior Services</i>				
P93780	00185482	MISD FOOD SERVICE	Senior Social Thanksgiving mea	570.00
P93780	00185482	MISD FOOD SERVICE	Senior Social Thanksgiving mea	95.00
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	50.69
<i>Org Key: PR4100 - Community Center</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	7,331.29
P93852	00185484	MORRIS-HANSEN ENT INC	WINDOW CLEANING CCMV	1,147.00
P93810	00185445	CUMMINS INC	2016 - GENERATOR MAINT	696.23
P93878	00185583	CRYSTAL SPRINGS	Coffee for micec.	351.47
P93804	00185455	FIRE PROTECTION INC	REPLACED DUCT SMOKE	281.42
P93959	00185585	EASTSIDE EXTERMINATORS	EXTERMINATOR SERVICES	228.96
P93827	00185442	COMCAST	2017 High speed connection cha	163.43
P93991	00185588	FIRE PROTECTION INC	SECURITY & FIRE MONITORING CIT	150.15
P93867	00185455	FIRE PROTECTION INC	LOAD SECURITY PANEL	71.18
	00185545	CENTURYLINK	PHONE USE JANUARY 2017	51.08
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	32.58
<i>Org Key: PR5400 - Gallery Program</i>				
P93768	00185537	WIBLE, CONNIE M	2017 Gallery Reception Enterta	150.00
<i>Org Key: PR5900 - Summer Celebration</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	-9.33
<i>Org Key: PR6100 - Park Maintenance</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	2,580.61
P93818	00185532	WAVE ELECTRICAL LLC	Mercerdale Park Plaza GFCI	371.21
P93775	00185462	HOME DEPOT CREDIT SERVICE	LADDER & PROPANE TANK	136.30
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	36.20
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
	00185545	CENTURYLINK	PHONE USE JANUARY 2017	90.33
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	56.32
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	2,038.09
P93796	00185498	PACIFIC RIM EQUIPMENT RENTAL	ARTICULATED BOOM RENTAL	427.44
	00185545	CENTURYLINK	PHONE USE JANUARY 2017	259.96
	00185545	CENTURYLINK	PHONE USE DEC 2016	209.16
P93991	00185588	FIRE PROTECTION INC	SECURITY & FIRE MONITORING CIT	169.50
P93775	00185462	HOME DEPOT CREDIT SERVICE	LADDER & PROPANE TANK	136.32
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	72.62
P93815	00185579	CINTAS CORPORATION #460	2017 Rug cleaning services for	49.28
<i>Org Key: PR6600 - Park Maint-School Related</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	870.14
P93765	00185516	SOUND SAFETY PRODUCTS	SAFETY BOOTS & MISC. WORK CLOT	467.75
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	28.37
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	796.10
P93812	00185452	EASTSIDE EXTERMINATORS	Extermination services for Aub	107.75
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	70.19
P93801	00185523	T-MOBILE	2017 Services for Boat Launch	49.99
<i>Org Key: PR6800 - Trails Maintenance</i>				
P93741	00185521	SWENSON SAY FAGET	Trail & Bridge Repairs	200.00
P92882	00185507	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	50.00
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	20.00
<i>Org Key: PY4616 - Flex Admin 2016</i>				
	00185529	VAN GORP, ALISON	PR-Accrued/Withheld	2,692.34
	00185535	WEST, PAUL D	PR-Accrued/Withheld	2,550.08
	00185444	ORDER, CHARLES	PR-Accrued/Withheld	1,223.42
	00185541	YAMASHITA, M PATRICK	PR-Accrued/Withheld	999.96
	00185511	SCHUCK, CHRISTINA	PR-Accrued/Withheld	762.46
	00185506	RIDDELL, SUZANNE	PR-Accrued/Withheld	692.40
	00185447	DALY, RYAN	PR-Accrued/Withheld	692.34
	00185527	TUTTLE, LAJUAN	PR-Accrued/Withheld	472.22
	00185505	QUINN, THOMAS	PR-Accrued/Withheld	132.03
	00185476	MCCOY, STEPHEN W	PR-Accrued/Withheld	121.29
	00185500	PHILEN, SUZANNE	PR-Accrued/Withheld	119.29
	00185517	SPIETZ, ALLISON	PR-Accrued/Withheld	49.78
	00185458	GENTINO, CATHERINE L	PR-Accrued/Withheld	31.24

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PY4617 - Flex Spending Admin 2017</i>				
	00185469	KEVEREN, BREANNA	PR-Accrued/Withheld	2,600.00
	00185505	QUINN, THOMAS	PR-Accrued/Withheld	1,567.97
	00185524	TAWNEY, LAURA	PR-Accrued/Withheld	114.83
<i>Org Key: WD535E - Sub Basin 6 Drainage Extension</i>				
P90891	00185485	MOUNTAIN PACIFIC BANK	SCHEDULE B RETAINAGE FOR R9622	100.00
<i>Org Key: WG102R - Maintenance Building Repairs</i>				
P93988	00185576	BUILDERS HARDWARE & SUPPLY CO.	MAINT SECURITY LOCKS	3,929.04
P93987	00185576	BUILDERS HARDWARE & SUPPLY CO.	MAINT SECURITY LOCKS	510.52
P93802	00185440	BUILDERS HARDWARE & SUPPLY CO.	SHOP MAN DOOR SUPPLIES	58.29
<i>Org Key: WG104R - Thrift Shop Repairs</i>				
P92969	00185536	WHEELER PAINTING INC	RETAINAGE	1,096.99
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P93920	00185474	LEE JOHNSON CHEVROLET	DOWN PAYMENT	379.11
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P92882	00185507	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	370.00
<i>Org Key: WP122R - Vegetation Management</i>				
P93327	00185468	KEMP WEST INC	Tree Work	12,608.93
P85920	00185486	MOUNTAINS TO SOUND	2015-2016 Volunteer recruitmen	3,412.25
P93814	00185486	MOUNTAINS TO SOUND	Ecological Restoration in MI P	2,177.41
P87129	00185434	APPLIED ECOLOGY LLC	5% Retainage	761.95
P87127	00185434	APPLIED ECOLOGY LLC	5% Retainage	315.00
P92882	00185507	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	250.00
P87123	00185434	APPLIED ECOLOGY LLC	5% Retainage	194.35
P93807	00185499	PACIFIC TOPSOIL INC.	Potting soil for new plants	90.34
P93859	00185530	VERIZON WIRELESS	Monthly P&R Verizon cell phone	20.00
<i>Org Key: WP503R - Luther Burbank Pk Minor Impvt</i>				
P87806	00185548	EMPIRE TODAY LLC	LBP Caretaker's Flooring Repla	5,610.77
P87806	00185548	EMPIRE TODAY LLC	50% Retainage	4,695.20
P93857	00185578	CADMAN INC	1-1/2"-3/4" WASHED ROCK (17.03	413.06
P93857	00185578	CADMAN INC	4" X 8" ROCK (15.54 TONS)	389.68
<i>Org Key: WP720R - Recurring Park Projects</i>				
P93882	00185594	HORIZON	DEBRIS LOADER & TRAILER KIT	8,202.69
P93842	00185490	NW PLAYGROUND EQUIPMENT INC	BEARINGS FOR MERRY GO ROUND	212.10
<i>Org Key: WR101U - Madrona Crest Residential Strt</i>				
P90891	00185485	MOUNTAIN PACIFIC BANK	SCHEDULE D RETAINAGE FOR R9622	242.50
<i>Org Key: WR103F - Emer Repair - Freeman Landing</i>				
P93854	00185538	WILLIAMS KASTNER & GIBBS PLLC	Professional services - Invoic	955.50
<i>Org Key: WR511R - Pavement Marking</i>				
P93452	00185518	STARMAN METAL FABRICATIONS LLC	HINGED BAFFLE PLATE	2,304.76
<i>Org Key: WW526R - Madrona Crest West Water Sys</i>				
P90891	00185485	MOUNTAIN PACIFIC BANK	SCHEDULE A RETAINAGE FOR R9622	1,529.32

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P93797	00185432	ALPINE PRODUCTS INC	PROPANE TORCH, HOT TAPE & OBJE	871.01
P93843	00185432	ALPINE PRODUCTS INC	HEAT TORCH	711.20
<i>Org Key: XP710R - Luther Burbank MAJOR Improvemt</i>				
P92882	00185507	RON'S STUMP REMOVAL &	MI Parks Fall 2016 Tree Work	200.00
<i>Org Key: XR541C - Safe Routes - Madrona Crest</i>				
P90891	00185485	MOUNTAIN PACIFIC BANK	SCHEDULE C RETAINAGE FOR R9622	82.50
<i>Org Key: YF1100 - YFS General Services</i>				
P93565	00185597	VERIZON WIRELESS	Mobile broadband services for	40.01
P93566	00185582	CRYSTAL AND SIERRA SPRINGS	Monthly water service for LB	29.63
<i>Org Key: YF1200 - Thrift Shop</i>				
	00185569	PUGET SOUND ENERGY	ENERGY USE JANUARY 2017	839.50
P93991	00185588	FIRE PROTECTION INC	SECURITY & FIRE MONITORING CIT	169.50
P93832	00185484	MORRIS-HANSEN ENT INC	WINDOW WASHING THRIFT STORE	119.00
<i>Org Key: YF2600 - Family Assistance</i>				
P93576	00185586	EMMANUEL DAY SCHOOL	Preschool scholarships for EA	641.90
Total				523,404.12



CITY OF MERCER ISLAND CERTIFICATION OF PAYROLL

PAYROLL PERIOD ENDING **2.10.17**
PAYROLL DATED **2.17.17**

Net Cash	\$	491,464.44
Net Voids/Manuals	\$	28,497.31
Net Total	\$	519,961.75
Federal Tax Deposit - Key Bank	\$	97,485.58
Social Security and Medicare Taxes	\$	47,216.52
Medicare Taxes Only (Fire Fighter Employees)	\$	2,173.71
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees Retirement System 2 (PERS 2)	\$	23,104.22
Public Employees Retirement System 3 (PERS 3)	\$	6,030.81
Public Employees Retirement System (PERSJM)	\$	616.04
Public Safety Employees Retirement System (PSERS)	\$	179.18
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$	25,242.45
Regence & LEOFF Trust - Medical Insurance	\$	15,093.28
Domestic Partner/Overage Dependant - Insurance	\$	1,269.89
Group Health Medical Insurance	\$	928.28
Health Care - Flexible Spending Accounts	\$	2,650.43
Dependent Care - Flexible Spending Accounts	\$	1,974.55
United Way	\$	230.00
ICMA Deferred Compensation	\$	28,880.28
Fire 457 Nationwide	\$	13,102.62
Roth - ICMA	\$	50.00
Roth - Nationwide	\$	620.00
401K Deferred Comp	\$	1,750.00
Garnishments (Chapter 13)	\$	1,331.00
Child Support	\$	852.57
Mercer Island Employee Association	\$	148.75
Cities & Towns/AFSCME Union Dues	\$	2,425.10
Police Union Dues	\$	2,404.37
Fire Union Dues	\$	1,870.34
Fire Union - Supplemental Dues	\$	155.00
Standard - Supplemental Life Insurance	\$	327.30
Unum - Long Term Care Insurance	\$	944.30
AFLAC - Supplemental Insurance Plans	\$	938.19
Coffee Fund	\$	70.00
Transportation	\$	105.00
HRA - VEBA	\$	4,320.31
Miscellaneous		
Tax & Benefit Obligations Total	\$	284,490.07

TOTAL GROSS PAYROLL		\$ 804,451.82
----------------------------	--	----------------------

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 **12/30/2016**
PAYROLL DATED **1/6/2017**

Net Cash	\$	481,725.57
Net Voids/Manuals	\$	-
Net Total	\$	481,725.57
Federal Tax Deposit - Key Bank	\$	87,259.14
Social Security and Medicare Taxes	\$	43,503.39
Medicare Taxes Only (Fire Fighter Employees)	\$	2,128.43
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees Retirement System 2 (PERS 2)	\$	20,363.09
Public Employees Retirement System 3 (PERS 3)	\$	5,687.95
Public Employees Retirement System (PERSJM)	\$	603.36
Public Safety Employees Retirement System (PSERS)	\$	175.33
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$	24,614.83
Regence & LEOFF Trust - Medical Insurance	\$	15,581.35
Domestic Partner/Overage Dependand - Insurance	\$	1,269.89
Group Health Medical Insurance	\$	928.28
Health Care - Flexible Spending Accounts	\$	2,565.66
Dependent Care - Flexible Spending Accounts	\$	1,662.93
United Way	\$	205.00
ICMA Deferred Compensation	\$	31,019.01
Fire 457 Nationwide	\$	12,702.62
Roth - ICMA	\$	50.00
Roth - Nationwide	\$	620.00
401K Deferred Comp	\$	1,750.00
Garnishments (Chapter 13)	\$	1,331.00
Child Support	\$	852.57
Mercer Island Employee Associationa	\$	146.25
Cities & Towns/AFSCME Union Dues	\$	-
Police Union Dues	\$	-
Fire Union Dues	\$	1,997.26
Fire Union - Supplemental Dues	\$	167.00
Standard - Supplemental Life Insurance	\$	-
Unum - Long Term Care Insurance	\$	944.30
AFLAC - Supplemental Insurance Plans	\$	794.73
Coffee Fund	\$	64.00
Transportation	\$	105.00
HRA - VEBA	\$	4,694.79
Miscellaneous	\$	-
Tax & Benefit Obligations Total	\$	263,787.16

TOTAL GROSS PAYROLL	\$ 745,512.73
----------------------------	----------------------

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 **1.13.17**
PAYROLL DATED **1.20.17**

Net Cash	\$	483,994.45
Net Voids/Manuals	\$	83,354.94
Net Total	\$	567,349.39
Federal Tax Deposit - Key Bank	\$	106,655.43
Social Security and Medicare Taxes	\$	51,951.33
Medicare Taxes Only (Fire Fighter Employees)	\$	2,112.20
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees Retirement System 2 (PERS 2)	\$	22,298.48
Public Employees Retirement System 3 (PERS 3)	\$	6,043.85
Public Employees Retirement System (PERSJM)	\$	616.04
Public Safety Employees Retirement System (PSERS)	\$	185.77
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$	24,693.67
Regence & LEOFF Trust - Medical Insurance	\$	15,559.36
Domestic Partner/Overage Dependand - Insurance	\$	1,269.89
Group Health Medical Insurance	\$	928.28
Health Care - Flexible Spending Accounts	\$	2,669.66
Dependent Care - Flexible Spending Accounts	\$	1,862.93
United Way	\$	230.00
ICMA Deferred Compensation	\$	27,573.81
Fire 457 Nationwide	\$	13,102.62
Roth - ICMA	\$	50.00
Roth - Nationwide	\$	620.00
401K Deferred Comp	\$	1,750.00
Garnishments (Chapter 13)	\$	1,331.00
Child Support	\$	852.57
Mercer Island Employee Associationa	\$	143.75
Cities & Towns/AFSCME Union Dues	\$	2,425.10
Police Union Dues	\$	2,510.20
Fire Union Dues	\$	1,743.42
Fire Union - Supplemental Dues	\$	143.00
Standard - Supplemental Life Insurance	\$	327.30
Unum - Long Term Care Insurance	\$	944.30
AFLAC - Supplemental Insurance Plans	\$	794.73
Coffee Fund	\$	62.00
Transportation	\$	105.00
HRA - VEBA	\$	3,976.02
Miscellaneous	\$	-
Tax & Benefit Obligations Total	\$	295,531.71

TOTAL GROSS PAYROLL	\$ 862,881.10
----------------------------	----------------------

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 **1.27.17**
PAYROLL DATED **2.3.17**

Net Cash	\$	497,323.79
Net Voids/Manuals	\$	22,489.78
Net Total	\$	519,813.57

Federal Tax Deposit - Key Bank	\$	92,840.89
Social Security and Medicare Taxes	\$	38,047.40
Medicare Taxes Only (Fire Fighter Employees)	\$	8,863.18
Public Employees Retirement System 1 (PERS 1)	\$	2,082.49
Public Employees Retirement System 2 (PERS 2)	\$	22,073.29
Public Employees Retirement System 3 (PERS 3)	\$	5,754.71
Public Employees Retirement System (PERSJM)	\$	616.04
Public Safety Employees Retirement System (PSERS)	\$	181.58
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$	24,671.81
Regence & LEOFF Trust - Medical Insurance	\$	14,721.87
Domestic Partner/Overage Dependant - Insurance	\$	1,269.89
Group Health Medical Insurance	\$	928.28
Health Care - Flexible Spending Accounts	\$	2,650.43
Dependent Care - Flexible Spending Accounts	\$	1,545.62
United Way	\$	230.00
ICMA Deferred Compensation	\$	33,889.35
Fire 457 Nationwide	\$	13,102.62
Roth - ICMA	\$	50.00
Roth - Nationwide	\$	620.00
401K Deferred Comp	\$	1,750.00
Garnishments (Chapter 13)	\$	1,331.00
Child Support	\$	852.57
Mercer Island Employee Associationa	\$	147.50
Cities & Towns/AFSCME Union Dues	\$	(49.30)
Police Union Dues	\$	-
Fire Union Dues	\$	1,870.34
Fire Union - Supplemental Dues	\$	155.00
Standard - Supplemental Life Insurance	\$	-
Unum - Long Term Care Insurance	\$	944.30
AFLAC - Supplemental Insurance Plans	\$	938.19
Coffee Fund	\$	66.00
Transportation	\$	105.00
HRA - VEBA	\$	4,258.72
Miscellaneous	\$	-
Tax & Benefit Obligations Total	\$	276,508.77

TOTAL GROSS PAYROLL		\$ 796,322.34
----------------------------	--	----------------------

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 DECEMBER 5, 2016

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:01 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin and Councilmembers Dan Grausz, Jeff Sanderson Wendy Weiker, and Benson Wong were present. Councilmember Dave Wisenteiner was absent.

AGENDA APPROVAL

It was moved by Bertlin; seconded by Grausz to:

Amend the agenda to add a third Executive Session before the Regular Meeting to discuss with legal counsel, pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 15 minutes and approve the agenda as amended.

Passed 6-0

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

ABSENT: 1 (Wisenteiner)

EXECUTIVE SESSION

Executive Session #1 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes

At 5:01 pm, Mayor Bassett convened Executive Session #1 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 45 minutes.

At 5:46 pm, Mayor Bassett extended the Executive Session for an additional 5 minutes.

At 5:51 pm, Mayor Bassett extended the Executive Session for an additional 5 minutes.

At 5:53 pm, Mayor Bassett adjourned Executive Session #1.

Executive Session #2 regarding that portion of a meeting during which the governing body is planning or adopting the strategy or position to be taken by the governing body during the course of any collective bargaining pursuant to RCW 42.30.140(4)(b) for approximately 15 minutes

At 5:53 pm, Mayor Bassett convened Executive Session #2 regarding that portion of a meeting during which the governing body is planning or adopting the strategy or position to be taken by the governing body during the course of any collective bargaining pursuant to RCW 42.30.140(4)(b) for approximately 15 minutes.

At 6:06 pm, Mayor Bassett adjourned Executive Session #2.

Executive Session #3 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 15 minutes

At 6:06 pm, Mayor Bassett convened Executive Session #3 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 15 minutes.

At 6:14 pm, Mayor Bassett adjourned Executive Session #3 and the Regular Meeting reconvened.

STUDY SESSION

AB 5237 Sound Transit Presentation on South Bellevue Park-and-Ride Closure

Assistant City Manager Kirsten Taylor introduced Paul Cornish, Light Rail Development Manager, and Luke Lamon, Government and Community Relations Officer, from Sound Transit who presented an overview and timeline of the East Link Light Rail project, noting that they are in the construction phase. Mr. Cornish about the closure of the South Bellevue Park and Ride lot as early as January 2017 for 5 years to build a light rail station. He detailed the park-and-ride closure mitigation program for the South Bellevue lot, including using existing park-and-ride facilities with capacity, leasing new park-and-ride facilities. He explained the process for determining where the South Bellevue parkers are coming from in order to site new park-and-rides and what Sound Transit is doing to enhance transit mobility during the closure.

The Council asked, and Mr. Cornish responded to, the following questions:

- Q. What will ST do when the percentage of parkers from off-island increases at the Mercer Island Park-and-Ride (MI P&R) when the South Bellevue lot closes?
- A. ST will continue to monitor where the parkers are coming from and can share this information with the City on a quarterly basis.

- Q. Why didn't ST try to find the same number of parking spots in the alternative park-and-rides.
- A. Due to where parkers are coming from, ST do not need to accommodate the parkers from way up north as their parking habits may change with the South Bellevue closure.

- Q. What the plan is for Mercer Island parkers who will be displaced from the MI P&R as the 550 route is the most used and none of the alternative park-and-rides are on the 550 route and the MI P&R is the easiest alternative for parkers who used to park at the South Bellevue lot?
- A. ST is trying to catch parkers on the 550 route as there are no plans to add parking on Mercer Island.

- Q. Will ST will look at who is parking at the MI P&R and when it fills up the weeks and months after the South Bellevue closure?
- A. ST will find out if it possible to get the data about the MI P&R to the City on a more frequent basis than quarterly.

- Q. What is the reference to rideshare options in the Just One Trip program (Uber and Lyft)?
- A. There is a grant to subsidize rideshare trips in the Just One Trip program. ST will provide the City with the details on the subsidy programs.

- Q. Will Bellevue Way will be narrowed to three lanes when the South Bellevue lot closes?
- A. Yes, Bellevue Way will be narrowed to three lanes, but during rush hour there will always be two lanes in the peak direction.

- Q. Will Sound Transit try again (with the City of Bellevue's help) to reach out to the six potential parking sites on Bellevue Way that did not want to participate in parking alternatives?
- A. No, due to various issues, majority of the sites would not be able to accommodate the parking throughout the whole year.

- Q. When will the Bellevue Way lane configuration will happen?
- A. Once the construction schedule is set, ST and the contractor will determine when the Bellevue Way lanes will change.

- Q. Can ST provide and post targeted signage at the MI P&R informing parkers about the alterative park-and-rides in Bellevue?
- A. Yes.

- Q. How successful was the pilot permit parking program
- A. The pilot program was successful and ST will be implementing the 2+ HOV permit parking program in nine ST facilities.

- Q. Can Mercer Island could participate in the permit parking program?
- A. City Manager Bissonnette responded that Mercer Island requested to be taken out of the program as it would reduce the number of parking stalls available to all parkers and the HOV stalls would not be limited to Mercer Island only parkers.
- Q. Will ST be increasing the frequency of the 550 route?
- A. No.
- Q. Will ST create (and come back to the Council with) a contingency plan for the potentially displaced Mercer Island parkers if the MI P&R is more heavily used when the South Bellevue lot closes that:
- (1) implements a monitoring program from day one that looks at when the MI P&R fills up and then monitor license plates to determine from where parkers are coming;
 - (2) asks Town Center land owners or churches on Mercer Island to see if there are parking alternatives for Mercer Island parkers?
- A. ST can come back with a contingency plan, but reminded the Council that they cannot use public funds for Mercer Island only parking options.

APPEARANCES

Nancy Wile, 5257 Forest Ave SE, spoke about sustainability on Mercer Island. She spoke about the recently created "Sustainable Mercer Island." The purpose of which is to push forward agenda and policies that the community and City has established to become a more sustainable community.

Dr. Jonathan Harrington, 9514 SE 68th Street, provided a history of sustainability efforts on Mercer Island and asked the Council to continue making sustainability a priority.

Peter Donaldson, 3635 88th Ave SE, spoke about his involvement in sustainable actions on Mercer Island and asked the Council to reconsider cutting the sustainability program and staffing as a way to solve the budget challenge.

Colten Lake, Boy Scout Troup 624, spoke about the troop being in attendance as part of their Citizenship in Community badge

Baron Dickey, 6809 96th Ave SE, spoke about the proposed lane structure change on I-90 over Mercer Island. He expressed concern about the reduction of lane width, concrete roadway restriping, and emergency vehicle access on the shoulder.

Subeer Manhas, 4899 Forest Ave SE, expressed concerns about mobility and transportation changes with the construction of light rail. He believes the City needs strong leadership in dealing with Sound Transit.

Peter Struck, 9130 SE 54th Street, spoke about the closing of the South Bellevue Park-and-Ride and expressed concern that there will be a huge shift in commuters from South Bellevue to Mercer Island.

Alison Stoval, 8419 SE 82nd Street, believes that mass transit is very important for Mercer Island, but not at the expense of children, as school staff may not be able to get to the Island due to traffic issues.

Tim Tiscornia, 5812 East Mercer Way, urged the Council to negotiate with Sound Transit for access to and from the Island for residents.

Tom Acker, 2427 84th Ave SE, stated that he believes negotiations with Sound Transit for I-90 access is most important issue on Mercer Island. He wants the Council to lead and represent the community.

Nancy Hewitt-Spaeth, 8320 SE 34th Street, expressed concern about housing values dropping if I-90 access is limited.

Russell Williams, 3811 West Mercer Way, supports mass transit and views it as critically important for Mercer Island and the entire region. He acknowledged that the land closures and access changes will be difficult, but there will be mass transit in exchange for it.

Brian Mayton, 2523 71st Ave SE, spoke about the importance of a quality school district.

Amy Fujishige, 9530 SE 68th Street, spoke about how the loss of mobility correlates to a loss in household wealth. She also expressed concern about retaining and attracting qualified teachers with a loss of mobility.

Sara Smith, 7109 84th Ave SE, expressed concern about the lack of outreach by the City regarding mobility challenges with upcoming I-90 construction.

Eun Young Kim, 7703 89th Place SE, on behalf of Jennifer Selby, 8320 SE 61st Street, expressed concern about the substantial number of I-90 transportation issues that have yet to be resolved to the benefit of Mercer Island residents.

Jim Lovested, 8001 84th Ave SE, is concerned about how the City Council is addressing the I-90 SOV/HOV and loss of mobility issues.

Jon Hanlon, 7406 92nd Place SE, spoke about the impacts of loss of mobility to the schools, the community at large (traffic and commute). He is concerned that the trains will already be full when they get to the Island, making them unusable for Mercer Island residents.

Hillary Benson, 7344 Island Crest Way, believes that the City is up against larger agencies that don't care about Mercer Island and will have to fight harder for what Mercer Island needs.

CONSENT CALENDAR

Payables: \$123,954.53 (11/22/16)

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

Payroll: \$830,031.49 (11/23/16)

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

Minutes: November 29, 2016 Special Meeting Minutes

Recommendation: Adopt the November 29, 2016 Special Meeting Minutes as written.

It was moved by Bertlin; seconded by Wong to:

Approve the Consent Calendar and the recommendations contained therein.

Passed 5-0

FOR: 5 (Bassett, Bertlin, Sanderson, Weiker, Wong)

NO VOTE: 1 (Grausz)

ABSENT: 1 (Wisenteiner)

SPECIAL BUSINESS

Deputy Mayor Bertlin recognized Interim City Manager Pam Bissonnette's last Council meeting. She spoke about her work over the past 6 months and thanked her for her service and dedication to the City of Mercer Island.

REGULAR BUSINESS

AB 5239 2017-2018 Final Budget Adoption

Finance Director Chip Corder presented the final 2017-2018 budget for adoption by the City Council. He noted that two additional changes made to the Operating Budget at the November 21, 2017 Council meeting:

- Dedicate some portion of a contract Administrative Assistant in DSG to code enforcement support, ensuring that there is no budgetary or total staffing impact.
- Water rates will only increase 5.5 percent in 2017 instead of 6.0 percent.

He noted that after applying the total net funding changes to the projected 2018 deficit of \$1,217,200, the total projected deficit (or “contra”) is reduced to \$849,081, which equates to 2.6 percent of the combined General Fund and Youth & Family Services Fund budgets in 2018.

It was moved by Wong; seconded by Bertlin to:

Suspend the City Council Rules of Procedure 5.2, requiring a second reading for an ordinance.

Passed 6-0

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

ABSENT: 1 (Wisenteiner)

It was moved by Wong; seconded by Bertlin to:

Adopt Ordinance No. 16-17, which encompasses the biennial budget for the City of Mercer Island, Washington for fiscal years 2017-2018 as amended.

It was moved by Grausz; seconded by Wong to:

Amend the previous motion as follows:

Amend Section 3 of Ordinance No. 16-17 by adding the following sentence: "Staff will bring back to the City Council, in early 2017, a revised budget policy regarding the application of the monies in the Criminal Justice Fund."

Motion to Amend Passed 6-0

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

ABSENT: 1 (Wisenteiner)

Amended Motion Passed 6-0

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

ABSENT: 1 (Wisenteiner)

Final text of motion: Adopt Ordinance No. 16-17, which encompasses the biennial budget for the City of Mercer Island, Washington for fiscal years 2017-2018, amending Section 3 of Ordinance No. 16-17 by adding the following sentence: "Staff will bring back to the City Council, in early 2017, a revised budget policy regarding the application of the monies in the Criminal Justice Fund."

AB 5238 3rd Quarter 2016 Financial Status Report & Budget Adjustments

Finance Director Chip Corder presented the Third Quarter 2016 Financial Status Report and a 2015-2016 budget amending ordinance. He noted that the total General Fund surplus in 2016 is projected to be \$1.35 million, but estimated that \$550K-\$600K of the projected surplus relates to development fees, are restricted to funding development services.

It was moved by Weiker; seconded by Wong to:

Suspend the City Council Rules of Procedure 5.2, requiring a second reading for an ordinance.

Passed 6-0

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

ABSENT: 1 (Wisenteiner)

It was moved by Weiker; seconded by Wong to:

Adopt Ordinance No. 16-16, amending the 2015-2016 Budget.

Passed 6-0

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

ABSENT: 1 (Wisenteiner)

AB 5234 Crown Castle Small Cell Franchise Agreement (2nd Reading)

Assistant City Attorney Christina Schuck presented an ordinance for second reading and adoption for a franchise agreement which grants authority Crown Castle to license up to 39 small cell facilities in locations throughout the City. She reviewed the changes to the agreement since the first reading at Council's direction as follows:

- Section 5.1.8 is revised to require public notice of application and public notice of decision for proposed small cell facilities;

- The subsections of Section 6.3 are re-ordered to be consistent with the locational priorities order of (1) trees, (2) views, then (3) streets;
- Sections 6.3 and 6.12 are revised to remove language regarding “cutting” and further define pruning limits and requirements; and
- Section 6.3.2 is revised to require small cell facilities to be located on PSE poles in locations that minimize the appearance of small cell facilities from existing adjacent residential properties to the maximum extent feasible.

Councilmember Wong asked Crown Castle about affirmative reporting regarding women or minority owned businesses before construction begins. Crown Castle responded that they could report to the City and would add it to the agreement.

It was moved by Grausz; seconded by Bertlin to:

Adopt Ordinance No. 16-12 granting WA-CLEC LLC, d/b/a Crown Castle, a nonexclusive telecommunications franchise to install, construct, maintain, repair and operate small cell facilities within the public rights of way, including changes to reflect the notice provisions in Section 5.1.8, view provisions in Section 6.3.2 and women and minority business enterprises provisions in Section 11.2.

Passed 5-0

FOR: 5 (Bassett, Bertlin, Grausz, Sanderson, Wong)

ABSENT: 1 (Wisenteiner)

ABSTAIN: 1 (Weiker) *Councilmember Weiker abstained due to her employment with Puget Sound Energy.*

AB 5236 Draft 2017 Legislative Agenda

Assistant City Manager Kirsten Taylor presented a draft version of the 2017 State Legislative Priorities for the Council to review as follows: education funding, recreational, Association of Washington Cities priorities, Sound Cities Associations priorities, environmental health, housing, public health, cost recovery for long-range planning and code enforcement.

The Council requested changes to (1) add a value statement about how to conduct government business; (2) provide emphasis on key priorities versus groups of priorities; (3) list in priority order; and (4) keep it to one page. Councilmembers will provide any additional comments to Assistant City Manager Taylor to be incorporated for final version at the January 3, 2017 meeting.

It was moved by Weiker; seconded by Wong to:

Extend the meeting until 11:00 pm

Passed 6-0

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

ABSENT: 1 (Wisenteiner)

AB 5235 I-90 Loss of Mobility Negotiations Status Report

Interim City Manager Pam Bissonnette provided a recap of current negotiations regarding I-90 loss of mobility. She noted that staff from the City, Sound Transit and WSDOT have been working together to identify I-90 vehicle access alternatives in light of the FHWA's determination that the future R8A outer roadway would be for HOV only. She stated that some of the alternatives are not acceptable to the City, but that some are being studied further to determine feasibility. Ms. Bissonnette spoke about new alternatives developed from public comment at the November 9, 2016 public meeting. She also provided information about the next steps for negotiations.

Assistant City Manager Kirsten Taylor reviewed the negotiation principles and current public outreach. She also spoke about the public input process over the past three years for the Mercer Island Light Rail Station Design. She noted that a meeting with the Sound Transit CEO is scheduled for this week and that Mercer Island staff will continue to meet with Sound Transit staff weekly and WSDOT and FHWA staff monthly.

OTHER BUSINESS**Councilmember Absences**

Councilmember Wisenteiner's absence was excused.

Planning Schedule

City Manager Bissonnette noted that there will be a reception for the new City Manager Julie Underwood before the January 3, 2017 Council Meeting.

Mayor Bassett noted that the City Council's 2017 Planning Session will be held February 3-4, 2017 at the Mercer Island Community and Event Center.

Board Appointments

Mayor Bassett appointed Deputy Mayor Bertlin and Councilmembers Sanderson and Wisenteiner to the Technology Public Engagement Subcommittee. He noted that would be asking Council for their desired 2017 liaison appointments to in the coming weeks.

Councilmember Reports

Councilmember Grausz spoke about the Joint Resources Committee meeting.

Councilmember Bertlin spoke about the \$50K in King County's budget for the bike path in the Aubrey Davis Park Master Plan. She also spoke about the upcoming Mountains to Sound Greenway Trust meeting.

Mayor Bassett spoke about the Advanced Transportation Technologies Conference he attended.

EXECUTIVE SESSION**Executive Session #4 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes**

At 10:34 pm, Mayor Bassett convened Executive Session #4 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 26 minutes.

At 11:00 pm, Mayor Bassett extended the Executive Session for an additional 10 minutes.

At 11:10 pm, Mayor Bassett adjourned Executive Session #4 and the Regular Meeting reconvened.

ADJOURNMENT

The Regular Meeting adjourned at 11:10 pm.

Attest:

Bruce Bassett, Mayor

Allison Spietz, City Clerk



CITY COUNCIL MINUTES REGULAR MEETING JANUARY 3, 2017

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:00 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Jeff Sanderson, Wendy Weiker, David Wisenteiner, and Benson Wong were present. Councilmember Grausz was absent.

AGENDA APPROVAL

It was moved by Wong; seconded by Bertlin to:

Approve the agenda as presented.

Passed 6-0

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

ABSENT: 1 (Grausz)

EXECUTIVE SESSION

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 75 minutes

At 5:02 pm, Mayor Bassett convened the Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 75 minutes.

At 6:21 pm, Mayor Bassett adjourned the Executive Session and the Regular Meeting reconvened.

SPECIAL BUSINESS

Public Reception for New City Manager Julie Underwood

The Council hosted a reception for new City Manager Julie Underwood. Mayor Bassett welcomed Ms. Underwood and residents and noted that the Council Meeting would resume at 7:00 pm.

Swearing-In of City Manager Julie Underwood

City Clerk Ali Spietz administered the Oath of Office to City Manager Julie Underwood. Mayor Bassett congratulated Ms. Underwood and welcomed her to the Mercer Island community.

APPEARANCES

Peter Struck, 9130 SE 54th Street, welcomed new City Manager Julie Underwood. He presented 2,285 petition signatures asking the Council to reconsider the donation of public parkland to private group for building.

Meg Lippert, 4052 94th Ave SE, welcomed new City Manager Julie Underwood. She expressed concerns about parkland donation plans, and urged the Council to reconsider the donation of public parkland to the Mercer Island Center for the Arts.

Elizabeth Hardisty, 2283 72nd Ave SE, member of Sustainable Mercer Island. She thanked the Council for their

statement on November 21 reaffirming Mercer Island's principles and values. She specifically praised the Council's commitment to protect the natural environment and spoke about concerns regarding global climate change.

Dr. Jonathan Harrington, 9514 SE 68th Street, welcomed new City Manager Julie Underwood. He praised Julie's history of working to promote sustainable development, and expressed his hope that her leadership will help Mercer Island reach its sustainable development goals.

Roger Shanafelt, 4466 Ferncroft Road, read a letter to the Council regarding the proposed changes to the I-90 corridor.

Subeer Manhas, 4899 Forest Ave SE, spoke about I-90 negotiations and recommended that the Council immediately revoke Sound Transit's shoreline permit until both Sound Transit and WSDOT agree to a list of terms to mitigate the threats to Mercer Islander's mobility needs.

Chad Parmenter, 7340 Island Crest Way, expressed concerns regarding mobility challenges and asked Council to take the necessary time to consider the best possible solutions to Mercer Island's mobility needs.

Ira Appelman, 9039 E. Shorewood Drive, welcomed new City Manager Julie Underwood. He expressed concern about how the Council interacts with City staff. He requested that the City Council get rid of the 1-hour rule which gives Councilmembers the ability to assign up to 1 hour of work to City staff and instead communicate their needs or concerns directly to the City Manager.

Eric Rothenberg, 8284 SE 82nd Street, expressed support of previous speakers' comments regarding I-90 loss of mobility. He is concerned that there is a lack of data regarding proposed changes and what those changes will mean for Islanders when it comes to traffic congestion and emergency vehicles being able to respond to life threatening situations.

Carol Heltzel, 8245 SE 61st Street, is concerned that if Mercer Island loses access to HOV lanes, it will impact traffic congestion for the entire region. She stated that the environmental impact studies conducted for the project did not take these changes into consideration, and therefore Sound Transit should be required to conduct a new study.

Steve Marshal, 8150 West Mercer Way, organized a conference on advanced transportation technology. He expressed concerned that there are many things that should have been considered as part of the environmental impact study. He hopes that if Mercer Island can require at least a review of the environmental impact study and include in an agreement the inclusion of new transportation technologies that could benefit the region.

David Guliani, 1960 82nd Ave SE, spoke about his experience living in the Bay Area and lessons learned from the construction of the BART system. He advised that the Council should consider becoming a leader in pushing forward advancing transportation technology which would allow more traffic to flow through the same area more efficiently.

Traci Granbois, 8440 SE 82nd Street, welcomed City Manager Julie Underwood. She spoke about legislative priority #8 and her concern with the Council supporting AWC's legislative priorities, without knowing specifics regarding modernizing the Public Records Act.

Kevin Peck, 6825 84th Ave SE, asked Council to take all steps possible to protect Islanders access to HOV lanes. He recommended that the HOV lanes be closed for a day to gain empirical data which can be used in decision making moving forward.

Heather Cartwright, 8204 SE 62nd Street, noted that Council is the only voice representing Mercer Islanders interests in the I-90 negotiations. She spoke on behalf of other community members who are busy and unaware of what is happening with I-90. She asked the Council to be aggressive in negotiations regarding this issue.

Jeff Geoghagan, 7515 85th Ave SE, expressed concern that emergency vehicles will not be able to get to or from an emergency quickly with the changes to the lanes on I-90.

Stephanie St Mary, 8221 SE 67th Street, expressed concern about traffic, emergency vehicle access, and real estate values with the proposed changes to I-90.

Ron Thunen, 6836 83rd Ave SE, read a prepared statement regarding Council's responsibility to preserve mobility for Mercer Islanders.

Neil McDonald, 8403 East Mercer Way, expressed concern about loss of mobility threatening the community. He believes there is a lack of public process and that it doesn't seem like the Council has created a transparent conversation about the negotiations.

Tom Acker, 2427 84th Ave SE, welcomed new City Manager Julie Underwood. He asked the Council what help do they need from citizens. He does not think the communications from the City are clear and helpful and that the Council has created a system that has oppressed the voice of the citizens.

Tom Heltzel, 8245 SE 61st Street, spoke about the citizen involvement in the proposed flight path changes and encouraged the Council to use that model for resolving I-90 mobility issues. He would like to see more openness with the citizenry and not to let Sound Transit bully the City to give up leverage.

CONSENT CALENDAR

Payables: \$522,734.73 (12/1/16) \$203,721.31 (12/8/16), \$609,573.39 (12/15/16) & \$703,937.32 (12/29/16)

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

Payroll: \$792,623.29 (12/9/16) & \$768,306.89 (12/23/16)

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

Minutes: November 21, 2016 Regular Meeting Minutes, December 1, 2016 Special Meeting Minutes, & December 13, 2016 Special Meeting Minutes

Recommendation: Adopt the November 21, 2016 Regular Meeting Minutes, December 1, 2016 Special Meeting Minutes, & December 13, 2016 Special Meeting Minutes as written.

AB 5246 2017-2018 Fire (IAFF) Collective Bargaining Agreement

Recommendation: Authorize the City Manager to sign the IAFF Collective Bargaining Agreement and Memorandum of Understanding with the IAFF Bargaining Unit for the period of January 1, 2017 through December 31, 2018, in substantially the form attached hereto as Exhibits 1 and 2.

It was moved by Bertlin; seconded by Wisenteiner to:

Approve the Consent Calendar and the recommendations contained therein.

Passed 6-0

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

ABSENT: 1 (Grausz)

REGULAR BUSINESS

AB 5243 I-90 Loss of Mobility Negotiations Status Report

Assistant City Manager Kirsten Taylor reviewed Mercer Island's goals and negotiating principles regarding I-90 loss of mobility. She provided a summary of the public outreach in the Fall of 2016, noting there were 10 events with over 450 attendees and spoke about the upcoming public meeting on January 19 at the Community Center to receive public input and priorities on parking for light rail and resident access to light rail service/station.

Ms. Taylor spoke about scheduling outreach in 2017 by connecting with new groups of interested residents, newspaper articles, updates to City website, E-newsletter, social media outlets, and online document archive. She also spoke about the Frequently Asked Questions (FAQs) that have been compiled to provide accurate and up-to-date information each month. She noted that there are recent FAQs regarding Sound Transit's MI Park & Ride and Future I-90 Ramp Closures and Reconfigurations (including diagrams).

She also noted recent updates to the following web pages: Sound Transit South Bellevue Park & Ride, ST 2015 MI Park & Ride License Plate survey, I-90 Document Archive, FAQ Page, MI Station Page, On/Off-Ramp Diagram. She reviewed the information the City received from Sound Transit regarding the South Bellevue Park & Ride Closure and provided the history of the Mercer Island Station Design process.

Council asked staff to ask Sound Transit for confirmed date for the closure of the South Bellevue Park & Ride. They also wanted to note that Sound Transit's presentation was inadequate and that they need to return to answer questions and present information they committed to provide.

Ms. Taylor noted that negotiations will continue with regular meetings of City, Sound Transit, WSDOT, and FHWA staff and an upcoming meeting of principals from each agency to determine which alternative(s) will be implemented in the short term before the center roadway closes in June 2017 and which long-term alternatives will move to the analysis phase. She also noted that if at any point the City does not make progress toward its interests in these negotiations, the City has the option of other courses of action.

The Council asked for a specific date that the center roadway will close. Ms. Taylor responded that she has requested that information from Sound Transit.

Mayor Bassett thanked the public for engaging and coming to the meeting. He stated that the Council is trying hard to do all that it can to achieve the right outcome.

AB 5244 Zoning Code Text Amendment Related to Religious Institutions (1st Reading)

Senior Planner Nicole Gaudette presented a proposed code amendment that the Planning Commission reviewed to eliminate the need for places of worship to apply for a variance to allow up to 60% impervious surface pursuant to Mercer Island City Code ("MICC") 19.02.020(D)(4) when adding a residential use to their site.

Ms. Gaudette reviewed Councilmember Grausz' possible modifications to the proposed text amendments to clarify (1) that the impervious surface exemption applies only to lot area and not to floor area ratio; (2) the meaning of "lot" for this provision; (3) that 60% lot coverage cannot be exceeded by using either this exemption or the variance provided in MICC 19.02.020(D); and (4) ownership change versus use change.

It was moved by Sanderson; seconded by Wong to:

Set Ordinance No. 17C-02 for second reading and adoption at the January 17, 2017 City Council meeting with the incorporation of staff's recommended changes to comments 1-3 in the PowerPoint presentation (as noted above).

Passed 6-0

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

ABSENT: 1 (Grausz)

AB 5245 Code Amendments to Require Installation of Automatic Fire-Sprinkler Systems in New Residential Construction and Substantial Alterations (1st Reading)

Fire Chief Steve Heitman presented code amendments to require installation of automatic fire-sprinkler systems in all new residential construction and substantial alterations. He reviewed Council's direction from presentations at previous Council meetings and spoke about determining the valuation method (currently \$156 per square foot).

It was moved by Bertlin; seconded by Sanderson to:

Set Ordinance No. 17C-01 to January 17, 2017 for a second reading.

Passed 5-1

FOR: 5 (Bassett, Bertlin, Sanderson, Wisenteiner, Wong)

AGAINST: 1 (Weiker)

ABSENT: 1 (Grausz)

AB 5242 Final 2017 Legislative Priorities

Assistant City Manager Kirsten Taylor presented the proposed final City of Mercer Island 2017 State Legislative Priorities. She spoke about the changes the Council request during the December 5, 2016 meeting and additional changes, including adding a new first priority to maintain full access to I-90 R8A lanes as provided for by historic

documents, revising titles to be more focused and language to be more directive, moving the property tax reform priority to a standalone item, and newly proposed housing priority.

It was moved by Wisenteiner; seconded by Wong to:

Adopt the final City of Mercer Island 2017 State Legislative Priorities as amended.

Passed 6-0

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

ABSENT: 1 (Grausz)

OTHER BUSINESS

Councilmember Absences

Councilmember Grausz' absence was excused.

Planning Schedule

City Manager Underwood noted that the next council meeting will be on Tuesday, January 17.

Councilmember Sanderson requested regular updates on the Residential Development Code Update progress.

Following discussion, City Manager Underwood responded that she will check in with DSG staff on the progress and when the Council will have input opportunities.

Councilmember Weiker asked what the topics are for the Planning Session. Mayor Bassett responded that eh and the City Manager will work on the agenda and will forward a draft to Council for review. City Manager

Underwood also noted that she would be meeting with Councilmembers and staff to determine priorities and possible topics.

Mayor Bassett asked the Council about having a facilitator for the planning session. The Council agreed to have one to allow the Mayor to participate in discussions.

Board Appointments

There were no appointments.

Councilmember Reports

Councilmember Wong noted that the annual Youth & Family Services Foundation Breakfast will be on February 8.

ADJOURNMENT

The Regular Meeting adjourned at 10:04 pm.

Bruce Bassett, Mayor

Attest:

Allison Spietz, City Clerk



**CITY COUNCIL MINUTES
SPECIAL MEETING
JANUARY 10, 2017**

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the Special Meeting to order at 9:05 am at City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett and Councilmembers Wendy Weiker and Benson Wong were present. Councilmember Dave Wisenteiner participated by phone. Deputy Mayor Debbie Bertlin and Councilmembers Dan Grausz and Jeff Sanderson were absent.

SPECIAL BUSINESS

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 90 minutes

At 9:06 am, Mayor Bassett convened the Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 90 minutes.

At 10:14 am, Mayor Bassett adjourned the Executive Session.

ADJOURNMENT

The Special Meeting adjourned at 10:04 am.

Bruce Bassett, Mayor

Attest:

Allison Spietz, City Clerk



**CITY COUNCIL MINUTES
SPECIAL MEETING
JANUARY 12, 2017**

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the Special Meeting to order at 5:07 pm at City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin and Councilmembers Wendy Weiker Dave Wisenteiner (by phone until 5:23 pm) and Benson Wong were present. Councilmembers Dan Grausz and Jeff Sanderson were absent.

SPECIAL BUSINESS

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 2 hours

At 5:09 pm, Mayor Bassett convened the Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 2 hours.

At 7:00 pm, Mayor Bassett extended the Executive Session for an additional 30 minutes.

At 7:30 pm, Mayor Bassett extended the Executive Session for an additional 30 minutes.

At 8:00 pm, Mayor Bassett extended the Executive Session for an additional 20 minutes.

At 8:20 pm, Mayor Bassett adjourned the Executive Session.

ADJOURNMENT

The Special Meeting adjourned at 8:20 pm.

Bruce Bassett, Mayor

Attest:

Allison Spietz, City Clerk



CITY COUNCIL MINUTES REGULAR MEETING JANUARY 17, 2017

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:30 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Jeff Sanderson, Wendy Weiker (arrived 5:36 pm), David Wisenteiner, and Benson Wong (arrived 5:45 pm) were present. Councilmember Grausz was absent.

AGENDA APPROVAL

It was moved by Bertlin; seconded by Sanderson to:

Approve the amended agenda as follows:

1. **Move AB 5251: I-90 Loss of Mobility Negotiations Status Report to the first item of Regular Business; and**
2. **Add an Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) to the end of the meeting.**

Passed 4-0

FOR: 4 (Bassett, Bertlin, Sanderson, Wisenteiner,)

ABSENT: 3 (Grausz, Weiker, Wong)

EXECUTIVE SESSION

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 90 minutes

At 5:34 pm, Mayor Bassett convened an Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 90 minutes.

At 6:54 pm, Mayor Bassett adjourned the Executive Session and the Regular Meeting reconvened. The Council took a break until 7:00 pm.

APPEARANCES

John Tiscornia, 5646 East Mercer Way, asked the Council to revoke Sound Transit's shoreline permit for Light Rail at a February Council meeting. He further asked that the Council work to keep the Island Crest Way ramp open for all traffic, not allow a bus interception, require permits for the park and ride, mitigate the 2017-2023 building timeline, add two additional access to ramp to improve pedestrian safety and access to the Island for emergency vehicles and require Sound Transit to pay based upon the I-90 Memorandum of Agreement.

Jim Lovested, 8001 84th Ave SE, asked the Council to revoke Sound Transit's shoreline permit for Light Rail at a February Council meeting.

Subeer Manhas, 4899 Forest Ave SE, asked the Council to revoke Sound Transit's shoreline permit for Light Rail at a February Council meeting. He believes that negotiations are happening in a non-transparent manner. He asked that if a deal is struck, that the Council will have a long public comment period on the terms so the residents will know what it is all about. He noted that if the deal is not a win-win, then citizens need to be able to see it.

Tom Acker, 2427 84th Ave SE, asked the Council to put the revoke Sound Transit's shoreline permit for Light Rail at a February Council meeting. He also requested answers to the questions the City has received from citizens that have not yet been answered.

Hillary Benson, 7344 Island Crest Way, asked the Council to revoke Sound Transit's shoreline permit for Light Rail at a February Council meeting. She also spoke about shutting down the Island Crest Way ramp as a trial run.

Diana Lein, 8428 SE 63rd Street and Alison Stoval, 8419 SE 82nd Street, spoke on behalf of the Lakeridge PTA General Membership and read a letter from the PTA regarding the continued efforts to mitigate the impact of light rail implementation.

Sarah Smith, 7109 84th Ave SE, welcomed Julie Underwood as the new City Manager. She asked the Council to revoke Sound Transit's shoreline permit for Light Rail and asked the Council to conduct work about negotiations during open Council meetings. She also spoke about Councilmember's individual communications regarding mobility negotiations.

Jake Jacobsen, 4033 83rd Ave SE, asked the Council to revoke Sound Transit's shoreline permit for Light Rail. He believes that an impact study to close Island Crest Way is simple and it would be nice to know what it will look like.

Darren Gold, 8429 SE 39th Street, asked the Council to revoke Sound Transit's shoreline permit for Light Rail. He also spoke about the Council upholding the principles and values from their proclamation last fall and how they relate to I-90 negotiations. He believes that the Council is in violation of #6 and #7 by adopting the proclamation.

CONSENT CALENDAR

Payables: \$82,934.12 (1/5/17) & \$79,163.82 (1/12/17)

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

AB 5249 Public Sanitary Sewer Easement Termination – Aegis Living

Recommendation: Approve the termination of the Public Easement for Sewer, King County recording numbers 4655732, 5581325, and 5593899.

It was moved by Bertlin; seconded by Wong to:

Approve the Consent Calendar and the recommendations contained therein.

Passed 6-0

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

ABSENT: 1 (Grausz)

REGULAR BUSINESS

AB 5250 Code Amendments to Require Installation of Automatic Fire-Sprinkler Systems in New Residential Construction (2nd Reading)

Councilmember Weiker asked about how valuation for significant remodels is defined and suggested adding language to the ordinance regarding valuation. Councilmember Wong asked if staff could restate the valuation formula.

Fire Chief Steve Heitman explained that proposed valuation method for significant remodels is to use the same fee schedule that Development Services already uses, which the Council adopts by resolution each year. He stated that the current fee is \$156 per square foot and that the ordinance is written so Council can simply change the per square foot amount by resolution rather than by ordinance to changed specific code references.

It was moved by Bertlin; seconded by Wisenteiner to:

Adopt Ordinance No. 17C-01, amending Chapter 17.16 of the Mercer Island City Code requiring residential fire sprinklers to be installed in all new Single Family, Two Family, IRC Townhomes, and

substantial alterations.

Passed 5-1

FOR: 5 (Bassett, Bertlin, Sanderson, Wisenteiner, Wong)

AGAINST: 1 (Weiker)

ABSENT: 1 (Grausz)

AB 5248 Zoning Code Text Amendment Modifying MICC Title 19 Pertaining to Places of Worship and Impervious Surfaces (2nd Reading)

It was moved by Wong; seconded by Bertlin to:

Adopt Ordinance No. 17C-02 amending Chapter 19.02 of the Mercer Island City Code to provide an impervious surface exemption for residential uses at places of worship.

It was moved by Wong; seconded by Bertlin to:

Amend the previous motion as follows:

Amend Section 1 of Ordinance No. 17C-02, Amend Section 19.02.020(D)(2)(g)(i) to change the term "parcel or parcels" to "lot or lots."

Motion to Amend Passed 6-0

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

ABSENT: 1 (Grausz)

Amended Motion Passed 6-0

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

ABSENT: 1 (Grausz)

AB 5251 I-90 Loss of Mobility Negotiations Status Report

Assistant City Manager Kirsten Taylor reviewed Mercer Island's goals and negotiating principles regarding I-90 loss of mobility. She spoke about the newly restructured public meeting on January 19 at the Community Center. City Manager Julie Underwood explained that it will be an opportunity for residents to talk directly with her about their concerns and issues regarding I-90. Assistant City Manager Taylor reviewed the plans for outreach and community input in 2017 including community meetings in February and March and reaching out to community groups.

Assistant City Manager Taylor provided updates regarding the South Bellevue Park & Ride closure, the Mercer Island Station Design, updated FAQs regarding the Light Rail project, and the East Link Construction Timeline.

She stated that negotiations continue and that the City has hired law firm Harrigan, Leyh, Farmer & Thompsen to provide City with legal analysis. She noted that there are regular meetings with ST, WSDOT, and FHWA to move discussions forward and that the principals from each agency are scheduled to meet this month to determine which access alternative(s) will be implemented in the short term before the center roadway closes in June 2017 and which long-term alternatives will move to the analysis phase. She further noted that if at any point the City does not make progress toward its interests in these negotiations, the City has the option to pursue legal action.

The Council asked staff to get clarity from Sound Transit on when the City will be notified of the closure of the South Bellevue Park & Ride closure. The Council directed the City Manager to make a formal request to Sound Transit to come back and make a presentation regarding what Sound Transit is doing keep additional vehicles from coming to Mercer Island once the South Bellevue Park & Ride closes and what they will do to monitor how many vehicles using the Mercer Island Park & Ride are from off Island.

AB 5247 Fire Station 92 Project Update

Public Work Director Jason Kintner provided an update for the Council about the Fire Station 92 project. He thanked staff involved in the project, provided background and history of Fire Station 92, spoke about the bidding process for the project, and showed photos of the new building. He reviewed the issue with the roof and the results of the settlement agreement following mediation sessions. He noted that the construction budget will come in 1.3% over budget and that the project will close out in March 2017, when staff returns to the Council for approval.

OTHER BUSINESS

Councilmember Absences

Councilmember Grausz' absence was excused.
Mayor Bassett will be absent February 21.

Planning Schedule

City Manager Underwood reminded the Council about the 2017 Planning Session on February 3-4 and noted she would be sending a draft agenda out.

Councilmember Wong asked staff to see if Sound Transit could do a presentation at the February 21 meeting.

Board Appointments

It was moved by Sanderson; seconded by Wong to:

Affirm the appointments of Peter Schaefer to Position #2 (expires May 2019) on the Arts Council and Sara Berkenwald to Position #5 (expires December 2018) on the Library Board.

Passed 6-0

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

ABSENT: 1 (Grausz)

Councilmember Reports

Councilmember Wong spoke about the SCA PIC meeting regarding cities legislative agendas and King County's Secure Medicine Return Program (old prescription drop-off boxes).

Councilmember Weiker spoke about the Residential Development Standards public meeting, a safety meeting where Police Chief Ed Holmes that was held at an eastside Muslim mosque spoke, and the February 1 Transit Talks meeting.

Councilmember Sanderson showed a photo of signs in yard he saw on a walk; he commended the homeowner's for living and stating their values.

Councilmember Bertlin expressed her thoughts and wishes for the community impacted in attack on a Muslim mosque in Bellevue

Mayor Bassett spoke about the upcoming Regional Transit meeting.

EXECUTIVE SESSION

At 8:40 pm, Mayor Bassett convened an Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 60 minutes.

At 9:40 pm, Mayor Bassett extended the Executive Session for an additional 30 minutes. At 9:53 pm, Councilmember Sanderson left the Executive Session, but joined by phone at 10:10 pm.

At 10:10 pm, Mayor Bassett extended the Executive Session for an additional 30 minutes.

At 10:40 pm, Mayor Bassett extended the Executive Session for an additional 30 minutes.

At 11:01 pm, Mayor Bassett adjourned the Executive Session and the Regular Meeting reconvened.

ADJOURNMENT

The Regular Meeting adjourned at 11:01 pm.

Bruce Bassett, Mayor

Attest:

Allison Spietz, City Clerk



**CITY COUNCIL MINUTES
SPECIAL MEETING
JANUARY 20, 2017**

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the Special Meeting to order at 4:02 pm at City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin and Councilmember Jeff Sanderson were present. Councilmembers Wendy Weiker (departed 4:25 pm), Dave Wisenteiner and Benson Wong participated by phone. Councilmembers Dan Grausz was absent.

SPECIAL BUSINESS

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes

At 4:04 pm, Mayor Bassett convened the Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 60 minutes.

At 5:06 pm, Mayor Bassett adjourned the Executive Session.

ADJOURNMENT

The Special Meeting adjourned at 5:06 pm.

Bruce Bassett, Mayor

Attest:

Allison Spietz, City Clerk



**CITY COUNCIL MINUTES
SPECIAL MEETING
FEBRUARY 3, 2017**

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the Special Meeting to order at 5:05 pm at City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin and Councilmembers Dan Grausz, Jeff Sanderson, Wendy Weiker (arrive 5:08 pm), Dave Wisenteiner and Benson Wong were present.

SPECIAL BUSINESS

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 120 minutes.

At 5:05 pm, Mayor Bassett convened the Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 2 hours.

At 7:05 pm, Mayor Bassett extended the Executive Session for an additional 15 minutes.

At 7:20 pm, Mayor Bassett extended the Executive Session for an additional 15 minutes.

At 7:35 pm, Mayor Bassett extended the Executive Session for an additional 15 minutes.

At 7:50 pm, Mayor Bassett extended the Executive Session for an additional 15 minutes.

At 8:05 pm, Mayor Bassett extended the Executive Session for an additional 15 minutes.

At 8:20 pm, Mayor Bassett extended the Executive Session for an additional 15 minutes.

At 8:35 pm, Mayor Bassett extended the Executive Session for an additional 15 minutes.

At 8:50 pm, Mayor Bassett extended the Executive Session for an additional 15 minutes.

At 8:53 pm, Mayor Bassett adjourned the Executive Session.

ADJOURNMENT

The Special Meeting adjourned at 8:53 pm.

Attest:

Bruce Bassett, Mayor

Allison Spietz, City Clerk



**CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 6, 2017**

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:30 pm by telephone conference.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Dan Grausz, Jeff Sanderson, Wendy Weiker, David Wisenteiner, and Benson Wong were on the telephone conference.

EXECUTIVE SESSION

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 90 minutes.

At 5:31 pm, Mayor Bassett convened an Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for approximately 90 minutes.

At 7:00 pm, Mayor Bassett extended the Executive Session for 30 minutes.

At 7:18 pm, Mayor Bassett adjourned the Executive Session.

The remainder of the meeting was canceled due to inclement weather.

ADJOURNMENT

The meeting adjourned at 7:18 pm.

Bruce Bassett, Mayor

Attest:

Allison Spietz, City Clerk



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

**AB 5257
February 21, 2017
Consent Calendar**

**OPEN SPACE CONSERVANCY TRUST
ANNUAL REPORT AND WORK PLAN**

Proposed Council Action:

No action required. Receive report.

DEPARTMENT OF

Parks and Recreation (Alaine Sommargren)

COUNCIL LIAISON

Jeff Sanderson

EXHIBITS

1. 2016 Annual Report
2. 2017 Work Plan

APPROVED BY CITY MANAGER

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

SUMMARY

The Open Space Conservancy Trust holds Pioneer Park and Engstrom Open Space in trust as public open space. The ordinance which established the Open Space Conservancy Trust requires its Board of Trustees to report to City Council annually on the status of their properties. The Trust is presenting its 2016 Annual Report (Exhibit 1).

The Trust is also presenting its work plan calendar for 2017 (Exhibit 2) with this report. Staff estimates that the full work plan will require up to 200 hours of staff time for research, preparation, attendance and follow-up of Trust board meetings, including Trustee-initiated inquiries and requests.

RECOMMENDATION

Geraldine Poor, Open Space Conservancy Trust Board Chair

Receive report.

Open Space Conservancy Trust 2016 Annual Report to City Council

TRUSTEE APPOINTMENTS AND ELECTIONS

In June 2016, Thomas Hildebrandt and Craig Olson were appointed to the Trust Board to fill vacancies opened by Tina Lanzinger and Aric Weiker. Tina Lanzinger, having served on the OSCT Board for 10 years, was presented with a resolution from the City Council honoring her many years of service. In November, Marie Bender was appointed to fill Elliott Newman's position. The annual election of officers took place at the July meeting. Chair Geraldine Poor was re-elected to the Chair position, Trustee Rory Westberg was elected to the Vice Chair position, and Trustee Robin Christy to the Secretary position.

FOREST HEALTH AND MANAGEMENT

Progress continues on the Pioneer Park Forest Health Plan. In 2016, 26 acres of Trust properties received restoration work from the Parks and Recreation Natural Resources seasonal crew, professional contractors, and volunteers.

Professional contractors

- Invasive removal 3.2 acres
- Planting maintenance 14.4 acres
- Water 2015 plantings 9.6 acres
- Planting 5.4 acres (530 trees/ 280 shrubs)

Volunteers

Mercer Island Parks and Recreation contracts with EarthCorps to lead volunteer stewardship events at Pioneer Park as well as to conduct outreach in the community to engage and educate Mercer Island residents about forest restoration.

- Events 6
- Volunteers 90 adults; 480 youth
- Volunteer hours 1,503 hours
- Invasive removal 0.8 acre
- Maintenance 1.2 acres
- Planting 255 total plants (45 trees/ 210 shrubs)
- Organizations/companies engaged:
 - MG2 Architecture
 - Forest Ridge Academy
 - Islander Middle School
 - The National League of Young Men
 - Stroum Jewish Community Center
 - Kennedy Catholic High School
 - Mercer Island High School / Mercer Island National Honor Society
 - University of Washington

Natural Resources Staff

The Natural Resources program is tasked with implementing the Pioneer Park Forest Health Plan as well as all trail building and maintenance on Trust properties. Natural Resources staff include:

Alaine Sommargren, Natural Resources Manager
 Kim Frappier, Natural Resources Specialist
 Andy Prince, Trails and Urban Forestry Specialist
 Hannah Van Pelt, Natural Resources Assistant

The Natural Resources program operates under the direction of Paul West, Parks Operations Superintendent.

The Natural Resources seasonal crew consisted of two field staff, from April through September. Under the direction of the Natural Resources Specialist, the crew conducted noxious weed monitoring, mapping and treatments, watered and maintained plantings and performed invasive tree treatments on English holly and cherry laurel. The seasonal staff also supported the Trails and Urban Forestry Specialist with brush cutting along trails, trail maintenance and repairs, and hazard tree removal.

LETTERBOXING PROGRAM

The Letterboxing Program kicked-off at *Leap for Green* on April 16th where community members made rubber stamps to use during the program and received information on forest restoration. The program attracted approximately 400 participants over the summer. The 2016 Letterboxing Committee was spearheaded by Elizabeth Cross-Nichol, Kim Borden, and Connie Carson. The OSCT Board held a recognition ceremony at the November 17th meeting for those participants who found all letterboxes in Pioneer Park. Members of the Letterboxing Committee handed out certificates and provided refreshments for all in attendance.

LEASH POLICY FORUM AND COMMUNITY EDUCATION EFFORTS

In response to continued public feedback regarding off leash dogs in the NW quadrant of Pioneer Park, the Trust held a Leash Policy Forum at the May 19th meeting. Trust board members heard public testimony from attendees and discussed concerns and recommendations provided via email by Mercer Island community members. Trustees also reviewed recommendations provided by Parks and Recreation Natural Resources staff. After careful consideration, Trustees agreed on a plan of community engagement to increase awareness of the City's dog leash ordinance and trail use within Pioneer Park. Trustees worked collaboratively with Parks and Recreation staff to accomplish the following in 2016:

- Creation and distribution of "Dog Owner's Guide to Mercer Island Parks", a brochure providing park users with information about voice/signal control and location of off-leash versus on-leash parks.
- Educational signs were designed and fabricated for the NW and NE quadrants with information and guidance about leash policies and multi-use trails. All signs will be installed in January 2017.
- Hosted two public outreach walks in October in Pioneer NW to discuss voice/signal control and city leash policies.

TRAILS

Seventy feet of trail on the Fox trail in the SE quadrant were rerouted this summer to a more suitable alignment with better drainage. The old section of trail was decommissioned and replanted in the fall of 2016. The loop trail through Engstrom Open Space had approximately 24 feet of new peeler pole and native fill turnpike built to raise the trail grade above perpetually muddy sections. Regular maintenance was performed in all quadrants to keep trail ways clear and functioning, and to keep drainage systems working properly.

URBAN FORESTRY

Each year, the Trails and Urban Forestry Specialist assesses trees in Pioneer Park and Engstrom Open Space for health and safety issues. Trees with substantial risk factors are either removed or snagged. In 2016, nine trees were removed/snagged in Engstrom Open Space. These trees were targeting East Mercer Way or the powerlines along the road. In the NW quadrant of Pioneer Park, nine trees were removed or snagged due to failure risk targeting roads, parking areas or trails. One tree in the NE quadrant and three trees in the SE quadrant were removed or snagged for similar reasons. In addition, Natural Resources staff tagged and mapped 12 new trees for future monitoring.

PARK MAP UPDATES

New park maps were developed and fabricated for Pioneer Park and Engstrom Open Space. These will replace the maps posted on each of the eight wood sign standards across the park. The new maps were updated for content and style. Natural Resources staff also replaced map boxes and maps throughout the park.

JUANITA WOODLANDS FIELD TRIP

On August 24th, Trustees and Natural Resources staff participated in a field trip to Juanita Woods in Kirkland, WA to learn about micro-stumping, a management strategy used in forests afflicted by root diseases. City staff consulted with contractors who used this strategy at Juanita Woods to learn about the process and see if it would be a viable strategy at Pioneer Park. The focus of the trip was to learn more about the root diseases affecting trees in Pioneer Park, and see an example of a forest where micro-stumping was done and how the forest recovered from this treatment. The Trust did not discuss whether to move forward with this strategy.



**MERCER ISLAND
OPEN SPACE CONSERVANCY TRUST
2017 Work Plan**

January 19
<ul style="list-style-type: none"> • Annual Report to Council: The Trust is required in its by-laws to report to City Council each year on the status of Trust properties. • Work Plan: The Trust develops a list of topics that it intends to address during the year (this document). This work plan is submitted to City Council with the Annual Report as a courtesy. • Remote meeting attendance: Trustees will discuss meeting attendance via phone and relevant bylaws revision. • Bike Trail surfacing project: Trustees will address best method of repairing heaving pavement caused by tree roots. • Leap for Green: The Trust will discuss participation in this year's event. • Letterboxing (ongoing item): The Trust board will continue to sponsor and support an annual Letterboxing program for youth on Mercer Island. • Quadrant Reports (ongoing item): Trustees will report on the condition of certain quadrants at Trust board meetings.
March 16
<ul style="list-style-type: none"> • Public education about root diseases: Discuss public education effort to inform the public of the root disease prevalence in Pioneer Park and prepare for possible future interventions. • Budget overview: City staff report to Trust on funding sources for operations and programs that affect Trust properties.
May 18
<ul style="list-style-type: none"> • Summer Trail Work Plan: City staff report to the Trust its intended maintenance activities in the spring of each year, and recap work completed in the previous year. • Herbicide application report: The Trust adopted an herbicide use protocol that requires City staff to report on the use of herbicides on Trust properties each year. • Off-leash dogs: The Trust will evaluate success of education measures over the past year, and discuss possible changes.
July 20
<ul style="list-style-type: none"> • Election of Officers: The Trust is required by its by-laws to elect officers at its July meeting each year. • Evaluate Trust properties: Discuss how the condition of Trust properties and user impacts should be evaluated.
September 21
<ul style="list-style-type: none"> • Eagle Project recognition: The Trust will recognize Eagle projects that have benefitted Trust Properties. • Preschool Program Development: Discuss ways in which the Trust properties could be more useful to preschoolers.
November 16
<ul style="list-style-type: none"> • Recognition of letterboxing participants • City Tree Risk Policy: City staff to present draft document

Note: The listing of an item under a particular month means that the item will be introduced at that meeting. There will be follow-up discussions and decisions at subsequent meetings as directed by the Chair.



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

**AB 5261
February 21, 2017
Regular Business**

I-90 LOSS OF MOBILITY STATUS REPORT

Proposed Council Action:

Review, discuss and approve the proposed Strategic and Operational Plan and appropriate \$600,000 for I-90/Light Rail litigation and other costs.

DEPARTMENT OF

City Manager (Julie Underwood)

COUNCIL LIAISON

n/a

EXHIBITS

1. Letter from Secretary Millar dated February 1, 2017
2. Letter from Secretary Millar dated February 13, 2017
3. Letter from Senator Wellman and Representatives Clibborn and Senn
4. Transportation Concurrency and Essential Public Facilities Moratorium
5. Public Institution Zoning Moratorium
6. Sound Transit Statement dated February 14, 2017
7. Letter to the Sound Transit Board dated February 16
8. I-90 Loss of Mobility Strategic and Operational Plan

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$ 1,000,000
AMOUNT BUDGETED	\$ 400,000
APPROPRIATION REQUIRED	\$ 600,000

SUMMARY

This June, the East Link Project is scheduled to close the I-90 reversible center roadway to begin construction on the light rail line. To replace the loss of the I-90 center roadway, the I-90 mainline between Mercer Island and Seattle will be restriped and lanes narrowed to change the configuration from 3-lanes to 4-lanes in each direction. These new I-90 lanes are referred to as R8A lanes. The traffic analysis for the East Link Project assumed that the R8A lanes would be designated as HOV lanes and that single occupancy vehicles (SOVs) traveling to or from Mercer Island would be allowed to use these lanes.

The City, Washington State Department of Transportation (WSDOT) and Sound Transit have historic agreements dating back to 1976 regarding Mercer Island's SOV use of HOV lanes between Mercer Island and Seattle. Additionally, the Final Environmental Impact Statement (FEIS) anticipated the continued access for SOVs in the new R8A lanes. The impacts of the closure and the resulting loss of mobility were anticipated and have been the subject of negotiations with Sound Transit for over two years.

In August 2016 the Federal Highway Administration (FHWA) informed the City of Mercer Island about the potential restriction of Mercer Island SOVs from the I-90 R8A lanes. This is likely to lead to the restriction of

SOVs using the Island Crest Way on-ramp to westbound I-90 because it is proposed to connect to a HOV lane. The potential SOV restriction at the Island Crest Way westbound on-ramp would result in traffic diverting to other I-90 on-ramps, specifically the West Mercer Way on-ramp. This diversion would increase traffic volumes on Mercer Island local streets and negatively impact traffic operations and safety in and around the Town Center, through school zones and along West Mercer Way.

In August 2016, the City retained outside counsel, Harrigan, Leyh, Farmer & Thomsen, to analyze the City's potential legal remedies if negotiations with Sound Transit and WSDOT are unsuccessful.

The City has negotiated in good faith with Sound Transit and WSDOT; however, as indicated by the January 23, 2017 Principals' Meeting, the subsequent February 1, 2017 letter from Secretary Millar (Exhibit 1), and the meeting with Governor Jay Inslee on February 13, 2017 (see attached follow up letter from Secretary Millar, Exhibit 2), it was clear that longstanding historic agreements would not be honored.

The City appreciates Congressman Adam Smith's support and assistance in requesting the meeting with the Governor. Likewise, the City's State Delegation, Senator Lisa Wellman and Representatives Judy Clibborn and Tana Senn have been tremendously helpful; they also attended the meeting with the Governor and sent Secretary Millar the attached letter (Exhibit 3).

At the February 13, 2017 Council meeting, the Council voted unanimously, 7-0, to take legal actions against the Washington State Department of Transportation (WSDOT) and Sound Transit. The City will file a complaint with the King County Superior Court that would request the Court delay Sound Transit and WSDOT from closing the I-90 Center Roadway and Island Crest Way until the parties reach an agreement about mobility and access issues for Mercer Island.

In addition, the City Council adopted both a Transportation Concurrency and Essential Public Facilities Moratorium (Exhibit 4), and a Public Institution Zoning Moratorium (Exhibit 5), for up to six months each. These will preserve the status quo and ensure that the expected impacts from diverted traffic will be adequately mitigated and not cause a decline in the City's transportation level of service (LOS) standards for local streets. The Council will hold public hearings on these moratoria on March 6.

Sound Transit responded to Council action with the attached statement (Exhibit 6). Likewise, Sound Transit staff was invited to the Council's February 21 Study Session to address many of the community's questions, but they have declined to attend.

At the February 13 Council meeting, the Council requested that staff prepare a letter to Sound Transit (Exhibit 7), which will be presented to the Sound Transit Board by Deputy Mayor Bertlin on February 17.

In addition, the Council directed staff to prepare a plan that would designate the City Manager as the City's main point of contact and clearly identify roles and responsibilities of staff and Council. This plan is attached (Exhibit 8). Moreover, staff would like to work with key stakeholders in the community who may offer a range of expertise and guidance. For instance, one organized group is Vision Mercer Island (VMI), a community organization created to educate Mercer Island residents about the complex transportation issues facing the Island. Needless to say, there are many other residents the City Manager would like to reach out to aid the City on this critical issue.

FISCAL IMPACT

The City continues to use lobbyists, outside legal counsel and professional consultants to pursue the City's goals. Since 2015, the City has spent approximately \$550,000 on these services.

Currently, there is \$400,000 budgeted in 2017 for I-90/Light Rail negotiations work. Following the Council's decision at its February 13, 2017 meeting to pursue litigation against Sound Transit and WSDOT, additional

funding is needed. Accordingly, staff recommends appropriating another \$600,000, thereby increasing the total budget for this work to \$1.0 million.

The additional \$600,000 would be funded by: 1) an estimated \$300,000 remaining balance in the Fire Station 92 Construction Fund (after the City receives the \$330,000 settlement check and pays the April 13, 2016 mediation settlement cost and final legal costs); and 2) approximately \$300,000 from the unallocated 2015 General Fund surplus, which was being reserved for a potential capital project.

Also, the Finance Department is making arrangements to receive donations, which are tax deductible, from the community based on the public comments received at the February 13, 2017 Council meeting. As a housekeeping formality, staff recommends that the Council adopt an ordinance to accept donations or other property donated to the City; this item (AB 5260) is for Council's consideration as Ordinance No. 17C-07, Adopting Chapter 2.50.20 MICC pertaining to donations.

RECOMMENDATION

City Manager

Review, discuss and approve the proposed Strategic and Operational Plan for addressing the I-90 Loss of Mobility (Exhibit 7) and provide direction to staff on moving forward.

MOVE TO: Appropriate \$600,000 in the General Fund for I-90/Light Rail litigation and other costs, which would be funded by an estimated \$300,000 remaining balance in the Fire Station 92 Construction Fund and approximately \$300,000 from the unallocated 2015 General Fund surplus.



**Washington State
Department of Transportation**

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

February 1, 2017

The Honorable Bruce Bassett
Mayor, City of Mercer Island
9611 SE 36th St.
Mercer Island, WA 98040

Dear Mayor Bassett,

Thank you for meeting with Representative Clibborn, Sound Transit CEO Peter Rogoff and me on January 23, 2017 to continue our dialogue on the I-90 re-evaluation analysis. At that meeting you requested that I provide you with a letter indicating WSDOT's intent on the issue of Mercer Island access to and from I-90. Please consider this letter an update in response to your request.

For decades now, we have actively engaged and consulted with both affected and interested parties regarding the future operation of I-90 between Mercer Island and Seattle. This engagement dates back to the 1970s as well as studies that led to the selection of Alternative R-8A in 2004, through the ongoing I-90 Two-Way Transit and HOV Operations project, and looking forward to the imminent construction start of Sound Transit's light rail system within a decommissioned I-90 center roadway in June 2017. As we were moving forward to consider options to address Mercer Island's access to I-90, information came from the Federal Highway Administration in an August 2016 letter that removed some options from the table. That letter stated unequivocally "that USDOT does not possess legal authority to grant either a temporary or permanent waiver to permit [single occupancy vehicle] SOV access to [high occupancy vehicle] HOV lanes." This statement was specific to both access via a freeway ramp entering a mainline HOV lane and travel within the mainline HOV lane.

At our January 23rd meeting you reiterated that it is essential that SOV access be maintained to I-90 via Island Crest Way. As detailed in the August 2016 FHWA letter, once the new HOV lanes are in operation and the center roadway is closed, federal law prohibits allowance of SOV traffic in the HOV lanes. This is a federal requirement that the State cannot change and with which WSDOT obligated to comply.

Since this past August WSDOT, City of Mercer Island, Sound Transit and FHWA staff have met regularly and worked together to identify 12 alternatives for I-90 access to and from Mercer Island. The team also analyzed 12 additional alternatives proposed by the citizens of Mercer Island. After all of that productive work, we believe there are three long-term options we could move forward to study and consult upon further to address access to I-90 from Island Crest Way. All three of these options will need a regional conversation about whether or not they are operationally and financially feasible and if the larger region is interested in pursuing them. Those three options are:

Mayor Bassett
February 1, 2017
Page 2

- 1) **Build a new on ramp connecting Island Crest Way to the right side of westbound I-90.** As part of the interagency meetings, the City requested investigating the potential for a new ramp. It is our understanding that preliminary work to date has yielded several very costly options, likely exceeding \$60 million. FHWA has not yet been consulted on this idea related to requirements such as Interstate interchange spacing, layout specifics, and other design and operational considerations. It is our understanding that staff expect to finish work on this idea and issue a briefing paper within the next few weeks.
- 2) **Convert some portion of the I-90 HOV lanes to High Occupancy Toll (HOT) lanes.** FHWA has stated that if Island Crest Way were converted to a HOT ramp, it would need to connect to a HOT lane on the mainline. There are many requirements for a HOT lane, including meeting performance requirements and allowance for adequate ingress and egress opportunity for motorists traveling on I-90. If there is regional interest in this option and funding were made available by the Legislature, WSDOT could study this option. Amongst other actions, a HOT lane alternative will require legislative authorization, funding for and completion of an operations and tolling analysis, FHWA approval, regional concurrence on implementation, Washington State Transportation Commission action on toll rates and exemptions, and ultimately funding from the Legislature to construct, maintain and operate.
- 3) **Convert the R-8A HOV lanes to General Purpose lanes between Island Crest Way and Seattle.** This option would require a regional policy discussion to alter the goals of regional mobility and management of the Interstate system. Travel impacts to transit and HOV-eligible vehicles along the entire Eastside I-90 corridor would need to be taken into account. Additional considerations would include environmental review, as well as potential repayment of both local and federal funds that have already been invested in the HOV lanes on this portion of I-90.

While we continue to discuss these long-term alternatives with the affected parties, including the City, we will be turning the center lanes over to Sound Transit this summer to build the East Link project. When we take that step, we want to make every reasonable effort to provide additional mitigation impacts to Mercer Island traffic, as identified in the transportation analysis being conducted by Sound Transit and WSDOT. Moving forward, WSDOT's intent is to:

- 1) **Continue to work with the City of Mercer Island and Sound Transit to summarize key data analysis assumptions used within the most recent Sound Transit/WSDOT traffic analysis and the City's separate traffic analysis.**

Mayor Bassett
February 1, 2017
Page 3

- 2) Continue to work with City of Mercer Island and Sound Transit staff to finalize a list of necessary on ramp and potential local street improvements to accommodate future changed operations, and develop scope, schedule and design to complete implementation as soon as practical.
- 3) Continue to work in coordination with Sound Transit, and in consultation with the City of Mercer Island and FHWA to document recent analysis and conclusions on the effect of Mercer Island mobility in the future with I-90 HOV lanes and light rail in construction and operation.
- 4) Successfully complete the I-90 Two-Way Transit and HOV Operations project allowing regional light rail construction to begin on I-90.

Thank you again for our recent discussion and the furtherance of our ongoing dialogue. I look forward to continuing to consult with you and the other parties involved to find solutions that can address Mercer Island's mobility needs.

Sincerely,



Roger Millar, PE, AICP
Secretary of Transportation

Cc: The Honorable Dow Constantine, Executive, King County
The Honorable John Stokes, Mayor, City of Bellevue
The Honorable Ed Murray, Mayor, City of Seattle
Mr. Peter Rogoff, Chief Executive Officer, Sound Transit
The Honorable Judy Clibborn, Washington State House of Representatives



**Washington State
Department of Transportation**

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

February 13, 2017

The Honorable Bruce Bassett
Mayor, City of Mercer Island
9611 SE 36th St.
Mercer Island, WA 98040

Dear Mayor Bassett:

Thank you for taking the time to meet with Governor Inslee and me this morning to discuss the Interstate 90 HOV operations on Mercer Island and the access of Mercer Island residents to I-90. I appreciated our frank conversation.

From our discussion immediately after the meeting and from your phone conversation later in the day with the Governor, it is my understanding that the City is not ready to reengage with the Federal Highway Administration to make another request for a waiver. Should you decide you would like to make another request of FHWA, we stand ready to work with you to make that request together.

In the meantime, the work I outlined in my February 1st letter will continue. WSDOT staff will continue to work with City and Sound Transit staff to identify and construct mobility improvements to ensure Mercer Island has reasonable access to I-90. We are also prepared to discuss with you, Sound Transit and our other regional partners the three long-term options I outlined in my last letter.

As we have discussed, the State cannot change federal HOV law and we are obligated to comply with it. The 1976 MOA and the 2004 Amendment have been described by our State Supreme Court as guidelines setting forth the principles for managing the future of the I-90 corridor. Such guidelines cannot preempt the application of federal law. If you are interested in pursuing a change to federal HOV law, I encourage you to reach out to your congressional representatives as they have the ability to make those changes.

I look forward to continuing to work with you and the other parties involved to find solutions that can address Mercer Island's mobility needs.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Roger Millar', written over a white background.

Roger Millar, PE, AICP
Secretary of Transportation



Washington State Legislature

February 10, 2017

Secretary Roger Millar
Washington State Department of Transportation
PO Box 47300
Olympia, WA 98504-7300

RE: Support for I-90 mobility through Mercer Island

Dear Secretary Millar:

As State Legislators for the 41st district that includes Mercer Island, we want to express support for the concerns raised in our meetings with Mayor Bruce Bassett, Councilmember Bertlin and Staff regarding I-90 mobility through Mercer Island.

As long time residents of Mercer Island, we assure you the loss of mobility will be immediate and significant for our residents, and for any commuter in the greater Seattle area dependent on this corridor. These issues will be further exacerbated due to the recent change in position by the Federal Highway Administration (FHA) on the issue of SOV access to the R8A lanes including the Island Crest Way entry points, as well as by the closure of the South Bellevue Park and Ride. This is particularly troubling given that R8A access was supported, as recently as, in the 2011 FHWA Record of Decision and in the approval of the 2011 Interchange Justification Report.

The obligation to mitigate loss of mobility is not limited to I-90 access questions. Part of that obligation, as made clear by the 2004 Amendment, is to ensure that more Islanders are able to take advantage of transit. That is why the 2004 Amendment gives parking and additional bus service as examples of mitigation measures. While we understand Sound Transit has been discussing these issues with the City for many years, those discussions have not progressed. Ultimately, it is by working together that we can create the best solution for everyone, especially Mercer Island residents.

We understand the difficult position you have been placed in by the FHA. In that regard, we hope you will provide all possible assistance to the City in its efforts to address these matters with that Agency. No matter what the issues are with the FHA, the State has an obligation to help mitigate the loss of mobility prior to permitting the closure of the Center Roadway. We implore you to honor that obligation with all due haste.



Washington State Legislature

Thank you,

Handwritten signature of Judy Clibborn in black ink.

Representative Judy Clibborn
House Transportation Committee, Chairwoman
41st Legislative District

Handwritten signature of Tana Senn in black ink.

Representative Tana Senn
41st Legislative District

Handwritten signature of Lisa Wellman in black ink.

Senator Lisa Wellman
41st Legislative District

cc:

Governor Jay Inslee, Washington State
Charles Knutson, Office of the Governor
Allison Camden, WSDOT
Mayor Bruce Bassett, City of Mercer Island
Councilmember Debbie Bertlin, City of Mercer Island
Councilmember Dan Grausz, City of Mercer Island

**CITY OF MERCER ISLAND
ORDINANCE NO. 17-06**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
RELATING TO LAND USE AND DEVELOPMENT UNDER THE
GROWTH MANAGEMENT ACT, ADOPTING AN IMMEDIATE,
EMERGENCY, SIX-MONTH MORATORIUM ON CERTAIN
DEVELOPMENT, AND DECLARING AN EMERGENCY
NECESSITATING IMMEDIATE ADOPTION OF A MORATORIUM AND
ESTABLISHING AN IMMEDIATE EFFECTIVE DATE**

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW ("GMA"), the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time, including the most recent amendment in 2016; and

WHEREAS, the Transportation Element of Mercer Island's Comprehensive Plan includes numerous Transportation goals and policies to guide transportation decisions for Mercer Island; and

WHEREAS, as required by the GMA, Mercer Island's Comprehensive Plan includes a transportation element that specifies level of service ("LOS") standards for locally-owned intersections within the City; and

WHEREAS, under the GMA, specifically RCW 36.70A.070(6)(b), the City is required to adopt and enforce a transportation concurrency ordinance regulating development that causes the level of service on a locally owned transportation facility to decline below the standards adopted in the Transportation Element of the Comprehensive Plan; and

WHEREAS, the City has not adopted a transportation concurrency ordinance consistent with the GMA; and

WHEREAS, as required by the GMA, the City's Comprehensive Plan also includes a process for identifying and siting essential public facilities; and

WHEREAS, the proposed East Link light rail project is considered an essential public facility under the City's Comprehensive Plan; and

WHEREAS, the regulatory provisions enacted pursuant to the GMA provide that a local jurisdiction may impose reasonable permitting requirements and require mitigation of the essential public facility's adverse effects; and

WHEREAS, the City has not adopted development regulations that implement the comprehensive plan's provisions as to identifying, siting, and regulating essential public facilities; and

WHEREAS, as required by the GMA, the City must adopt a transportation concurrency ordinance and is considering adopting development regulations to address the siting and development of essential public facilities, including mitigation measures as appropriate; and

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on development as long as the City Council holds a public hearing on the proposed moratorium within sixty days after adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, consistent with the provisions of RCW 35A.63.220 and RCW 36.70A.390, it is appropriate for the City Council to hold a public hearing and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement a work plan for review of the issues relating to the adoption of a transportation concurrency ordinance and an essential public facilities ordinance; and

WHEREAS, allowing development to continue before the City Council can adopt new regulations relating to the GMA's concurrency requirements and essential public facilities will result in projects being approved that could cause irreversible damage to the character of the City, violate the City's Comprehensive Plan, and potentially result in the City violating the GMA;

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

Section 1. Moratorium Established. The Mercer Island City Council hereby imposes an immediate, six-month moratorium on the acceptance, processing, and/or approval of applications for building permits, short subdivisions and subdivisions, development agreements, and other permits of any type associated with development, with the exception of design review, that: (1) as determined either by the Code Official or the developer, will cause any locally-owned intersection to decline below the LOS standards adopted by the City in the transportation element of its comprehensive plan; or (2) relate to the siting or development of any essential public facility. To the extent any such applications are received by the City, they shall be returned to the applicant.

Section 2. Term of Moratorium. This is an emergency ordinance. The moratorium imposed by this ordinance shall become effective immediately, on the date hereof, and shall continue in effect for an initial period of six months, unless repealed, extended, or modified by the City Council after subsequent public hearing(s) and entry of appropriate findings of fact pursuant to RCW 35A.63.220 and RCW 36.70A.390, provided that the moratorium shall automatically expire upon the effective date of land use regulations adopted by the City Council to address both transportation concurrency, as required under RCW 36.70A.070(6)(b), and the siting or development of any essential public facilities, including mitigation measures as appropriate.

Section 3. Preliminary Findings. The following preliminary findings of fact are hereby adopted:

- A. That the City of Mercer Island desires to maintain and enhance the character of the City.
- B. That the City has not enacted into law a transportation concurrency ordinance that complies with RCW 36.70A.070(6)(b) or development regulations that account for or otherwise provide for the development of essential public facilities.
- C. If a development is not subject to a transportation concurrency ordinance the development may be contrary to the best interests of the residents of Mercer Island. Similarly, if the development of an essential public facility is not subject to an ordinance imposing reasonable permitting and mitigation of the essential public facility's adverse effects, the development may be contrary to the best interests of the residents of Mercer Island.
- D. If a moratorium on development as provided herein is not imposed, the development would likely impact effective long range planning and result in the status quo not being preserved during consideration of necessary regulations.
- E. It is in the best interests of the health, safety, and welfare of the citizens of Mercer Island to suspend temporarily the acceptance of permit applications for development that would cause a decline of the LOS of a locally-owned intersection below the established standard in the City's comprehensive plan, as well as the acceptance of permit applications relating to the siting and development of any essential public facility.
- F. Allowing development to continue before the City Council can fully adopt new or revise existing regulations for such matters, including a transportation concurrency ordinance and an essential public facilities ordinance, could result in irreversible damage to the City and would be contrary to the GMA and state law.
- G. Special care and attention needs to be employed in evaluating, considering, and developing appropriate legislation that satisfactorily addresses the concerns of the City while also conforming to legal requirements. Collecting and compiling information, public testimony, and statements of concerned citizens of the City and of other persons interested in or familiar with the issues of development in the City is appropriate.

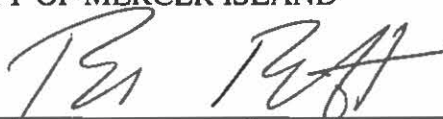
Section 4. Conclusion. Based on the above Findings of Fact, the City Council concludes that the City has the authority to establish a moratorium, and that it is necessary to establish a moratorium in order stop the acceptance, processing, and approval of

development applications and/or other development as further identified in this moratorium in order 1) to provide the City with an opportunity to more fully engage the citizens; and 2) to allow the City Manager, the Development Services Group staff, and outside consultants, as needed, to produce revised or new development regulations for City Council consideration as soon as possible.

- Section 5. Public Hearing.** A public hearing shall be scheduled for 7:00 p.m. on March 6, 2017, at Mercer Island City Hall, 9611 SE 36th St., during the City Council's regular meeting, or as soon thereafter as the business of the City Council shall permit, in order to hear and consider the comments and testimony of those wishing to speak at such public hearing regarding the moratorium created by this Ordinance and to consider adopting further findings of fact.
- Section 6. Declaration of Emergency.** The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority vote plus one of the whole membership of the Council, and that the same is not subject to a referendum (RCW 35A.12.130). Without an immediate moratorium on the City's acceptance, processing, and approval of development applications as provided in this Ordinance, the City will continue to be non-compliant with existing State law. Therefore, the moratorium established by this Ordinance must be imposed as an emergency measure to protect the public health, safety, and welfare.
- Section 7. Publication.** This Ordinance shall be published by an approved summary consisting of the title.
- Section 8. Severability.** If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property, or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance or its application to any other person, property, or circumstance.
- Section 9. Effective Date.** This Ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall take effect and be in full force and effect immediately upon its adoption, as long as it is approved by a majority plus one of the entire membership of the City Council as required by RCW 35A.12.130. Pursuant to *Matson v. Clark County Board of Commissioners*, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the "WHEREAS" clauses, above, all of which are adopted by reference as findings of fact as if fully set forth herein.

ADOPTED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 13th day of February, 2017, and signed in authentication of its passage.

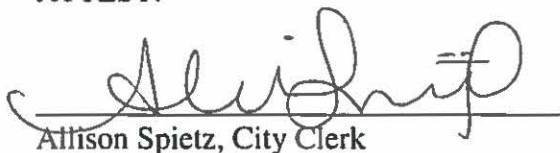
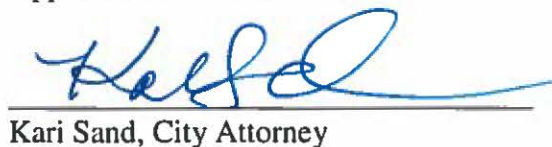
CITY OF MERCER ISLAND



Bruce Bassett, Mayor

ATTEST:

Approved as to Form:


Allison Spietz, City Clerk
Kari Sand, City Attorney

Date of Publication: 2/22/2017

**CITY OF MERCER ISLAND
ORDINANCE NO. 17-05**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
RELATING TO LAND USE AND DEVELOPMENT, ADOPTING AN
IMMEDIATE, EMERGENCY, SIX-MONTH MORATORIUM ON
DEVELOPMENT IN A PORTION OF THE PUBLIC INSTITUTION
ZONING CLASSIFICATION AND DECLARING AN EMERGENCY
NECESSITATING IMMEDIATE ADOPTION OF A MORATORIUM AND
ESTABLISHING AN IMMEDIATE EFFECTIVE DATE**

WHEREAS, the City has adopted a zoning ordinance that classifies the land within the city into various zones and establishes the use of land, regulates construction, and protects critical and sensitive areas within the City; and

WHEREAS, the general purpose of the City's zoning ordinance is to protect and promote health, safety, and the general welfare through the regulation of development within the City of Mercer Island; and

WHEREAS, a particular purpose of the City's zoning ordinance is to provide coordinated development, to avoid traffic congestion, to facilitate adequate provisions for transportation, and other public requirements;

WHEREAS, the City's zoning ordinance bars the use of any land for any purpose or in any manner other than as listed in the ordinance; and

WHEREAS, the City's zoning ordinance provides a certain zoning classification identified as "Public Institution"; and

WHEREAS, the Public Institution zone applies to that portion of Mercer Island, referred to as the "Mercer Island I-90 Right of Way," but does not authorize and otherwise fails to address other potential uses of the I-90 Right of Way that may differ from the existing use by the Washington State Department of Transportation as a public highway and as otherwise limited in the zoning ordinance; and

WHEREAS, even if that portion of the Public Institution zone applicable to the Mercer Island I-90 Right of Way could be interpreted as allowing for uses other than as a public highway, the existing zoning does not adequately address other potential uses in a manner that would ensure that those uses are consistent with the purposes of the City's zoning ordinance; and

WHEREAS, not amending the City's existing zoning ordinance to allow for the use of the right of way in a manner that may differ from the existing use as a public highway, may prevent other beneficial uses of the right of way, may forestall future development within the right of way and/or may result in development of uses that without adequate mitigation are inconsistent with the purposes of the City's zoning ordinance and contrary to the best interests of the City; and

WHEREAS, uses of the right of way that are different from the existing use as a public highway may undermine the purposes of the zoning ordinance if the City does not adopt and enact specific conditions and permitting requirements that would govern those other potential uses; and

WHEREAS, any changes in the Mercer Island I-90 Right of Way, including the installation of any structure, the removal, modification or demolition of any access ramp, or the change of its current use in any fashion, without the City's imposition of specific conditions and permitting requirements, would be inconsistent with the existing zoning ordinance and inimical to the zoning ordinance's purposes of avoiding traffic congestion and facilitating adequate provisions for transportation, including ensuring safe and convenient pedestrian and bicycle access and connections; and

WHEREAS, the City Council desires to adopt an immediate moratorium on any and all development or any other changes or alterations within that portion of the Public Institution zone referred to as the Mercer Island I-90 Right of Way in order to review and ultimately adopt amendments to the existing zoning ordinance that would regulate and potentially mitigate, as appropriate, the use of such right of way in a manner that may differ from the existing use as a public highway; and

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on development as long as the City Council holds a public hearing on the proposed moratorium within sixty days after adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, consistent with the provisions of RCW 35A.63.220 and RCW 36.70A.390, it is appropriate for the City Council to hold a public hearing and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement a work plan for review of the issues relating to the amendment of its existing zoning ordinance as it relates to that portion of the Public Institution zone consisting of the Mercer Island I-90 Right of Way in order to regulate and mitigate, as appropriate, the use of the right of way in a manner that may differ from the existing use as a public highway;

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

Section 1. Moratorium Established. The Mercer Island City Council hereby imposes an immediate, six-month moratorium on the acceptance, processing, and approval of applications for: (1) any development or construction activity of any type, including the installation or removal of any structure or the removal, demolition or modification of any access ramp, that is inconsistent with, or related to a use other than, the existing public highway use of the Mercer Island I-90 Right of Way in any manner; and (2) any other development within that portion of the Public Institution zone referred to as the Mercer Island I-90 Right of Way. It is in the intent of this moratorium to preserve the existing status quo as to that portion of the Mercer Island I-90 Right of Way during the duration of the moratorium. To the extent any such applications are received by the City during the period of this moratorium, they shall be returned to the applicant.

Section 2. Term of Moratorium. This is an emergency ordinance. Provided it is approved by a super majority of the entire City Council, the moratorium imposed by this ordinance shall become effective immediately, on the date hereof, and shall continue in effect for an initial period of six months, unless repealed, extended or modified by the City Council after subsequent public hearing(s) and entry of appropriate findings of fact pursuant to RCW 35A.63.220 and RCW 36.70A.390; provided further that the moratorium shall automatically expire upon the effective date of land use regulations adopted by the City Council that amend the Mercer Island I-90 Right of Way portion of the Public Institution zoning classification.

Section 3. Preliminary Findings. The following preliminary findings of fact are hereby adopted:

- A. The current City zoning classification applicable to that portion of the Public Institution zone, referred to as the Mercer Island I-90 Right of Way, does not account for or otherwise provide for uses beyond the current use of the right of way as a public highway by the Washington State Department of Transportation and otherwise as limited by the existing zoning ordinance.
- B. Any use of the right of way for any other use other than a public highway at present would be non-compliant with the City's zoning ordinance and would result in enforcement action by the City and added cost and expense to any potential user.
- C. Not allowing the use of the right of way for another use may prevent other beneficial uses of the right of way and forestall future development within the right of way.
- D. Even if the current City zoning classification applicable to that portion of the Public Institution zone, referred to as the Mercer Island I-90 Right of Way, does allow uses other than as a public highway, the existing zoning does not adequately address other potential uses in a manner that would ensure that those uses are consistent with the purposes of the City's zoning ordinance.
- E. Any changes in the right of way, including the installation of any structure, the removal, demolition or modification of any access ramp, or the change of its current use, would be inconsistent with the existing zoning ordinance and contrary to the zoning ordinance's purposes of avoiding traffic congestion and to facilitate adequate provisions for transportation, including ensuring safe and convenient pedestrian and bicycle access and connections.
- F. Special care and attention must be employed in evaluating, considering, and developing appropriate legislation that satisfactorily addresses the concerns of the City as it pertains to regulating and adequately mitigating, as

appropriate, other uses of the Mercer Island I-90 Right of Way in the Public Institution zone, while also conforming to legal requirements.

- G. Collecting and compiling information, public testimony and statements of concerned citizens of the City and of other persons interested in or familiar with the issues of amending the City's zoning ordinance is appropriate.

Section 4. Conclusion. Based on the above Findings of Fact, the City Council concludes that the City has the authority to establish a moratorium, and that it is necessary to establish a moratorium in order stop the acceptance, processing, and approval of development applications and/or other development or construction activity, including the installation, demolition, modification or removal of any structure, including any access ramp, that would be inconsistent with the existing use of the Mercer Island I-90 Right of Way. The moratorium is necessary in order 1) to provide the City with an opportunity to more fully engage the citizens; and 2) to allow the City Manager, the Development Services Group staff, and outside consultants, as needed, to produce revised or new development regulations for Planning Commission and City Council consideration as soon as reasonably practicable.

Section 5. Public Hearing. A public hearing shall be scheduled for 7:00 p.m. on March 6, 2017, at Mercer Island City Hall, 9611 SE 36th St., during the City Council's regular meeting, or as soon thereafter as the business of the City Council shall permit, in order to hear and consider the comments and testimony of those wishing to speak at such public hearing regarding the moratorium created by this Ordinance and to consider adopting further findings of fact.

Section 6. Declaration of Emergency. The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority vote plus one of the whole membership of the Council, and that the same is not subject to a referendum (RCW 35A.12.130). Without an immediate moratorium on the City's acceptance, processing, and approval of development applications and/or other development or construction activity, the City will not be able to approve development of the I-90 Right of Way which differs from the existing use by the Washington State Department of Transportation as a public highway. Even if the City could approve that development under its existing zoning code, the code does not presently include regulations or mitigation measures to ensure the development is undertaken in a manner consistent with the interests of the City or the safety and welfare of its citizens. Therefore, the moratorium established by this Ordinance must be imposed as an emergency measure to protect the public health, safety, and welfare.

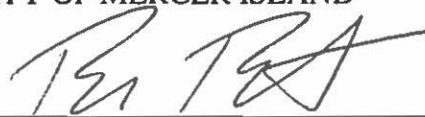
Section 7. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 8. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property, or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance or its application to any other person, property or circumstance.

Section 9. Effective Date. This Ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall take effect and be in full force and effect immediately upon its adoption, as long as it is approved by a majority plus one of the entire membership of the City Council as required by RCW 35A.12.130. Pursuant to *Matson v. Clark County Board of Commissioners*, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the "WHEREAS" clauses, above, all of which are adopted by reference as findings of fact as if fully set forth herein.

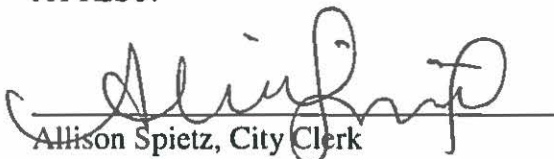
ADOPTED by the City Council of the City of Mercer Island, Washington, at its regular meeting on the 13th day of February, 2017, and signed in authentication of its passage.

CITY OF MERCER ISLAND

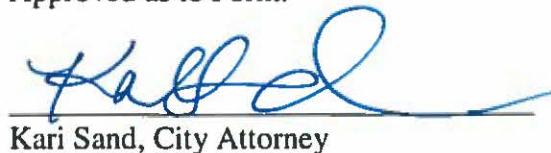


Bruce Bassett, Mayor

ATTEST:


Allison Spietz, City Clerk

Approved as to Form:


Kari Sand, City Attorney

Date of Publication: 2/22/2017



FOR IMMEDIATE RELEASE — February 14, 2017

Sound Transit statement on City of Mercer Island lawsuit regarding East Link light rail construction on I-90

Agency responds to city council's vote to pursue legal action

Sound Transit CEO Peter Rogoff today issued the below statement on the Mercer Island City Council's votes to pursue a lawsuit and permitting moratoria seeking to block the upcoming start of construction of East Link light rail in the center lanes of I-90 across Lake Washington.

“Legal agreements dating back to before the I-90 floating bridge was even built dedicated the center lanes for public transit. More than eight years ago regional voters approved the funding to build the East Link light rail project on those lanes. It is highly regrettable that the City of Mercer Island is now attempting to delay the project in mid-construction. Neither the Washington State Department of Transportation (WSDOT) nor Sound Transit are empowered to reverse the Federal Highway Administration's decisions regarding access by single-occupant Mercer Island traffic to the new HOV lanes across Lake Washington. These lanes are on schedule to open in June, enabling us to stay on schedule constructing light rail. While Sound Transit remains ready to reach solutions through negotiations, the agency will take all legal actions necessary to avoid delays or increased costs to taxpayers in fulfilling our promise to voters to complete East Link. Building fast and reliable light rail service across Lake Washington is not only a commitment to the residents of Bellevue, Redmond, Mercer Island and Seattle but to every resident of the Sound Transit District. Delays to the East Link project pose significant risks of increased costs to regional taxpayers and significant delays to opening the project in 2023.”

Related background

The 14-mile East Link light rail extension will provide reliable 24-minute trips from downtown Bellevue to downtown Seattle. Residents of the region have been paying increased taxes since 2009 to fund this and other projects contained in the 2008 ballot measure. Construction of the East Link project, which is scheduled to open in 2023, is currently underway.

Trains will travel across Lake Washington in the current center reversible lanes of I-90. Construction on I-90 is scheduled to begin in June after the completion of new HOV lanes in each direction on the outer roadways. These new lanes that WSDOT is constructing with Sound Transit funding will preserve the existing number of general purpose and HOV lanes on the bridge.

Sound Transit's construction of light rail in the center lanes will realize plans and agreements for the bridge that have been in place since before the bridge's construction. A 1976 memorandum of agreement between the Washington State Department of Transportation, King County and the cities of Mercer Island, Bellevue and Seattle dedicated the center lanes to transit and stipulated the bridge "shall be designed and constructed so that conversion of all or part of the transit roadway to fixed guideway is possible."

The agreement stated that the center lanes would initially operate "with the first priority to transit, the second to carpools, and the third to Mercer Island traffic." The 1978 decision by the U.S. Secretary of Transportation authorizing construction of the new bridge stipulated that "public transportation shall permanently have first priority in the use of the center lanes. The Washington State DOT will assure that general Mercer Island traffic use of the center lanes is controlled to the extent necessary to maintain bus and carpool speeds of 45 mph or greater."

In 2004 all of the parties to the 1976 agreement and Sound Transit signed an amendment establishing plans for constructing high capacity transit in the center lanes. That conversion was stipulated to occur following the addition of one new HOV lane in each direction to the outer roadways. The 2004 amendment did not identify Mercer Island SOV access to the new HOV lanes as a project component, but instead provided that transportation studies would be used to determine if the changes to I-90 would cause a loss of mobility to and from Mercer Island and that WSDOT satisfactorily address any such loss. The 2004 Agreement stated, "To the extent of any loss of mobility to and from Mercer Island based on the outcome of studies, additional transit facilities and services such as additional bus service, parking available for Mercer Island residents, and other measures shall be identified and satisfactorily addressed by the Commission, in consultation with the affected jurisdictions...."

In 2005 Sound Transit joined with King County and the cities of Mercer Island, Bellevue and Seattle in sending WSDOT a letter voicing support for granting Mercer Island SOVs access to the new HOV lanes on I-90. However, last year the Federal Highway Administration notified WSDOT that federal law prohibits SOV access to HOV lanes. Sound Transit has been working with the City of Mercer Island and WSDOT to study whether there will be any negative mobility impacts to transportation to and from Mercer Island that require mitigation after the new two-way 24-hour HOV lanes and 20-hour-a-day light-rail service replace the one-way center roadway that operates only westbound in the morning and eastbound in the afternoon.

While pursuing legal remedies to protect regional taxpayers and commuters from increased costs and delayed service, Sound Transit will continue to work toward negotiated solutions with the City of Mercer Island and WSDOT.

For more information on East Link see www.soundtransit.org/eastlink.

CONTACT:

Geoff Patrick, (206) 398-5313 or geoff.patrick@soundtransit.org



CITY MANAGER'S OFFICE
CITY OF MERCER ISLAND, WASHINGTON

9611 SE 36th Street | Mercer Island, WA 98040-3732
(206) 275-7600 | www.mercergov.org

February 16, 2017

Sound Transit Board
c/o Board Administrator
Sound Transit
401 S Jackson St.
Seattle, WA 98104

Re: I-90 Mobility on Mercer Island

Dear Board Members:

At our City Council meeting Monday night, we unanimously authorized the filing of a lawsuit to enforce the prior agreements between Sound Transit, WSDOT, and Mercer Island. We also instituted two development moratoria that temporarily prevent work on Mercer Island related to the construction of East Link in the I-90 Center Roadway so that the City may amend its zoning ordinance to allow for and regulate non-highway uses of it.

We did not come to these decisions lightly. Our goal has been and will remain to work with Sound Transit, WSDOT, and the entire region, in order to find the best possible solutions to the transportation challenges faced by our region and our City.

In 2004, and in exchange for Mercer Island agreeing to development of light rail in the Center Roadway and construction of the R8A lanes, Sound Transit and WSDOT committed to mitigate the loss of mobility to and from Mercer Island prior to the closure of the Center Roadway. Over the past decade, Mercer Island has relied on that promise and representation in working with Sound Transit and WSDOT in support of our shared desire to construct and implement a light rail system for the region.

We were encouraged in July 2015, when the Board unanimously adopted Motion M2015-67 directing Sound Transit's staff to identify issues and develop actions that would enable Sound Transit to meet its obligations under the 2004 agreement, the State Environmental Policy Act, and the Growth Management Act. We negotiated in good faith until June 2016. Then, we were told that more studies were required and understand that they will be finalized in March, 2017. The Center Roadway is projected to close June 1, 2017. With this impending deadline approaching, we believe we have run out of time and that belief led in part to the actions taken by the Council on Monday.

Despite the passage of 12 years, we are now less than four months before the expected closure of the Center Roadway and no measures to address Mercer Island's loss of mobility have been committed to or

Sound Transit Board
 February 16, 2017
 Page 2

implemented. While we intend to continue to work with WSDOT to secure access to the R&A lanes, Sound Transit has an independent responsibility—both by agreement and imposed by law—to address the impacts that the construction of the light rail system will have on Mercer Island. Those measures include, but are not limited to, providing increased or dedicating parking for Mercer Island residents, intra-Island transit, intersection improvements, and dealing with bus-rail connectivity.

While I-90 access is not within the purview of the Sound Transit Board, the denial of access, particularly as to the Island Crest Way entry to westbound I-90, only increases the loss of mobility that will result from the closure of the Center Roadway and creates the need for additional mitigation. The safety and quality of life for our community are unacceptably altered with the loss of Island Crest Way, the City's north-south principal arterial and only four-lane road. Yet, as currently proposed, new restrictions on our primary I-90 access ramp will push most traffic off our primary arterial and into narrow unsuitable streets, school zones and family neighborhoods. The increased traffic through our Town Center will create unnecessary new hazards for pedestrians and motorists alike.

The basic principles of a long-standing agreement are being ignored. If the parties to the agreement did not intend for the agreement to be legally binding, what assurances can any jurisdiction have when making agreements with Sound Transit or WSDOT? We believe this should serve as a warning to our regional partners that promises can be broken without accountability or recourse.

The people of Mercer Island are frustrated by the lack of progress. We no longer have the benefit of time, but are facing the imminent closure of the Center Roadway, that if unmitigated, will have extensive mobility and safety impacts on Mercer Island residents, visitors, and businesses.

Finding solutions requires a mutual willingness to do so. We want to find a solution and are willing to work tirelessly to do so. We ask that you join us.

Sincerely,

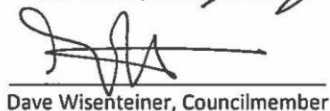

 Bruce Bassett, Mayor

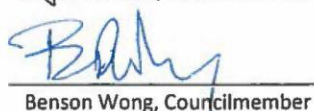

 Debbie Bertlin, Deputy Mayor


 Dan Grausz, Councilmember


 Jeff Sanderson, Councilmember


 Wendy Weiker, Councilmember


 Dave Wisenteiner, Councilmember


 Benson Wong, Councilmember

**I-90 Loss of Mobility
Strategic and Operational Plan**

To give this new phase of the process the best chance of a successful outcome, it is critical to have multi-pronged, tightly coordinated workstreams. Per instructions from the Council, these will be overseen by the City Manager and executed by staff and other resources as appropriate.

Obviously, the elected Council is the ultimate decision maker for the people on the substantive issues. To allow for efficient deliberation and decision making, briefings and advice from the City Manager to the Council will be structured along these workstreams.

Specific deliverable and timeline updates will be presented to Council either in open or Executive session, as determined by the City Attorney. In accordance with Washington State law, unless in open or Executive session, Councilmembers will direct questions and instructions to the City Manager, not individual staff or consultants.

Workstream	Lead	Supporting Staff & Resources	Key Responsibilities and Action Items
Oversight and Integration	Julie	<ul style="list-style-type: none"> • Kari • Kirsten and others as needed by topic • Vision Mercer Island (VMI) 	<ul style="list-style-type: none"> • Ensure coordinated strategy • Identify, engage and evaluate best-in-class outside expertise for each workstream • Day-to-day management of details, timelines, staff, consultants and budgets • Efficiently update Council and take direction based on feedback • Maintain staff relations at various agencies and different levels of organizations
Legal, Regulatory and Settlement	Kari & outside counsel	<ul style="list-style-type: none"> • Julie • Scott (regulatory issues) • Specific staff as needed by topic • Outside experts as needed 	<ul style="list-style-type: none"> • Legal research and filings • Keep negotiation channels open • Identify and retain experts • Prepare for trial, responses, etc.
Outreach, Engagement and Media	Ross	<ul style="list-style-type: none"> • Julie, Kirsten, Kari • Strategic communications consultant • VMI and other community groups as appropriate 	<ul style="list-style-type: none"> • Keep community informed and engaged • Prioritize and execute messaging for different audiences
Politics and Lobbying	Julie	<ul style="list-style-type: none"> • Councilmembers for specific actions • Federal lobbyist • Olympia lobbyist (retain) • Community groups for specific actions 	<ul style="list-style-type: none"> • Keep regional partners informed and updated • Lobby political stakeholders in a deliberate, coordinated fashion • Provide specific guidance to community on what they can do
Technical and Analytical	Kari & outside counsel	<ul style="list-style-type: none"> • Julie, Scott and specific staff as needed • Outside consultants • VMI and other community groups as appropriate 	<ul style="list-style-type: none"> • Identify data and analysis needed to support strategy • Determine timing and priorities for analysis • Identify, engage and evaluate best-in-class outside expertise



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

**AB 5258
February 21, 2017
Regular Business**

**ISLAND CREST PARK BALLFIELD
ADVERTISING & NAMING RIGHTS PROGRAM**

Proposed Council Action:

Provide direction to P&R Director regarding the establishment of a ballfield banner and naming rights program at Island Crest Park.

DEPARTMENT OF	Parks and Recreation (Bruce Fletcher)
COUNCIL LIAISON	Dan Grausz Debbie Bertlin Wendy Weiker
EXHIBITS	1. Sample Ballfield Banners
APPROVED BY CITY MANAGER	

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

SUMMARY

The Parks and Recreation (P&R) Department is looking for enhanced funding opportunities to make improvements to Island Crest Park (ICP) ballfields. The goal is to provide a safe and quality park experience for both sport participants and family spectators. The P&R Department has partnered with the Mercer Island Baseball Booster Club (MIBBC) on several projects including the successful synthetic infield turf project at the ICP north field in 2012. The P&R Department is currently working with several Field User Groups during an ongoing community fundraiser campaign to secure private funding for the ICP South synthetic field turf and ballfield light replacement projects.

The City's Capital Improvement Fund is the primary source for park improvements which competes with a variety of other capital projects. Alternative funding would allow the P&R Department to plan for and make various needed ballpark improvements including new backstops, increased height of foul line fences, new synthetic turf north outfield, grandstand replacement, upgrades to the concession stand, and parking lot and restroom improvements.

The P&R Department has had several requests by the MIBBC to establish a field banner advertising and field naming rights program. The MIBBC's most recent proposal, which is described below, was presented to the P&R Council Subcommittee in October 2016.

Outfield Banner Advertising (MIBBC Proposal)

The ICP ballfield outfield fence would serve as the structure to support up to thirty 4'x8' vinyl advertising banners that would face towards the grandstand (see Exhibit 1). Each banner would be sold for \$1,000 per year and would be restricted to family-friendly commercial advertising, meaning certain content (e.g. advertisements for alcohol, tobacco products, religious and political messaging) would be prohibited.

Field Naming Rights (MIBBC Proposal)

ICP has a grandstand for two sports fields (North and South fields). The naming rights for each field could be sold for \$15,000 per year with a 10-year minimum, with a 3'x12' aluminum sign being placed at the top of the home plate backstop.

Parks & Recreation Director Authority

The P&R Director has the authority to grant permission to allow advertising in the park pursuant to MICC 9.30.040. In addition, the P&R Director has authority to review any proposed content and is able to accept or reject content based on established rules and regulations pertaining to advertising in parks. If approved by the Council, the P&R Director would work with the City Attorney and City Manager's Office to develop rules and regulations.

Advertising & Field Naming Rights Revenues

All ICP advertising and field naming rights revenues would go into the Capital Improvement Fund and be dedicated to improving and maintaining the ICP ballfields. The P&R Department would work with the Mercer Island Athletic Director, the MIBBC, and the Field User Groups to develop and review the ICP enhancements and maintenance projects. The City would have final authority on the allocation of advertising and field naming rights revenues, and the proposed projects would be reviewed by the P&R Council Subcommittee and the full Council as part of the biennial budget process.

The maximum amount of revenue that could be generated under MIBBC's proposal is \$60,000 annually, with \$30,000 per year coming from banner sales and \$30,000 per year coming from field naming rights.

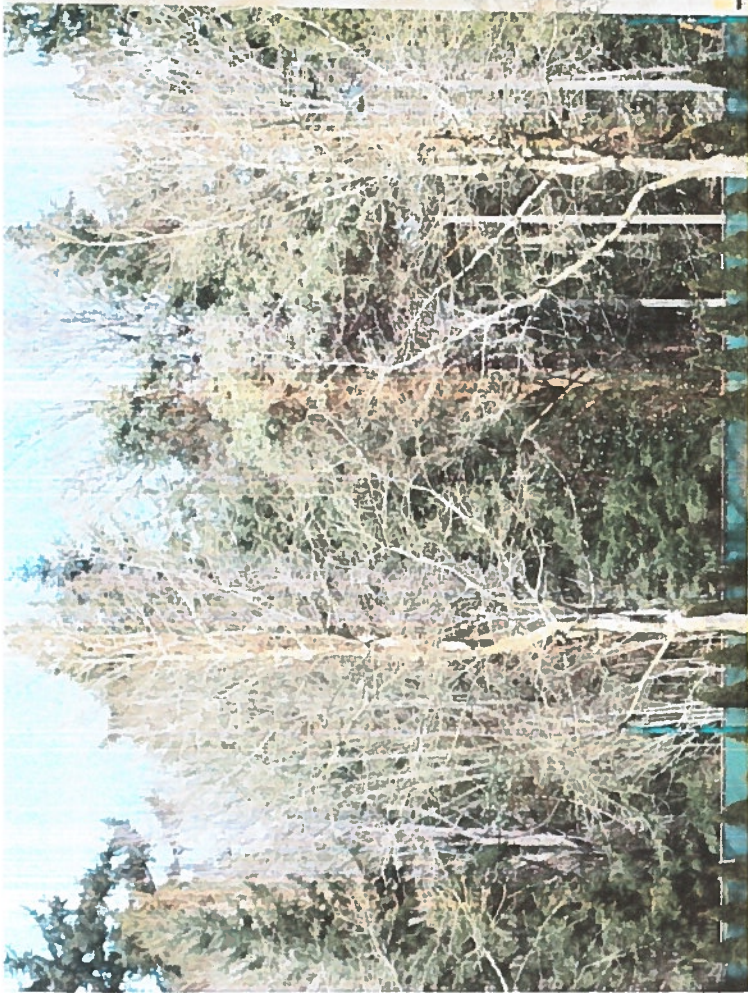
Questions for the Council

1. Does the Council support the establishment of an outfield banner advertising program at ICP, with the revenues generated being dedicated to ICP ballfield improvements and maintenance?
2. Does the Council support the establishment of a field naming rights program at ICP, with the revenues generated being dedicated to ICP ballfield improvements and maintenance?

RECOMMENDATION

Parks and Recreation Director

Provide direction to the P&R Director regarding the establishment of a ballfield banner and field naming rights program at Island Crest Park.





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

**AB 5253
February 21, 2017
Regular Business**

CODE AMENDMENT MODIFYING MERCER ISLAND CITY CODE CHAPTER 3.32 PERTAINING TO EMERGENCY MANAGEMENT ADMINISTRATION (1ST READING)

Proposed Council Action:

Adopt Ordinance No. 17C-04 pertaining to emergency management administration.

DEPARTMENT OF	City Manager (Ali Spietz)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed Ordinance No. 17C-04
APPROVED BY CITY MANAGER	

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

SUMMARY

In 2006, the Department of Public Safety split and became the Mercer Island Police Department and the Mercer Island Fire Department. At that time, the Emergency Management function was administered by the Fire Department. In 2008, the Emergency Management function was transferred to the Police Department.

The recommended code text amendments (see proposed Ordinance No. 17C-04 attached as Exhibit 1) update chapter 3.32 MICC to reflect the current practice of the Police Department administering the Emergency Management function. Pursuant to the City Council Rules of Procedure 5.2(3), the City Manager deems this a housekeeping ordinance and recommends it be adopted at first reading.

RECOMMENDATION

City Clerk

- MOVE TO:
1. Suspend the City Council Rules of Procedure 5.2, requiring a second reading for an ordinance.
 2. Adopt Ordinance No. 17C-04, amending Chapter 3.32 MICC pertaining to emergency management administration.

**CITY OF MERCER ISLAND
ORDINANCE NO. 17C-04**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND AMENDING
CHAPTER 3.32 OF THE MERCER ISLAND CITY CODE REGARDING
THE POLICE DEPARTMENT AND THE FIRE DEPARTMENT**

WHEREAS, in 2006 the Department of Public Safety split and became the Police Department and the Fire Department; and

WHEREAS, in 2008 the Emergency Management function was transferred from the Fire Department to the Police Department; and

WHEREAS, MICC Chapter 3.32 contains an outdated reference to administration of the Emergency Management function;

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

Section 1. **Amend MICC Chapter 3.32, Police Department and Fire Department.**
MICC Chapter 3.32, Police Department and Fire Department, is hereby amended as follows:

3.32.050 Emergency management organization – Administration.

The emergency management organization shall be administered by the ~~fire~~-police chief, or designee.

Section 2. **Severability.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality does not affect the validity of any other section, sentence, clause or phrase of this ordinance.

Section 3. **Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 4. **Effective Date.** This ordinance shall take effect and be in force 5 days after its passage and publication.

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 L. Sand, City Attorney

Allison Spietz, City Clerk

Date of Publication: _____



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

**AB 5252
February 21, 2017
Regular Business**

CODE AMENDMENT MODIFYING MERCER ISLAND CITY CODE CHAPTER 4.20 PERTAINING TO CLAIMS FOR DAMAGES (1ST READING)

Proposed Council Action:

Adopt Ordinance No. 17C-03 pertaining to claims for damages.

DEPARTMENT OF	City Manager (Ali Spietz)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed Ordinance No. 17C-03
APPROVED BY CITY MANAGER	

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

SUMMARY

Chapter 4.96 RCW requires local governments to appoint an agent to receive claims for damages and outlines general procedures for receiving claims. To that end, in 1980, the City adopted chapter 4.20 of the MICC, providing for claims review and approval by the City Council. In 1981, the City joined the Washington Cities Insurance Authority ("WCIA"). WCIA is a self-insured municipal risk pool, offering liability, property and specialty insurance programs to Washington municipalities. Specifically, WCIA handles damages claims on behalf of and against the City. As part of its coverage, WCIA assigns adjusters to review and approve claims submitted against its members. Claims are not reviewed or approved directly by the City or the City's appointed agent.

The recommended code text amendments (see proposed Ordinance No. 17C-03 attached as Exhibit 1) update chapter 4.20 MICC to reflect current practice required by WCIA and chapter 4.96 RCW. Pursuant to the City Council Rules of Procedure 5.2(3), the City Manager deems this a housekeeping ordinance and recommends it be adopted at first reading.

RECOMMENDATION

City Clerk

- MOVE TO:
1. Suspend the City Council Rules of Procedure 5.2, requiring a second reading for an ordinance.
 2. Adopt Ordinance No. 17C-03, amending Chapter 4.20 MICC pertaining to claims for damages.

**CITY OF MERCER ISLAND
ORDINANCE NO. 17C-03**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND AMENDING
CHAPTER 4.20 OF THE MERCER ISLAND CITY CODE REGARDING
CLAIMS FOR DAMAGES AGAINST THE CITY**

WHEREAS, chapter 4.96 RCW requires the legislative body of each local government to designate an agent to receive claims against the City, and to record a notice with the County Auditor identifying the agent and the place where claims must be presented; and

WHEREAS, the City of Mercer Island adopted chapter 4.20 of the Mercer Island City Code in 1980, which outlined the procedures for filing a claim for damages against the City; and

WHEREAS, in 1981, the City joined the Washington Cities Insurance Authority (“WCIA”), a self-insured municipal risk pool offering liability, property and specialty insurance programs to Washington municipalities; and

WHEREAS, as a member of WCIA, claims for damages against the City are no longer reviewed and approved by the City Council, but are instead referred to a WCIA claims adjuster for coverage determinations under WCIA’s required process; and

WHEREAS, the City Council finds the MICC should be amended to reflect the actual practice as required by WCIA’s procedures;

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

Section 1. **Amend MICC Chapter 4.20, Claims for Damages.** MICC Chapter 4.20, Claims for Damages, is hereby amended as follows:

**Chapter 4.20
CLAIMS FOR DAMAGES AGAINST THE CITY**

Sections:

4.20.010 ~~When and how presented.~~Agent for receiving and place for filing claims.

4.20.020 ~~Approval of claims for \$250 or less~~ Report and requisites for claims.

~~4.20.030 Processing procedure.~~

~~4.20.040 Filing claim with city clerk mandatory.~~

4.20.010 ~~When and how presented~~Agent for receiving and place for filing claims.

The city clerk is hereby appointed to be the city agent responsible to receive claims for damages made under Chapter 4.96 RCW. The city clerk shall be available to receive claims for damages during regular City Hall business hours at Mercer Island City Hall, 9611 SE 36th Street, Mercer Island, Washington 98040.

4.20.020 ~~Approval of claims for \$250 or less~~Report and requisites for claims.

~~All claims for damages against the city must be presented to the city council and filed with the city clerk, except as provided in MICC 4.20.020. No ordinance or resolution shall be passed allowing such claim or any part thereof, or appropriating any money or other property to pay or satisfy the same or any part thereof, until the claim has first been referred to the proper department, or until such department has made its report to the council thereon pursuant to such reference.~~

A. All such claims for damages must:

- ~~1. a~~ 1. Accurately locate and describe the conduct and circumstances ~~defect~~ that caused the injury or damage;
- ~~2. r~~ 2. Reasonably describe the injury or damage; ~~and~~
- ~~3. s~~ 3. State the time and place where ~~the injury or damage~~ occurred;
- ~~4.~~ 4. State the names of all persons involved, if known;
- ~~5.~~ 5. State the amount of the damages claimed; and
- ~~6.~~ 6. ~~State~~ give the claimant's actual residence at the time of presenting and filing the claim and for the preceding six months. ~~, contain the item of damages claimed and be sworn to by the claimant or a relative, attorney or agent of the claimant. No action shall be maintained against the city for any claim for damages until the same has been presented to the council and 60 days have elapsed after such presentation.~~

B. If the claimant is incapacitated from verifying, presenting, and filing his, her or its claim for damages or if the claimant is a minor, then claim may be verified, ~~and presented, and filed~~ on behalf of the claimant by any relative or attorney or agent authorized to ~~representing~~ the claimant/injured person.

~~All claims for damages against the city which are not covered by the city's comprehensive automobile insurance policy, and which involve \$250 or less, may be approved or settled by the city manager without prior presentation to the city council. The requirements of MICC 4.20.010 shall also apply to this section.~~

45.230.030 Processing procedure.

Upon receipt of a claim for damages, the city's safety/risk management coordinator forwards the claim and comment summary sheet to Washington Cities Insurance Authority (WCIA). WCIA processes all claims for damages for the city.

45.320.040 Filing claim with city clerk mandatory.

No action may be maintained against the city for damages arising out of tortious conduct until sixty days have elapsed after a claim has first been presented to and filed with the city clerk. The requirements of this section shall not affect the applicable period of limitations within which an action must be commenced except that such period of limitations within which an action must be commenced shall be tolled during the sixty-day period after it has been filed with the city clerk.

Section 2. **Severability.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality does not affect the validity of any other section, sentence, clause or phrase of this ordinance.

Section 3. **Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 4. Effective Date. This ordinance shall take effect and be in force 5 days after its passage and publication.

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 L. Sand, City Attorney

Allison Spietz, City Clerk

Date of Publication: _____



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

**AB 5260
February 21, 2017
Consent Calendar**

**CODE AMENDMENT ADOPTING CHAPTER 2.50
PERTAINING TO DONATIONS (1ST READING)**

Proposed Council Action:

Adopt Ordinance No. 17C-07 pertaining to the acceptance of donations

DEPARTMENT OF	City Attorney (Kari Sand)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed Ordinance No. 17C-07
APPROVED BY CITY MANAGER	

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

SUMMARY

The City is fortunate to be the recipient of gifts, devises, bequests and donations. RCW 35.21.100 provides that the City may accept by ordinance any money or property donated, devised or bequeathed to it and carry out the donor's intent, if within the powers granted by law; or, if no terms or conditions are attached to the donation, devise or bequest, the City may expend or use it for any municipal purpose.

The Mercer Island City Code ("MICC") does not have a provision for the acceptance of donations or other property devised or bequeathed to it. The recommended new Chapter 2.50 MICC (see proposed Ordinance No. 17C-07 attached as Exhibit 1) establishes a process for the acceptance of any such gift, devise, bequest or donation.

Pursuant to the City Council Rules of Procedure 5.2(3), the City Manager deems this a housekeeping ordinance and recommends it be adopted at first reading.

RECOMMENDATION

City Clerk

- MOVE TO:
1. Suspend the City Council Rules of Procedure 5.2, requiring a second reading for an ordinance.
 2. Adopt Ordinance No. 17C-07, Adopting Chapter 2.50.20 MICC pertaining to donations.

**CITY OF MERCER ISLAND
ORDINANCE NO. 17C-07**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND ADOPTING A
NEW CHAPTER 2.50 OF THE MERCER ISLAND CITY CODE
REGARDING ACCEPTANCE OF DONATIONS TO THE CITY**

WHEREAS, RCW 35.21.100 provides that the City may accept by ordinance any money or property donated, devised or bequeathed to it and carry out the terms of the donation, devise or bequest, if within the powers granted by law, or, if no terms or conditions are attached to the donation, devise or bequest, the City may expend or use it for any municipal purpose; and

WHEREAS, the City Council desires to establish a process for the acceptance of donated, devised or bequeathed property or money;

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

Section 1. **Adopt MICC Chapter 2.50, Donations.** MICC Chapter 2.50, Donations to the City, is hereby adopted as follows:

**Chapter 2.50
DONATIONS TO THE CITY**

Sections:

2.50.010 Definition.

2.50.020 Acceptance of Donations.

2.50.010. Definition.

As used in this ordinance, the term “donation” refers to any money or property, real or personal, donated, devised or bequeathed, with or without restriction, to the City of Mercer Island.

2.50.020. Acceptance of Donations.

A. Monetary Donations. The City Manager is authorized to accept monetary donations to the City, and to carry out the terms of the donation, devise, or bequest, if the purposes and conditions of the donation are within the powers granted by law to the City. If no terms or conditions are attached to the donation, devise or bequest, the City may expend or use the same for any municipal purpose.

B. Non-Monetary Donations. The City Manager is authorized to determine the appropriateness, usefulness and value to the City of all non-monetary donations and to recommend to the City Council the retention, improvement, return to donor, transfer, trade, sale, donation to other agency, or other disposition.

C. Non-Acceptance of Donation. The City Manager may decline to accept a donation if such donation is not consistent with the policies, plans, goals or ordinances of the City of Mercer Island or if acceptance of same is contrary to law.

Section 2. **Severability.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality does not affect the validity of any other section, sentence, clause or phrase of this ordinance.

Section 3. **Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 4. **Effective Date.** This ordinance shall take effect and be in force 5 days after its passage and publication.

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 L. Sand, City Attorney

Allison Spietz, City Clerk

Date of Publication: _____



CITY COUNCIL PLANNING SCHEDULE

All meetings are held in the City Hall Council Chambers unless otherwise noted.
Special Meetings and Study Sessions begin at 6:00 pm. Regular Meetings begin at 7:00 pm.
Items listed for each meeting are not in any particular order.

FEBRUARY 21 (TUESDAY) – 5:00 PM		
Item Type	Topic/Presenter	Time
<i>Executive Session #1 (5:00-5:30 pm)</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes	30
<i>Executive Session #2 (5:30-6:00 pm)</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes	30
<i>Study Session (6:00-7:00 pm)</i>	Update on Residential Development Standards Project - S. Greenberg & E. Maxim	60
<i>Consent Calendar (7:00 pm)</i>	Open Space Conservancy Trust Board Annual Report and Work Plan – A. Sommargren	--
<i>Regular Business</i>	I-90 Loss of Mobility Negotiations Status Report – J. Underwood	30
<i>Regular Business</i>	Island Crest Park Ballfield Advertising – B. Fletcher	30
<i>Regular Business</i>	Code Amendment Modifying MICC Chapter 3.32 Pertaining to Emergency Management Administration (1st Reading) – A. Spietz	10
<i>Regular Business</i>	Code Amendment Modifying MICC Chapter 4.20 Pertaining to Claims for Damages (1st Reading) – A. Spietz	10
<i>Regular Business</i>	Code Amendment Adopting MICC Chapter 2.50 Pertaining to Accepting Donations (1st Reading) – K. Sand	10

MARCH 6 – 5:30 PM		
Item Type	Topic/Presenter	Time
<i>Executive Session (5:30-7:00 pm)</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 90 minutes	90
<i>Special Business (7:00 pm)</i>	Presentation from King Council Councilmember Claudia Balducci	10
<i>Consent Calendar</i>	ARCH 2016 Trust Fund Recommendation – A. Van Gorp	--
<i>Consent Calendar</i>	ARCH 2017 Administrative Budget and Work Program – A. Van Gorp	--
<i>Consent Calendar</i>	Department of Social & Health Services Interlocal Agreement for Respite Care Services Reimbursement – D. Mortenson	--
<i>Public Hearing</i>	Moratorium on Land Use and Development to Regulate the Siting of Essential Public Facilities within the I-90 Right of Way Portion of the Public Institution Zone – K. Sand	60
<i>Public Hearing</i>	Moratorium on Land Use and Development to Ensure Transportation Concurrency – K. Sand	60
<i>Regular Business</i>	Outdoor I-90 Sculpture Gallery Name Change – K. Fulginiti	30
<i>Regular Business</i>	Parks & Recreation Department Name Change – B. Fletcher	30

MARCH 20 – 5:30 PM		
Item Type	Topic/Presenter	Time
<i>Executive Session (5:30-6:00 pm)</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes	30
<i>Study Session (6:00-7:00 pm)</i>	To be determined	60
<i>Regular Business</i>	I-90 Loss of Mobility Negotiations Status Report – J. Underwood	30
<i>Regular Business</i>	Closing Criminal Justice Fund (2017-2018 Budget Amendment) – C. Corder	30
<i>Regular Business</i>	Island Crest Way Crosswalk Enhancement – SE 32 nd St. Bid Project Award – A. Tonella-Howe	30

APRIL 3 – 5:30 PM		
Item Type	Topic/Presenter	Time
<i>Executive Session</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 90 minutes	90
<i>Study Session</i>	NPDES Stormwater Code Update – P. Yamashita	60
<i>Regular Business</i>	I-90 Loss of Mobility Negotiations Status Report – J. Underwood	30
<i>Regular Business</i>	NPDES Stormwater Code Update (1 st Reading) – P. Yamashita	60
<i>Regular Business</i>	General Sewer Plan Update – A. Tonella-Howe	45

APRIL 17 – 5:30 PM		
Item Type	Topic/Presenter	Time
<i>Executive Session (5:30-7:00 pm)</i>	To discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 90 minutes	90
<i>Regular Business</i>	I-90 Loss of Mobility Negotiations Status Report – K. Taylor	30
<i>Regular Business</i>	Fourth Quarter 2016 Financial Status Report & Budget Adjustments – C. Corder	45
<i>Regular Business</i>	Regional Animal Service of King County (RASKC) Interlocal Agreement – D. Jokinen	30

APRIL 20 (THURSDAY)		
	JOINT MEETING WITH MISD BOARD	

OTHER ITEMS TO BE SCHEDULED:

- Code Enforcement Ordinance Update – A. Van Gorp (Q1 2017)
- Light Rail Station Design Oversight – K. Taylor
- 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

COUNCILMEMBER ABSENCES:

- Bassett: February 21
- Sanderson: April 3



CITY OF MERCER ISLAND CITY COUNCIL MEETING AGENDA

Monday
June 12, 2017
6:00 PM

Mayor Bruce Bassett

Deputy Mayor Debbie Bertlin

Councilmembers Dan Grausz, Jeff Sanderson,

Wendy Weiker, David Wisenteiner and Benson Wong

This meeting will be held in the City Hall Council Chambers at
9611 SE 36th Street, Mercer Island, WA.

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

SPECIAL MEETING

CALL TO ORDER & ROLL CALL

SPECIAL BUSINESS

AB 5314 Public Hearing on Residential Development Standards Code Amendments

ADJOURNMENT



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

**AB 5314
June 12, 2017
Public Hearing**

**PUBLIC HEARING ON RESIDENTIAL
DEVELOPMENT STANDARDS CODE
AMENDMENTS**

Proposed Council Action:

Conduct a public hearing on the proposed Residential Development Standards.

DEPARTMENT OF	Development Services Group (Evan Maxim)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed Ordinance No. 17C-15 (with Attachment A)
2017-2018 CITY COUNCIL GOAL	2. Maintain the City's Residential Character
APPROVED BY CITY MANAGER	

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

SUMMARY

On June 5, 2017, the City Council received the Planning Commission's recommendations to the City Council related to amendments to the Residential Development Standards. As part of the continuing community engagement surrounding the amendments to the Residential Development Standards, the City Council scheduled a public hearing to receive citizen input on the proposed amendments. The Planning Commission's recommended amendments to the Residential Development Standards are attached as Exhibit 1.

Please also refer to Agenda Bill 5313 from the June 5, 2017 meeting, which includes the staff report, a summary of the written public comment, the Planning Commission's recommended code amendments, accompanying recommendations, and follow up work plan items (available on the City's website at <http://bit.ly/2rFUaZI>).

No action is required on June 12. The Council will continue the first reading of the proposed amendments to the Residential Development Standards on June 19 from 5-7 pm.

RECOMMENDATION

Planning Manager

Conduct the public hearing.

**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 ERROR 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 a public hearing on April 5, 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 5 days after its passage and publication of 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: _____

PLANNING COMMISSION – RECOMMENDATION DRAFT
Draft Zoning Text Amendments
Residential Development Standards

1	
2	
3	
4	
5	NUISANCE CONTROL CODE
6	8.24.020 Types of nuisances
7	
8	CONSTRUCTION ADMINISTRATIVE CODE
9	17.14.010 Adoption
10	
11	GENERAL PROVISIONS
12	19.01.050 Nonconforming structures, sites, lots and uses.
13	19.01.070 Variance and deviation procedures.
14	
15	RESIDENTIAL
16	19.02.010 Single-family.
17	19.02.020 Lot requirements.
18	19.02.030 Accessory dwelling units.
19	19.02.040 Garages and other accessory buildings.
20	19.02.050 Fences, retaining walls and rockeries.
21	
22	SUBDIVISIONS
23	19.08.020 Application procedures and requirements.
24	19.08.030 Design standards.
25	19.08.040 Plat improvements.
26	19.08.050 Final plats.
27	
28	PROPERTY DEVELOPMENT
29	19.09.090 Building pad.
30	19.09.100 Preferred practices.
31	
32	TREES
33	19.10.010 Purpose
34	19.10.020 Permit required.
35	19.10.030 Exemptions.
36	19.10.040 Tree removal review and approval.
37	19.10.050 Tree removal – Not associated with development proposal.
38	19.10.060 Tree retention associated with development proposal.
39	19.10.070 Tree replacement required.
40	19.10.080 Tree protection standards.
41	19.10.090 Application requirements.
42	19.10.100 Trees on public property.
43	19.10.110 Seasonal development limitations
44	19.10.120 Rounding.

1 19.10.130 Nuisance abatement.

2 19.10.140 Appeals.

3 19.10.150 Enforcement.

4

5 ADMINISTRATION

6 19.15.010 General procedures.

7 19.15.020 Permit review procedures.

8

9 DEFINITIONS

10 19.16.010 Definitions.

11

12 "Normal Text" is existing code language

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

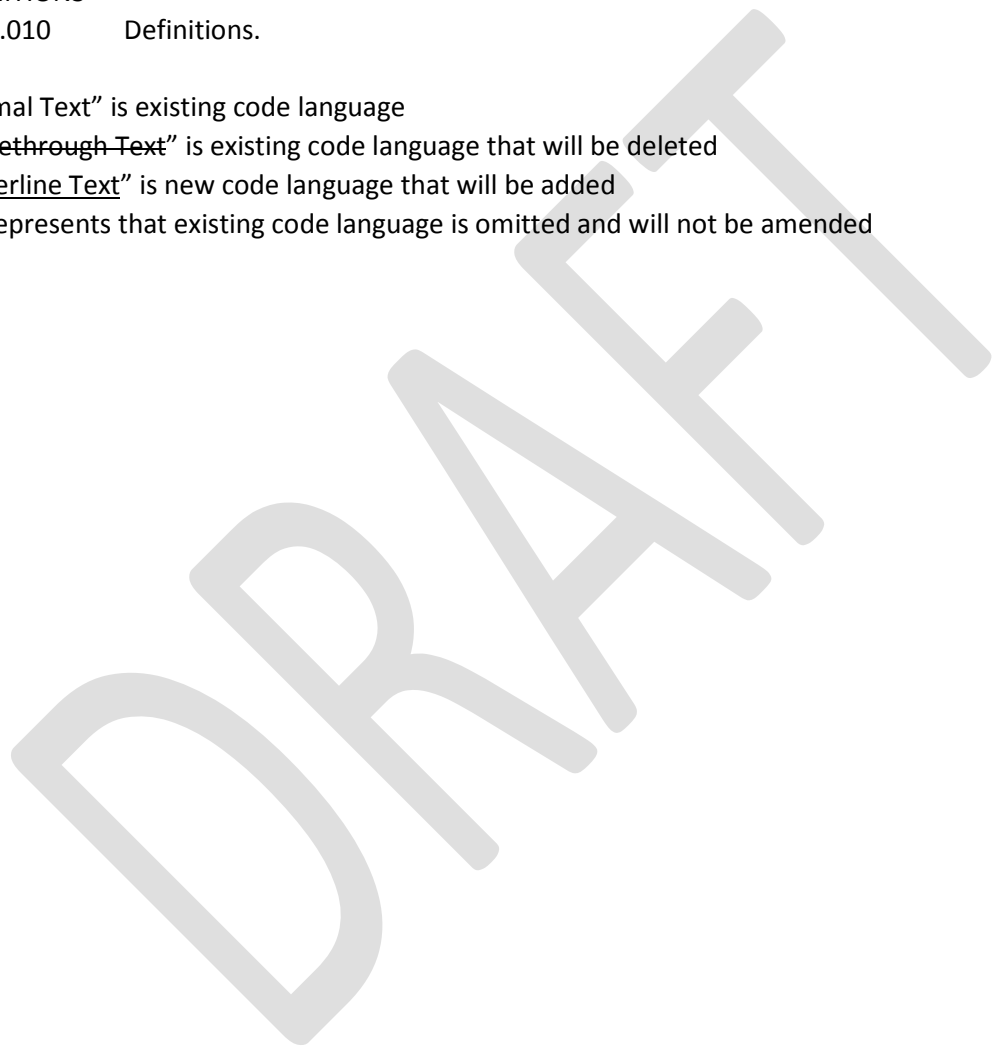
14 "Underline Text" is new code language that will be added

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

16

17

18



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.

- 1 1. Every permit issued for the construction of a new single family home with a gross floor area
2 of more than 6,000 square feet, or as required for a permit renewal under section 105, shall
3 provide a construction management plan and a construction schedule for approval by the
4 building official.
- 5
6 2. Every permit issued for the remodel or addition to a single family home that will result in
7 the modification of more than 6,000 square feet gross floor area, or the addition of more
8 than 3,000 square feet gross floor area, or as required for a permit renewal under section
9 105, shall provide a construction management plan and a construction schedule for
10 approval by the building official.
- 11
12 3. The construction management plan shall include measures to mitigate impacts resulting
13 from construction noise, deliveries and trucking, dust / dirt, use of the street for
14 construction related staging and parking, off-site parking, and haul routes. The building
15 official may require additional information as needed to identify and establish appropriate
16 mitigation measures for construction related impacts.
- 17
18 4. The construction schedule shall identify major milestones, anticipated future phases, and
19 anticipated completion dates. The construction schedule shall establish a timeline for
20 completion of exterior and interior building related construction activity and site work. The
21 construction schedule shall incorporate appropriate measures to address unforeseeable
22 delays and shall provide for contingencies. The building official may require additional
23 information or revisions to the construction schedule.
- 24
25 5. The building official is authorized to take corrective measures as needed to ensure
26 adherence to the approved construction management plan and construction schedule.
27

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 shall be considered "conforming" structures or sites, provided the structure or site complies with the deviation approval. Structures and sites resulting from a prior deviation approval are not subject to the provisions of Chapter 19.01 MICC

13
14
15
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. Single family landscaping. A site developed with a single family dwelling that is legally
37 nonconforming because the minimum landscaping required pursuant to Chapter 19.02
38 MICC has not been established or because maximum allowable hardscape has been
39 exceeded can be increased in height and gross floor area (up to the maximum height
40 and gross floor area permitted). No new hardscape or further reduction in landscaping
41 area is permitted unless:

42 i) The site is either brought into conformance with all applicable landscape
43 requirements; or,

1 ii) Two square feet of legally existing hardscape is removed for every one square
2 foot of new hardscape; or,

3 iii) Two square feet of landscaping area is provided for every one square feet of
4 additional non-landscaping area.

5
6 ...

7
8
9 **19.01.070 Variance and deviation procedures.**

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

13
14 **A. Variance.**

15
16 1. An applicant may request a variance from any numeric standard applicable to the permit or
17 from any other standard that has been specifically designated as being subject to a variance.

18
19 2. A variance may be granted if the applicant demonstrates that the criteria set out in MICC
20 19.15.020(G)(4), and any additional variance criteria set out in the code section under which the
21 permit would be issued, are satisfied.

22
23 **B. Deviation.**

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

26 2. A deviation may be granted if the applicant demonstrates that the criteria set out in MICC
27 19.15.020(G)(5), and any additional deviation criteria set out in the code section under which
28 the permit would be issued, are satisfied.

29
30
31

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.~~

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.

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 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 increased as follows:

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

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

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

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

29
30 ~~depth: The sum of the side yards shall be at least 15 feet; provided, no side yard~~
31 ~~abutting an interior lot line shall be less than five feet, and no side yard abutting a street~~
32 ~~shall be less than 10 feet.~~

33
34 2. Yard Determination.

35
36 a. Front Yard. The front yard is the yard abutting an improved street from which the lot
37 gains primary access or the yard abutting the entrance to a building and extending the
38 full width of the lot. If this definition does not establish a front yard setback, the code
39 official shall establish the front yard based upon orientation of the lot to surrounding
40 lots and the means of access to the lot.

41
42 i. Waterfront Lot. On a waterfront lot, regardless of the location of access to the
43 lot, the front yard may be measured from the property line opposite and
44 generally parallel to the ordinary high water line.

1
2 b. Rear Yard. The rear yard is the yard opposite the front yard. The rear yard shall
3 extend across the full width of the rear of the lot, and shall be measured between the
4 rear line of the lot and the nearest point of the main building including an enclosed or
5 covered porch. If this definition does not establish a rear yard setback for irregular
6 shaped lots, the code official may establish the rear yard based on the following
7 method: The rear yard shall be measured from a line or lines drawn from side lot line(s)
8 to side lot line(s), at least 10 feet in length, parallel to and at a maximum distance from
9 the front lot line.

10
11 c. Corner Lots. On corner lots the front yard shall be measured from the narrowest
12 dimension of the lot abutting a street. The yard adjacent to the widest dimension of the
13 lot abutting a street shall be a side yard. If a setback equivalent to or greater than
14 required for a front yard is provided along the property lines abutting both streets, then
15 only one of the remaining setbacks must be a rear yard. This code section shall apply
16 except as provided for in MICC 19.08.030(F)(1).

17
18 d. Side Yard. Any yards not designated as a front or rear yard shall be defined as a side
19 yard.

20 21 3. Intrusions into Required Yards.

22 23 a. Minor Building Elements.

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

33
34 b. Platforms, Walks, and Driveways. Platforms, walks, at-grade stairs, and driveways not
35 more than 30 inches above existing grade or finished grade may be located in any
36 required yard.

37
38 c. Fences, Retaining Walls and Rockeries. Fences, retaining walls and rockeries are
39 allowed in required yards as provided in MICC 19.02.050.

40
41 d. Garages and Other Accessory Buildings. Garages and other accessory buildings are not
42 allowed in required yards, except as provided in MICC 19.02.040.
43

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

7
 8 f. Architectural Features. ~~Detached, F~~reestanding architectural features such as
 9 columns or pedestals that designate an entrance to a walkway or driveway and do not
 10 exceed 42 inches in height are allowed in required yards.

11
 12 g. Other Structures. Except as otherwise allowed in this subsection (C)(3), structures
 13 over 30 inches in height from existing grade or finished grade, whichever is lower, may
 14 not be constructed in or otherwise intrude into a required yard.

15
 16 4. Setback Deviation. The Code Official may approve a deviation to front and rear setbacks pursuant to
 17 MICC 19.15.020.

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

21
 22 ~~a. The city shall provide notice of the proposed action as required by MICC 19.15.020(D)~~
 23 ~~and (E).~~

24
 25 ~~b. The decision to grant the deviation shall be pursuant to procedures contained in MICC~~
 26 ~~19.15.010(E) and 19.15.020(G)(5).~~

27
 28 ~~c. In granting any such deviation, the code official may require the submission of any~~
 29 ~~reasonably necessary information.~~

30
 31 ~~d. Yard setbacks shall not be reduced below the following minimums:~~

32
 33 ~~i. Front and rear setbacks may not be reduced to less than 10 feet each;~~

34
 35 ~~ii. Side setbacks may not be reduced to less than five feet.~~

36
 37 D. Gross Floor Area.

38
 39 1. The gross floor area of all buildings shall not exceed the lesser of:

40 a. 40 percent of the lot area; and

41
 42 b. The following limit shall apply to single family dwellings and accessory buildings
 43 based upon the zoning designation of the lot upon which the building is established:
 44

- i. R-8.4: 5,000 square feet.
- ii. R-9.6: 8,000 square feet.
- iii. R-12: 10,000 square feet.
- iv. R-15: 12,000 square feet.

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

- a. The gross floor area shall be 150% of the floor area of that portion of a room(s) with a ceiling height of 10 feet to 16 feet, measured from the floor surface to the ceiling.
- b. The gross floor area shall be 200% of the floor area of that portion of a room(s) with a ceiling height of more than 16 feet, measured from the floor surface to the ceiling.
- c. Stair cases shall be counted as a single floor for the first two stories accessed by the stair case. Each additional story above two stories, the stair case shall count as a single floor area. For example, a stair case with a 10 foot by 10 foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).

3. The allowed gross floor area of a single family dwelling may be increased from 40 percent of the lot area to 45 percent of the lot area, provided:

- a. The combined total gross floor area of the single family dwelling and accessory buildings does not exceed the maximum allowed pursuant to subsection MICC 19.02.020(D)(1)(b) above; and
- b. The allowed gross floor area of accessory buildings that are not partially or entirely used for an accessory dwelling unit shall not be increased through the use of this provision; and
- c. The lot contains:
 - i. An accessory dwelling unit associated with the application for a new single family home; or
 - ii. A single family dwelling with at least one floor designed to accommodate a person or persons having a handicap or disability, within the meaning of the Fair Housing Amendments Act (FHAA), 42 U.S.C. 3602(h) or the Washington Law Against Discrimination (WLAD), Chapter 49.60 RCW. To qualify under this subsection, the main floor of the single family dwelling shall be designed to provide the following, consistent with the following summary of Fair Housing Act design requirements with no exception for site impracticality:
 1. An accessible building entrance with a minimum of 36 inches clear on an accessible route;
 2. Accessible doors with a minimum 32 inch clear width opening;
 3. Accessible routes into and through the building, including a minimum clear width of 36 inches, changes in floor height limited to a 1/4 inch or less;

1 4. Light switches, electrical outlets, thermostats, and other
 2 environmental controls are located no higher than 48 inches and no
 3 lower than 15 inches;

4 5. Reinforced walls in bathrooms for later installation of grab bars;

5 6. Usable kitchens and bathrooms as described in the Fair Housing
 6 Accessibility guidelines, as amended; and,

7 d. The total gross floor area authorized pursuant to subsection "b." above shall not
 8 exceed 5,000 square feet.

9
 10 4. Lots created in a subdivision through MICC 19.08.030(G), Optional Standards for
 11 Development, may apply the square footage from the open space tract to the lot area not to
 12 exceed the minimum square footage of the zone in which the lot is located.

13
 14 E. Building Height Limit.

15
 16 1. Maximum building height. No building shall exceed 30 feet in height above the average
 17 building elevation to the highest point of the roof.

18
 19 2. Maximum building height on downhill building façade. The maximum building façade height
 20 on the downhill side of a sloping lot shall not exceed 30 feet in height measured from
 21 existing grade or finished grade, whichever is lower, to the top of the exterior wall façade
 22 supporting the roof framing, rafters, trusses, etc.

23
 24 3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and
 25 fireplaces and other similar appurtenances may extend to a maximum of five feet above the
 26 height allowed for the main structure in subsections "1." and "2." above.

27
 28 4. The formula for calculating average building elevation is as follows:

29
 30 Formula:

31
 32 Average Building Elevation = (Mid-point Elevation of Individual Wall Segment) x (Length
 33 of Individual Wall Segment) ÷ (Total Length of Wall Segments)

34
 35 See Appendix G, Calculating Average Building Elevation.

36
 37 F. Lot Coverage – Single family dwellings.

38 1. Applicability. This section shall apply to the development of single family dwellings including,
 39 but not limited to, the remodeling and construction of new single family dwellings. This section
 40 does not apply to regulated improvements.

41
 42 2. Landscaping objective.

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

4
 5 b. To ensure that landscape design is based on a strong, unified, coherent, and
 6 aesthetically pleasing landscape concept.

7
 8 c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to
 9 provide a transition between each other and between the built and natural
 10 environment.

11
 12 d. To ensure suitable natural vegetation and landforms, particularly mature trees and
 13 topography, are preserved where feasible and integrated into the overall landscape
 14 design. Large trees and tree stands should be maintained in lieu of using new plantings.

15
 16 e. To ensure planting designs include a suitable combination of trees, shrubs,
 17 groundcovers, vines, and herbaceous material; include a combination of deciduous and
 18 evergreen plant material; emphasize native plant material; provide drought tolerant
 19 species; and exclude invasive species.

20
 21 3. Lot coverage - landscaping Required.

22 a. Minimum area required. Development proposals for single family dwellings shall
 23 provide the following minimum landscaping area based on the net lot area:

<u>Lot Slope</u>	<u>Maximum Lot Coverage</u> <u>(house, driving surfaces,</u> <u>and accessory buildings)</u>	<u>Landscaping Area Required</u> <u>(percentage of net lot 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>

24 b. Hardscape, softscape, and driveways.

25 i. A minimum of 80% of the required landscaped area in subsection "a." above,
 26 shall consist of softscape improvements.

27 ii. A maximum of 20% of the required landscaped area in subsection "a." above,
 28 may consist of hardscape improvements including, but not limited to,
 29 walkways, decks, etc. Provided that an at-grade, pervious sport court or similar
 30 pervious recreational improvement with an area of up to 1,200 square is
 31 exempt from the hardscape limitation within the landscaping area.

32 iii. Driveways are prohibited within the landscaping area.

33 For example, a flat lot with a net area of 10,000 square feet shall provide a minimum
 34 6,000 square feet of landscaped area. Up to 1,200 square feet of the landscaped area
 35 may be used for a walkway, patio, or deck or other hardscape area. An additional 1,200
 36 square feet of the landscaped area may be used as an at-grade pervious sport court or
 37 similar recreational area. The remainder of the area shall be used for softscape
 38 improvements, such as landscaping, tree retention, etc.

1
2 3. ~~Deviation. The code official may grant a deviation, allowing an additional five percent of lot~~
3 ~~coverage over the maximum requirements; provided, the applicant demonstrates through the~~
4 ~~submittal of an application and supporting documentation that the proposal meets one of the~~
5 ~~following criteria:~~

6
7 a. ~~The proposal uses preferred practices, outlined in MICC 19.09.100, which are~~
8 ~~appropriate for the lot; or~~

9
10 b. ~~The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway~~
11 ~~corridor); or~~

12
13 c. ~~The proposal minimizes impacts to critical areas and provides the minimum extent~~
14 ~~possible for the additional impervious surfaces.~~

15
16 ~~The city shall provide notice for the proposed action as required by MICC 19.15.020(D) and (E),~~
17 ~~Administration.~~

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

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

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

40
41 c. ~~The director must approve a storm drainage report submitted by the applicant and prepared~~
42 ~~by a licensed civil engineer assuring the city that city infrastructure, in concert with the project~~
43 ~~design, is adequate to accommodate storm drainage from the project site, or identifying~~

1 appropriate improvements to public and/or private infrastructure to assure this condition is
2 met, at the applicant's expense;

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

6
7 ~~e. The hearing procedures and public notice requirements set forth in MICC 19.15.020 shall be~~
8 ~~followed in connection with this variance proceeding.~~

9
10 GE. Parking.

11
12 1. 1-Applicability. This section shall apply to all new construction and remodels where more
13 than 40 percent of the length of the structure's external walls have been intentionally
14 structurally altered.

15 2. Parking required.

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

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

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

25
26 2. Except as otherwise provided in this chapter, each lot shall provide parking deemed
27 sufficient by the code official for the use occurring on the lot; provided, any lot that contains
28 10 or more parking spaces shall also meet the parking lot requirements set out in Appendix
29 A of this development code.

30
31 HF. Easements. Easements shall remain unobstructed.

32
33 1. Vehicular Access Easements. No structures shall be constructed on or over any vehicular
34 access easement. A minimum ~~5-10~~-foot yard setback from the edge of any easement that affords
35 or could afford vehicular access to a property is required for all structures; provided, that
36 improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed
37 within the ~~105~~-foot yard setback so long as such improvements do not interfere with emergency
38 vehicle access or sight distance for vehicles and pedestrians.

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

1
2 I. Large lots. The intent of this section is to ensure that the construction of a single family dwelling on a
3 large lot does not preclude compliance with applicable standards related to subdivision or short
4 subdivision of the large lot. Prior to approval of a new single family dwellings and associated site
5 improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete
6 one of the following:

7
8 1. Design for future subdivision. The proposed site design that shall accommodate potential
9 future subdivision of the lot as follows:

10
11 a. The proposed site design shall comply with the applicable design requirements of
12 Chapters 19.08 Subdivision, 19.09 Development, and 19.10 Trees MICC.

13
14 b. The proposed site design shall not result in a circumstance that would require the
15 removal of trees identified for retention, as part of a future subdivision.

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

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

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

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

33
34 J. Building Pad. New buildings shall be located within a building pad established pursuant to Chapter
35 19.09 MICC. Intrusions into yard setbacks authorized pursuant to MICC 19.02.020(C)(3) may be located
36 outside of the boundaries of the building pad.

37
38 ...

39
40 **19.02.040 Garages, ~~and~~ other accessory buildings, and accessory structures.**

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

42
43 B. Attached Accessory Building. An attached accessory building shall comply with the requirements of
44 this code applicable to the main building.

1
2 C. Detached Accessory Buildings and Accessory Structures.

3 1. Gross Floor Area.

4 a. The combined total gross floor area for one or more accessory building(s) shall not
5 exceed 25 percent of the total gross floor area allowed on a lot within applicable zoning
6 designations pursuant to MICC 19.02.020. For example, on a lot where the total
7 allowed gross floor area is 5,000 square feet, the combined total gross floor area for all
8 accessory buildings is 1,250 square feet.

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

13
14 2. Height.

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

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

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

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

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

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

1
2
3 **19.02.050 Fences, retaining walls and rockeries.**

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

6
7 B. Location in Street.

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

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

16
17 C. Height Measurement.

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

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

26
27 D. Retaining Walls and Rockeries – Requirements.

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

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

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

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

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

42 b. All retaining walls and/or rockeries within a required yard shall be included in
43 calculating the maximum height of 144 inches. ~~Such retaining walls or rockeries, or~~
44 ~~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. No fence shall exceed a maximum height of 72 inches.

32 ii. Fences within front yards may be designed to incorporate an open
 33 latticework or similar architectural feature at the entrance of a
 34 walkway, provided the total height of the entryway feature shall not
 35 exceed 90 inches and the remaining fences shall not exceed 72 inches.
 36 The open latticework or architectural feature shall be designed such
 37 that at least 50 percent of its total surface area consists of evenly
 38 distributed open spaces.

39 iii. Fences or gates located within the front yard may have a maximum
 40 height of 72 inches, provided:

41 1. The proposed fence or gate is located along a property line
 42 contiguous to either: Island Crest Way north of SE 53rd Place, or SE
 43 40th Street between 92nd Avenue SE and 78th Avenue SE; and

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

~~GF.~~ Electric and Barbed Wire Fences. Electric fences and barbed wire fences are not allowed.

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

~~...~~

19.02.60 Lot Coverage – Regulated improvements.

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

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

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%

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

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

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

1
2 2b. Pavers. Pavers installed with a slope of five percent or less and covering no more than 10
3 percent of the total lot area will be calculated as only 75 percent impervious. Provided,
4 however, that all pavers placed in driveways, private streets, access easements, parking areas
5 and critical areas shall be considered 100 percent impervious.

6
7 ~~c. Patios/Terraces. Uncovered patios/ terraces constructed of pavers shall be exempt~~
8 ~~from the maximum impervious surface limits.~~

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

13
14 e4. Public Improvements. Open storm water retention/detention facilities, public rights-of-way
15 and public pedestrian trails shall be exempt from the maximum impervious surface limits.

16
17 5f. Rockeries/Retaining Walls. Rockeries and retaining walls shall be exempt from the maximum
18 impervious surface limits.

19
20 6g. Residences for religious leaders located on properties use by places of worship.

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

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

36
37 ciii. Impervious surface ~~lot~~ coverage exceeding 60% shall not be allowed whether by
38 variance ~~pursuant to~~ MICC 19.02.0620(D) or by this exemption.

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

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 and back yard setbacks
8 pursuant to MICC-~~19.15.020~~~~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 5. Project Narrative. Applicants shall provide a clear and concise written description and
18 summary of the proposed project.
19
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 and shall not increase likely damage to downstream or upstream
44 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 ~~trees; interfere with the protection critical areas of wooded or steep areas or other~~
14 ~~natural features~~; preclude the provision of parks, playgrounds, or other noncommercial recreational
15 areas for neighborhood use and enjoyment; or would negatively impact the physiographic features
16 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 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

19.08.040 Plat improvements.

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

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

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

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

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

19.08.050 Final plats.

...

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

Final plats submitted to the city shall consist of one mylar and one copy containing the information set out below. The mylar and copy shall be 18 inches by 24 inches in size, allowing one-half inch for borders. If more than one sheet is required for the mylar and copy, each sheet, including the index sheet, shall be

1 the specified size. The index sheet must show the entire subdivision, with street and highway names and
2 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.

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.

43

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15 ...
16

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 Access to the building pad ~~must shall~~ be consistent with the standards ~~for driveway access~~
 7 contained in MICC 19.09.040.

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

10 a. Required 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.

1
2
3
4
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 **19.10.010 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 establish standards and procedures that will
7 result in the retention of trees on Mercer Island.

8
9 The city recognizes that trees:

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

16
17 The city further acknowledges that the value of protecting, enhancing, and maintaining trees should be
18 balanced with the other community goals of:

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

21
22 **19.10.020 Permit required.**

23 Permit approval is required to cut, or remove directly or indirectly through site grading, any large tree
24 unless the activity is exempted pursuant to MICC 19.10.030. Permit approval may take the form of a
25 tree removal permit or, alternatively, tree removal may be authorized through another construction
26 permit approval. For example a homeowner who wishes to remove a large tree may apply for a tree
27 removal permit, while a property owner building an addition to an existing home, may request tree
28 approval as part of the building permit approval.

29
30 **19.10.030 Exemptions.**

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

- 33 A. Emergency tree removal. Any hazardous tree that poses an imminent threat to life or property may
34 be removed. The city must be notified within fourteen (14) days of the emergency tree removal with
35 evidence of the threat for removing the tree to be considered exempt from this chapter. The code
36 official may require that the property owner obtain a permit and / or require replacement, if the city
37 arborist determines:
38 1. That the emergency tree removal was not warranted; or
39 2. The removed tree was retained as part of a prior approval of a permit or as a condition of land
40 use approval.
41 B. Small tree removal. Removal of trees that meet the definition of small trees.
42 C. Undesired / nuisance tree removal. Removal of Alder, Bitter Cherry, or Black Cottonwood, Norway
43 Maple, Horse Chestnut, Portugal Laurel and any plant identified in the weeds of concern, noxious, or
44 invasive weed lists established by Washington State or King County, as amended.

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

4 E. Tree pruning. Tree pruning, as defined in MICC 19.16.010, on private property.

5
6 **19.10.040 Tree removal review and approval.**

7 A. R-8.4, R-9.6, R-12, and R-15 zoning designations - Tree removal not associated with a development
8 proposal. For example, tree removal for the maintenance of a landscaped yard area, which is not
9 associated with a new subdivision or new construction.

10 1. Tree removal not associated with a development proposal and located within critical areas,
11 critical area buffers, or the shoreline jurisdiction shall comply with the applicable provisions of
12 Chapter 19.07 MICC.

13 2. Applications for tree removal not associated with a development proposal shall provide
14 sufficient information to the City arborist to document the location, diameter, and species of the
15 tree removed pursuant to 19.10.090(A). The City arborist may require additional information to
16 confirm compliance with the provisions of Chapter 19.07 MICC.

17
18 B. R-8.4, R-9.6, R-12, and R-15 zoning designations - Tree removal associated with a development
19 proposal. For example, tree removal that will allow for the construction of a new home, an addition, or
20 associated with the approval of a new subdivision.

21 1. Tree removal associated with a development proposal shall comply with all of the provisions
22 of this chapter in addition to the applicable requirements of Chapter 19.07 MICC.

23 2. Applications for tree removal associated with a development proposal shall comply with MICC
24 19.10.090.

25
26 C. Commercial or multifamily zoning designations - Tree removal. A tree permit is required and will be
27 granted if it meets any of the following criteria:

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

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

33 3. It is necessary to enable any person to satisfy the terms and conditions of any covenant,
34 condition, view easement or other easement, or other restriction encumbering the lot that was
35 recorded on or before July 31, 2001; and subject to MICC 19.10.0980(A)(2)(B);

36 4. It is part of the city's forest management program or regular tree maintenance program and
37 the city is the applicant;

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

40
41
42 D. Design Commission review required in commercial zones. A tree permit for a development proposal,
43 resulting in regulated improvements located in a commercial zone, that has previously received design

1 commission approval, must first be reviewed, and approved by the city's design commission prior to
2 permit issuance by the city.

3
4 E. Public property.

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

7 2. Pruning or cutting of trees within a public park by a private property owner is prohibited.
8

9 E. Private utility companies. A tree permit will be issued to private utility companies to cut trees
10 located on public or private property if necessary for public safety, removal of hazardous trees, removal
11 of diseased or dead trees, as part of any private utility tree maintenance program approved by the city,
12 or for construction work. Regardless of whether or not a permit is required, all cutting or pruning of
13 trees by private utility companies shall be performed under the supervision of a certified arborist and at
14 the sole cost and expense of the utility company.

15
16 **19.10.050 Tree removal – Not associated with development proposal.**

17 A tree permit is required for the removal of any large tree, and is subject to the requirements of MICC
18 19.15.010. Tree removal that is not associated with a development proposal is exempt from MICC
19 19.10.060 and MICC 19.10.070. For example, tree removal for the maintenance of a landscaped yard
20 area for a single family home, is exempt from tree retention and replacement required pursuant to
21 Chapter 19.10 MICC. This section shall not be construed as an exemption to the tree retention and
22 replacement requirements of Chapter 19.07 MICC.

23
24 **19.10.060 Tree retention associated with development proposal.**

25 A. Applicability. In the R-8.4, R-9.6, R-12, and R-15 zoning designations, tree retention is required for the
26 following development proposals:

27 1. An addition or remodel to an existing single family dwelling that will result in the addition of
28 more than 500 square feet of gross floor area on a lot with a net lot area of 6,000 square feet or
29 more;

30 2. A new single family dwelling on a lot with a net lot area of 6,000 square feet or more;

31 3. A subdivision or short subdivision.
32

33 B. Tree retention associated with an addition or remodel to an existing single family dwelling.

34 Construction of an addition or remodel to a single family dwelling that will result in the addition of more
35 than 500 square feet of gross floor area is subject to the following retention standards:

36 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
37 rolling five year period.

38 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
39 with the construction of the addition to the single family dwelling.

40 3. Provide tree replacement pursuant to MICC 19.10.070.
41

42 C. Tree retention associated with the construction of a new single family dwelling. Construction of a
43 new single family dwelling is subject to the following retention standards:

1 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
2 rolling five year period.

3 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
4 with the construction of the new single family dwelling.

5 3. Provide tree replacement pursuant to MICC 19.10.070.

6
7 D. Tree retention associated with a new subdivision or short subdivision. A development proposal for a
8 new subdivision or short subdivision is subject to the following retention standards:

9 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
10 rolling five year period.

11 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
12 with the construction of new single family dwellings within the proposed subdivision.

13 3. Provide tree replacement pursuant to MICC 19.10.070.

14
15 E. Retention of priority trees.

16 1. Trees that meet the following criteria are prioritized for retention:

17 a. Trees that are in overall good health and have a greater likelihood of longevity; and

18 b. Trees that are part of a healthy copse or grove; or

19 c. Large trees with a diameter of 24 inches or greater; or

20 d. Trees that meet the definition of exceptional trees.

21 2. Priority trees that are retained during development shall credited as 1.5 trees for the
22 purposes of meeting the retention requirement. For example, a development proposal that is
23 required to retain 8 trees, may reduce the actual number of trees retained to 6 trees by
24 retaining 4 priority trees, and 2 “non-priority” trees. The 4 retained priority trees shall be
25 counted as 6 trees for the purposes of meeting the retention requirement.

26
27 F. Retention of exceptional trees. Exceptional trees shall be retained, except as follows:

28 1. Construction of an addition or remodel to a single family dwelling that will result in the
29 addition of more than 500 square feet of gross floor area shall retain exceptional trees and the
30 development proposal shall be designed to meet this standard. The city arborist may authorize
31 removal of exception trees in the following circumstances:

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

34 b. Retention of an exceptional tree(s) will prevent the construction of more than 50% of
35 the maximum gross floor area allowed under Chapter 19.02 MICC.

36 2. Construction of a new single family dwelling shall retain exceptional trees and the
37 development proposal shall be designed to meet this standard. The city arborist may authorize
38 removal of exception trees in the following circumstances:

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

41 b. Retention of an exceptional tree(s) will prevent the construction of more than 50% of
42 the maximum gross floor area allowed under Chapter 19.02 MICC.

43 3. A development proposal for a new subdivision or short subdivision shall retain exceptional
44 trees and the development proposal shall be designed to meet this standard. Use of the

1 optional subdivision design standards pursuant to MICC 19.08.030 is authorized for the
 2 retention of exceptional trees. The city arborist may authorize removal of exception trees in the
 3 following circumstances:

- 4 a. Retention of an exceptional tree(s) will result in an unavoidable hazardous situation;
 5 or,
 6 b. Retention of an exceptional tree(s) will prevent creation of a residential lot that is
 7 otherwise allowed by Title 19 MICC.

8
 9 E. Calculation of rolling five year period. For the purposes of this chapter, the rolling five year period
 10 begins five years prior to the date of application for a development approval that is subject to tree
 11 retention.

12
 13 F. Compliance required. Development proposals on lots that have removed more than 70% of large
 14 trees within the rolling five year period, such that the 30% tree retention requirement cannot be met,
 15 shall not receive approval unless and until compliance has been achieved. For example, a lot that has
 16 removed all of the trees in year “one”, may not receive a preliminary subdivision approval in year “four”.
 17 However, the preliminary subdivision approval may be granted in year “six”, such that the rolling five
 18 year period does not include the tree removal in year “one”.

19
 20 **19.10.070 Tree replacement.**

21 Trees that are cut pursuant to a tree permit shall be replaced on the subject property as specified in this
 22 section.

23
 24 A. Tree replacement ratio. Trees removed pursuant to MICC 19.10.040, shall have the following base
 25 replacement ratio:

<u>Diameter of removed tree</u>	<u>Number of replacement trees required</u>
<u>10 inches up to 24 inches</u>	<u>1</u>
<u>24 inches up to 36 inches</u>	<u>2</u>
<u>More than 36 inches</u>	<u>4</u>

26
 27 B. Replacement Trees.

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

- 30 a. On-site replacement adjacent to or within critical tree areas as defined in Chapter
 31 19.16 MICC;
 32 b. On-site replacement outside of critical tree areas adjacent to other retained trees
 33 making up a grove or stand of trees;
 34 c. On-site replacement outside of critical tree areas; and,
 35 d. Off-site in adjacent public right-of-way where explicitly authorized by the city.

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

1 3. Size.

2 a. Coniferous trees shall be at least 6 feet tall; and

3 b. Deciduous trees shall be at least 1.5 inches in caliper.

4 The city arborist may authorize the planting of smaller-sized replacement trees if the applicant
 5 can demonstrate that smaller trees are more suited to the species, the site conditions,
 6 neighborhood character, and the purposes of this section, and that such replacement trees will
 7 be planted in sufficient quantities to meet the intent of this section.

8 4. Reduction. The city arborist may reduce the number of replacement trees as follows, where
 9 other measures designed to mitigate the tree loss by restoring the tree canopy coverage and its
 10 associated benefits are considered to be effective and consistent with the purposes of this
 11 chapter. The city arborist may consider, but is not limited to, the following measures:

12 a. Replacement of hazardous, undesired, or short-lived trees with healthy new trees
 13 that have a greater chance of long-term survival;

14 b. Restoration of critical tree areas with native vegetation; and,

15 c. Protection of small trees to provide for successional stages of tree canopy.

16
 17 C. Fee-in-lieu. If the city arborist determines there is insufficient area to replant on the site or within the
 18 adjacent public right-of-way, the city arborist may authorize payment of a fee-in-lieu provided:

19 1. There is insufficient area on the lot for proposed on-site tree replacement to meet the tree
 20 replacement requirements of this chapter; or

21 2. Tree replacement or management provided within public right-of-way or a city park in the
 22 vicinity will be of greater benefit to the community.

23 3. Fees provided in lieu of on-site tree replacement shall be determined based upon:

24 a. The expected tree replacement cost including labor, materials, and maintenance for
 25 each replacement tree; and,

26 b. The most current Council of Tree and Landscaper Appraisers Guide for Plant
 27 Appraisal.

28 4. Any fee in lieu is also optional for the applicant and requires an explicit written agreement.

29
 30 D. Maintenance of Replacement Trees. The applicant shall maintain all replacement trees in a healthy
 31 condition for a period of two years after planting. The applicant shall be obligated to replant any
 32 replacement tree that dies, becomes diseased, or is removed during this two-year time period.

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

39
 40 **19.10.080 Tree protection standards.**

41 A. To ensure long-term viability of trees identified for protection, permit plans and construction
 42 activities shall comply with the following minimum required tree protection:

43 1. All minimum required tree protection measures shall be shown on the development plan set
 44 and tree re-planting / restoration / protection plan.

1 2. Tree protection barriers shall be installed five feet beyond the drip line of large trees to be
 2 protected prior to any land disturbance. No construction related activity or work shall occur
 3 within the tree protection barriers.

4 3. Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or
 5 polyethylene laminar safety fencing or other material, subject to approval by the city arborist.
 6 On large or multiple-project sites, the city arborist may also require that signs requesting
 7 subcontractor cooperation and compliance with tree protection standards be posted at site
 8 entrances.

9 4. Where tree protection areas are remote from areas of land disturbance, and where approved
 10 by the city arborist, alternative forms of tree protection may be used in lieu of tree protection
 11 barriers, provided that protected trees are completely surrounded with continuous rope or
 12 flagging and are accompanied by "Tree Save Area – Keep Out" signs or similar signage
 13 authorized by the city arborist.

14
 15 B. Preventative Measures. In addition to the above minimum protection measures, the applicant shall
 16 support the protection measures by employing recommended International Society of Arboriculture
 17 techniques or best practices, which shall be subject to review and approval by the city arborist.

18
 19 C. Alternative Methods. The city arborist may approve construction related activity or work within the
 20 tree protection barriers if the city arborist concludes:

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

24
 25 **19.10.090 Application requirements.**

26 The city shall establish and maintain a tree removal permit application form to allow property owners to
 27 request city review of tree removal for compliance with applicable city regulations. The application shall
 28 include at a minimum, the following:

29 A. General Information.

- 30 1. The name, address, and telephone number of the applicant and owner of the property and
 31 the street address.
 32 2. The proposed location, species, diameter, and number of trees proposed to be cut or public
 33 tree proposed to be pruned.
 34 3. A site plan reflecting the location of large trees and the relative location of structures,
 35 driveways, and buildings.

36
 37 B. Critical Tree Area. An application covering a tree located in a critical tree area, as defined in Chapter
 38 19.16 MICC, shall include a proposed time schedule for the cutting, land restoration, implementation of
 39 erosion control and other measures that will be taken in order to prevent damage to the critical tree
 40 area.

41
 42 C. Development plan set. An application for a development proposal that requires tree retention, and
 43 that will result in the removal of one or more trees and as a result of construction work, shall include the
 44 following:

1 1. Detailed site plan. The site plan shall include the following information at a minimum:

2 a. Location of all proposed improvements, including building footprint, access, utilities,
3 applicable setbacks, buffers, and required landscaped areas clearly identified. If a short
4 plat or subdivision is being proposed and the location of all proposed improvements
5 cannot be established, a phased tree retention plan review is required as described
6 below;

7 b. Accurate location of large trees on the subject property (surveyed locations may be
8 required). The site plan must also include the trunk location and critical root zone of
9 large trees that are on adjacent property with driplines extending over the subject
10 property line;

11 c. Trees labeled corresponding to the tree inventory numbering system;

12 d. Location of tree protection measures;

13 e. Indicate limits of disturbance (LOD) drawn to scale around all trees potentially
14 impacted by site disturbances resulting from grading, demolition, or construction
15 activities (including approximate LOD of off-site trees with overhanging driplines);

16 f. Proposed tree status (trees to be removed or retained) noted by an 'X' or by ghosting
17 out;

18 g. Proposed locations of any required replacement trees.

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

21 a. A tree inventory containing the following:

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

25 ii. Size (diameter);

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

27 iv. Tree type or species;

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

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

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

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

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

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

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

1 vi. For development applications, a discussion of timing and installation of tree
 2 protection measures. Such measures must include fencing and be in
 3 accordance with the tree protection standards as outlined in MICC 19.10; and
 4 vii. The suggested location and species of supplemental trees to be used when
 5 required. The report shall include planting and maintenance specifications to
 6 ensure long term survival.

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

10
 11 E. Peer review and conflict of interest.

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

15 2. The code official may require the applicant retain a replacement qualified arborist or may
 16 require a peer review where the code official believes a conflict of interest exists. For example, if
 17 an otherwise qualified arborist is employed by a tree removal company and prepares the
 18 arborist report for a development proposal, a replacement qualified arborist or a peer review
 19 may be required.

20
 21
 22 **19.10.100 Trees on public property.**

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

26
 27 A. By the city. An annual tree permit will be issued to the city to cut any public trees necessary for public
 28 safety, removal of hazardous trees, removal of diseased or dead trees, as part of the city's forest
 29 management program or regular tree maintenance program or for construction work on public
 30 property.

31
 32 B. By private property owners in city street. A private property owner may apply for a tree permit to cut
 33 or prune a public tree located on any city street if the owner demonstrates in the following order that all
 34 of the criteria are satisfied:

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

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

38 3. The city arborist determines that proposed cutting or pruning of public trees is:

39 i. Necessary for access to private property;

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

42 iii. Required to resolve a possible hazard to public or private health or safety; or,

1 iv. Requested by a valid petition executed by at least 60 percent of the property owners
 2 located within a 300-foot radius of the subject tree in favor of the proposed pruning of
 3 the tree; and

4 5. The private property owner provides tree replacement consistent with MICC 19.10.070.

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

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

9 7. Tree topping is prohibited.

10
 11 C. Pruning or cutting of trees within a public park by a private property owner is prohibited.

12
 13 **19.10.110 Seasonal development limitations.**

14 No cutting of trees located in geologic hazard areas or protected slope areas is allowed between
 15 October 1 and April 1 unless: (i) a tree permit with explicit authorization for removal between October 1
 16 and April 1 has been granted; or (ii) removal is required due to an emergency situation involving
 17 immediate danger to life or property. The city arborist may authorize tree removal between October 1
 18 and April 1 if the city arborist determines that such environmentally critical areas will not be adversely
 19 impacted by the proposed cutting and the applicant demonstrates compelling justification based on a
 20 geotechnical evaluation of the site. The city arborist may require hydrology, soils and storm water
 21 studies, erosion control measures, restoration plans, and/or an indemnification/release agreement.

22
 23 **19.10.120 Rounding.**

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

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

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

28
 29 **19.10.130 Nuisance abatement.**

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

32
 33 B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following
 34 requirements shall apply to trees and vegetation:

35
 36 1. Branches over roads shall be trimmed to a minimum of 12 feet above the road surface. (see
 37 Figure 1).

38
 39 2. Branches over sidewalks shall be trimmed to a minimum of eight feet above the sidewalk and
 40 one foot behind the sidewalk (see Figure 1).

41
 42 3. Street trees and other vegetation will be spaced according to the following spacing
 43 requirements to facilitate the safe flow of traffic (see Figure 2):

1
2
3
4
5
6
7
8
9
10
11
12
13

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.

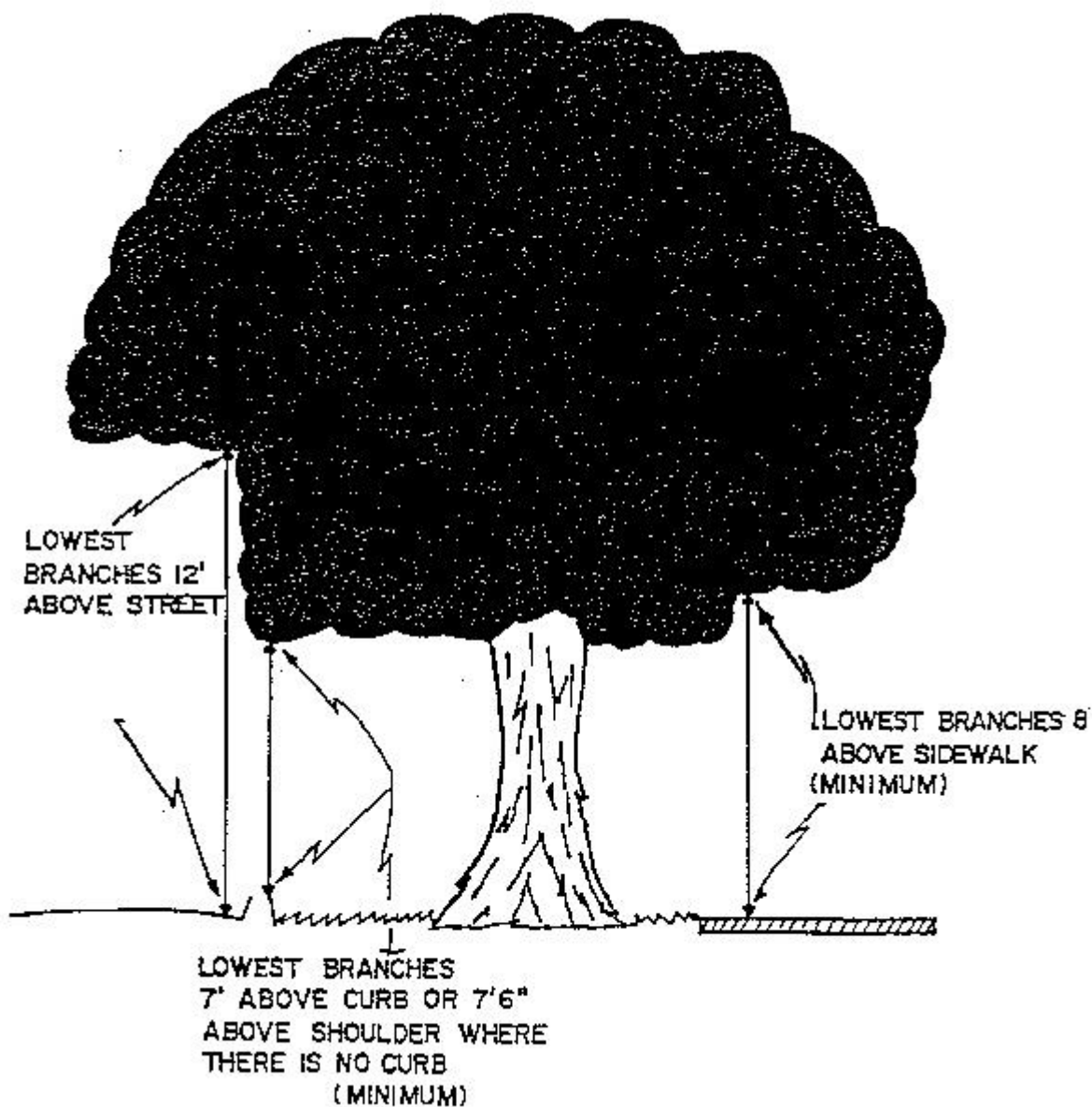
c. Ten-foot minimum spacing shall be observed for small trees.

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.

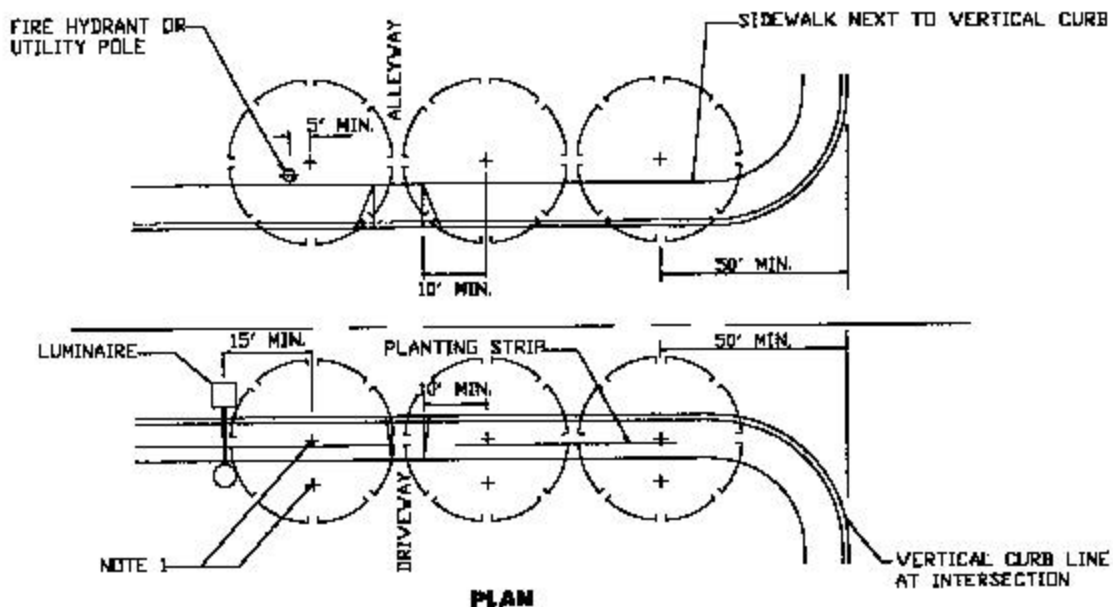
f. Plantings of trees, shrubs or hedges are not allowed between the street/road edge and a ditch.

DRAFT



1
2
3

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.



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

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. the 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.~~

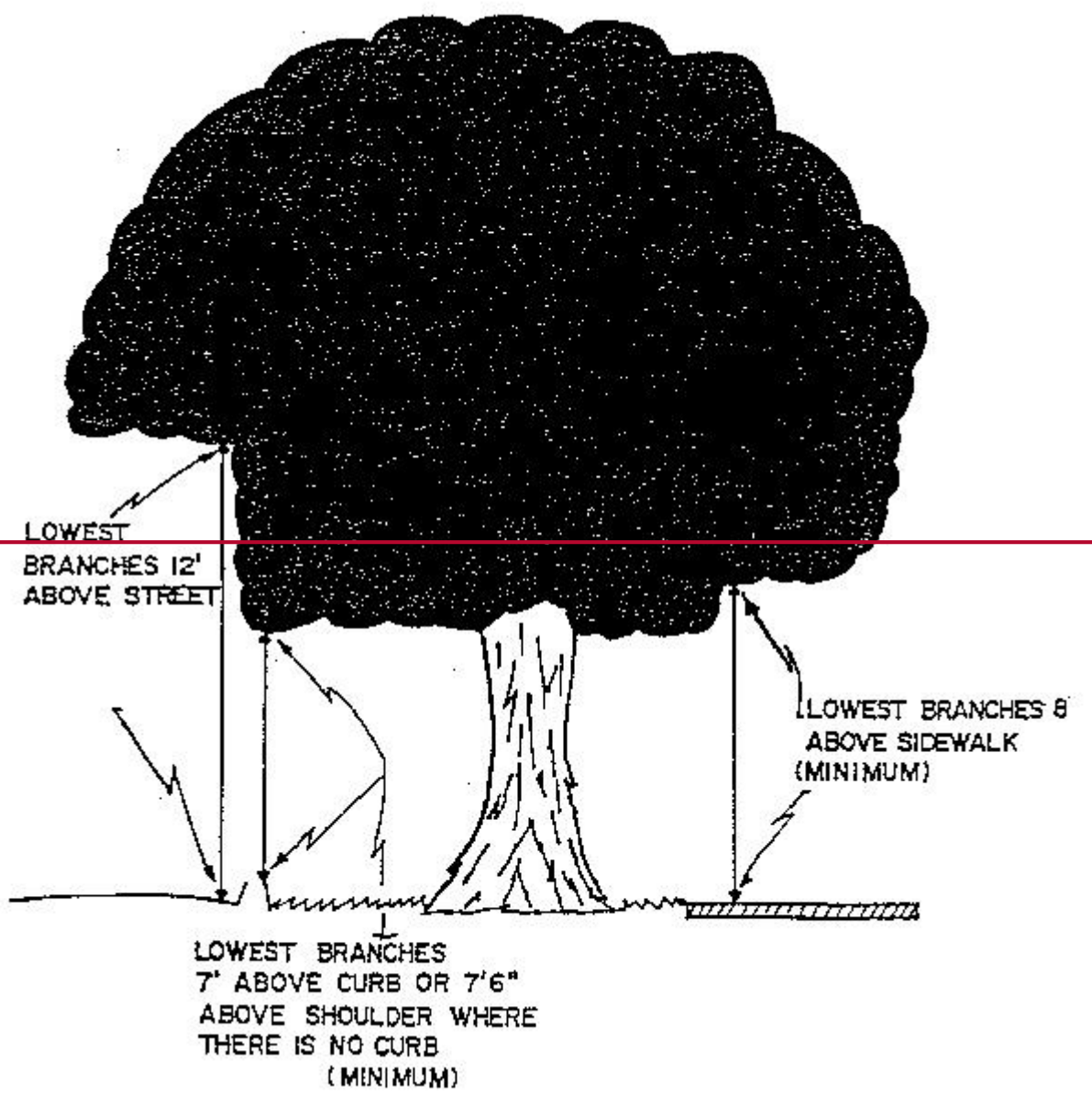
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

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.

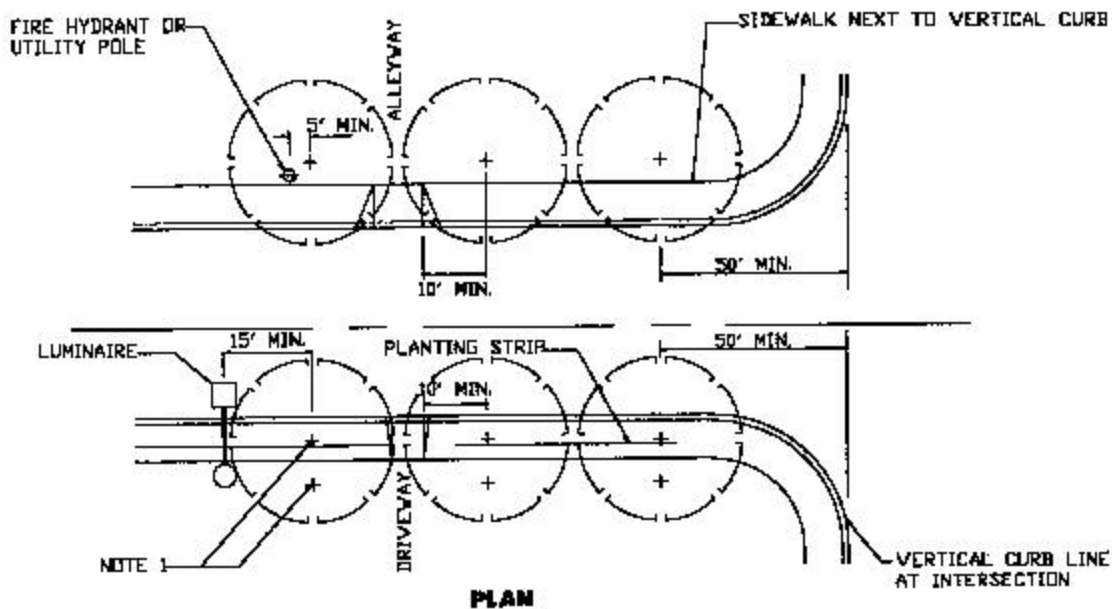
B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following requirements shall apply to trees and vegetation:

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.




- 1
- 2
- 3

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.

	<p>CITY OF MERCER ISLAND STANDARD DETAILS URBAN FORESTRY</p>
<p>STREET TREE STANDARDS</p>	
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.~~

29

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
Ministerial Actions			
Tree Removal Permit	Code official	Chapter 19.10 MICC	Hearing examiner
Right-of-Way Permit	City engineer	Chapter 19.09 MICC	Hearing examiner
Home Business Permit	Code official	MICC 19.02.010	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC 19.06.080(A)	Hearing examiner

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Lot Line Revision	Code official	Chapter 19.08 MICC	Hearing examiner
Design Review – Minor Exterior Modification Outside Town Center	Code official	MICC 19.15.040 , Chapters 19.11 and 19.12 MICC	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) Less Than \$100,000	Code official	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) \$100,000 or Greater	Design commission	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Hearing examiner
Final Short Plat Approval	Code official	Chapter 19.08 MICC	Superior court
Seasonal Development Limitation Waiver	Building official or city arborist	MICC 19.10.030 , 19.07.060 (D)(4)	Hearing examiner
Development Code Interpretations	Code official	MICC 19.15.020 (L)	Hearing Examiner
Shoreline Exemption	Code official	MICC 19.07.110 and 19.15.020 (G)(6)(c)(i)	Hearing examiner ¹
Administrative Actions			
Accessory Dwelling Unit Permit	Code official	MICC 19.02.030	Hearing examiner
Preliminary Short Plat	Code official	Chapter 19.08 MICC	Hearing examiner
Deviation	Code official	MICC 19.15.020 (G); 19.01.070, 19.02.050(F), 19.02.020(C)(4) and (D)(3)	Hearing examiner
Critical Areas Determination	Code official	Chapter 19.07 MICC	Hearing Examiner Planning commission

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

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Variance from Short Plat Acreage Limitation	Code official	MICC 19.08.020	Hearing examiner
Critical Areas Reasonable Use Exception	Hearing examiner	MICC 19.07.030 (B)	Superior court
Street Vacation	City council via planning commission ²	MICC 19.09.070	Superior court
Shoreline Conditional Use Permit	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Shoreline Variance	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Impervious Surface Variance	Hearing examiner	MICC 19.02.0520(D)(4)	Superior court
Legislative Actions			
Code Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
Comprehensive Plan Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
¹ Final rulings granting or denying an exemption under MICC 19.15.020 (G)(6) are not appealable to the shoreline hearings board (SHB No. 98-60).			
² 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.			
³ Must be approved by the city of Mercer Island prior to review by DOE per WAC 173-27-200 and RCW 90.58.140 (10).			

1
2
3

19.15.020 Permit review procedures.

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

4
5 A. Preapplication. Applicants for development permits are encouraged to participate in informal
6 meetings with city staff and property owners in the neighborhood of the project site. Meetings with the
7 staff provide an opportunity to discuss the proposal in concept terms, identify the applicable city
8 requirements and the project review process. Meetings or correspondence with the neighborhood serve
9 the purpose of informing the neighborhood of the project proposal prior to the formal notice provided
10 by the city.

11
12 B. Application.

13
14 1. All applications for permits or actions by the city shall be submitted on forms provided by the
15 development services group. An application shall contain all information deemed necessary by
16 the code official to determine if the proposed permit or action will comply with the
17 requirements of the applicable development regulations. The applicant for a development
18 proposal shall have the burden of demonstrating that the proposed development complies with
19 the applicable regulations and decision criteria.

20
21 2. All applications for permits or actions by the city shall be accompanied by a filing fee in an
22 amount established by city ordinance.

23
24 C. Determination of Completeness.

25
26 1. The city will not accept an incomplete application. An application is complete only when all
27 information required on the application form and all submittal items required by code have
28 been provided to the satisfaction of the code official.

29
30 2. Within 28 days after receiving a development permit application, the city shall mail or provide
31 in person a written determination to the applicant, stating either that the application is
32 complete or that the application is incomplete and what is necessary to make the application
33 complete. An application shall be deemed complete if the city does not provide a written
34 determination to the applicant stating that the application is incomplete.

35
36 3. Within 14 days after an applicant has submitted all additional information identified as being
37 necessary for a complete application, the city shall notify the applicant whether the application
38 is complete or what additional information is necessary.

39
40 4. If the applicant fails to provide the required information within 90 days of the determination
41 of incompleteness, the application shall lapse. The applicant may request a refund of the
42 application fee minus the city's cost of determining the completeness of the application.

43
44 D. Notice of Application.

1
2 1. Within 14 days of the determination of completeness, the city shall issue a notice of
3 application for all administrative, discretionary, and legislative actions listed in MICC
4 19.15.010(E).

5
6 2. The notice of application shall include the following information:

7
8 a. The dates of the application, the determination of completeness, and the notice of
9 application;

10
11 b. The name of the applicant;

12
13 c. The location and description of the project;

14
15 d. The requested actions and/or required studies;

16
17 e. The date, time, and place of the open record hearing, if one has been scheduled;

18
19 f. Identification of environmental documents, if any;

20
21 g. A statement of the public comment period, which shall be not less than 14 days nor
22 more than 30 days following the date of notice of application; and a statement of the
23 rights of individuals to comment on the application, receive notice and participate in any
24 hearings, request a copy of the decision once made and any appeal rights;

25
26 h. The city staff contact and phone number;

27
28 i. The identification of other permits not included in the application to the extent known
29 by the city;

30
31 j. A description of those development regulations used in determining consistency of
32 the project with the city's comprehensive plan; and

33
34 k. Any other information that the city determines appropriate.

35
36 3. Open Record Hearing. If an open record hearing is required on the permit, the city shall:

37
38 a. Provide the notice of application at least 15 days prior to the hearing; and

39
40 b. Issue any threshold determination required under MICC 19.07.110 at least 15 days
41 prior to the hearing.

42
43 4. Notice shall be provided in the bi-weekly DSG bulletin, posted at City Hall and made available
44 to the general public upon request.

1
2 5. All comments received on the notice of application must be received by the development
3 services group by 5 pm on the last day of the comment period.
4

5 6. Except for a determination of significance, the city shall not issue a threshold determination
6 under MICC 19.07.110 or issue a decision on an application until the expiration of the public
7 comment period on the notice of application.
8

9 7. A notice of application is not required for the following actions; provided, the action is either
10 categorically exempt from SEPA or an environmental review of the action in accordance with
11 SEPA has been completed:
12

- 13 a. Building permit;
14
15 b. Lot line revision;
16
17 c. Right-of-way permit;
18
19 d. Storm drainage permit;
20
21 e. Home occupation permit;
22
23 f. Design review – minor new construction;
24
25 g. Final plat approval;
26
27 h. Shoreline exemption permit;
28
29 i. Critical lands determination; ~~and~~
30
31 j. Seasonal development limitation waiver; ~~and,~~
32
33 ~~k. Tree removal permit.~~
34

35 E. Public Notice.
36

37 1. In addition to the notice of application, a public notice is required for all administrative,
38 discretionary, and legislative actions listed in MICC 19.15.010(E).
39

40 2. Public notice shall be provided at least 10 days prior to any required open record hearing. If
41 no such hearing is required, public notice shall be provided 10 days prior to the decision on the
42 application.
43

44 3. The public notice shall include the following:

- 1
- 2 a. A general description of the proposed project and the action to be taken by the city;
- 3
- 4 b. A nonlegal description of the property, vicinity map or sketch;
- 5
- 6 c. The time, date and location of any required open record hearing;
- 7
- 8 d. A contact name and number where additional information may be obtained;
- 9
- 10 e. A statement that only those persons who submit written comments or testify at the
- 11 open record hearing will be parties of record; and only parties of record will receive a
- 12 notice of the decision and have the right to appeal; and
- 13
- 14 f. A description of the deadline for submitting public comments.

15

16 4. Public notice shall be provided in the following manner:

17

18 a. Administrative and Discretionary Actions. Notice shall be mailed to all property

19 owners within 300 feet of the property and posted on the site in a location that is visible

20 to the public right-of-way.

21 i. Long Subdivisions. Additional notice for long subdivisions shall be provided as

22 follows:

23 (A) Public notice shall also be published at least 30 days prior to the

24 open record hearing on the application in a newspaper of general

25 circulation within the city.

26

27 (B) If the owner of a proposed long subdivision owns land contiguous to

28 the proposed long subdivision, that contiguous land shall be treated as

29 part of the long subdivision for notice purposes, and notice of the

30 application shall be given to all owners of lots located within 300 feet of

31 the proposed long subdivision and the applicant's contiguous land.

32

33 (C) The city shall provide written notice to the Department of

34 Transportation of an application for a long subdivision or short

35 subdivision that is located adjacent to the right-of-way of a state

36 highway. The notice shall include a legal description of the long

37 subdivision or short subdivision and a location map.

38

39 b. Legislative Action. Notice shall be published in a newspaper of general circulation

40 within the city.

41

42 F. Open Record Hearing.

43

1 1. Only one open record hearing shall be required prior to action on all discretionary and
2 legislative actions except design review and street vacations.

3
4 2. Open record hearings shall be conducted in accordance with the hearing body's rules of
5 procedures. In conducting an open record hearing, the hearing body's chair shall, in general,
6 observe the following sequence:

7
8 a. Staff presentation, including the submittal of any additional information or
9 correspondence. Members of the hearing body may ask questions of staff.

10
11 b. Applicant and/or applicant representative's presentation. Members of the hearing
12 body may ask questions of the applicant.

13
14 c. Testimony by the public. Questions directed to the staff, the applicant or members of
15 the hearing body shall be posed by the chairperson at his/her discretion.

16
17 d. Rebuttal, response or clarifying statements by the applicant and/or the staff.

18
19 e. The public comment portion of the hearing is closed and the hearing body shall
20 deliberate on the action before it.

21
22 3. Following the hearing procedure described above, the hearing body shall:

23
24 a. Approve;

25
26 b. Conditionally approve;

27
28 c. Continue the hearing; or

29
30 d. Deny the application.

31
32 G. Decision Criteria. Decisions shall be based on the criteria specified in the Mercer Island City Code for
33 the specific action. An applicant for a development proposal shall have the burden of demonstrating
34 that the proposed development complies with the applicable regulations and decision criteria. A
35 reference to the code sections that set out the criteria and standards for decisions appears in MICC
36 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the
37 code, the following are the required criteria for decision:

38
39 1. Comprehensive Plan Amendment.

40
41 a. The amendment is consistent with the Growth Management Act, the county-wide
42 planning policies, and the other provisions of the comprehensive plan and city policies;
43 and:
44

1 i. There exists obvious technical error in the information contained in the
2 comprehensive plan; or

3
4 ii. The amendment addresses changing circumstances of the city as a whole.

5
6 b. If the amendment is directed at a specific property, the following additional
7 findings shall be determined:

8
9 i. The amendment is compatible with the adjacent land use and development
10 pattern;

11
12 ii. The property is suitable for development in conformance with the standards
13 under the potential zoning; and

14
15 iii. The amendment will benefit the community as a whole and will not adversely
16 affect community facilities or the public health, safety, and general welfare.

17
18 2. Reclassification of Property (Rezoning).

19
20 a. The proposed reclassification is consistent with the policies and provisions of the
21 Mercer Island comprehensive plan;

22
23 b. The proposed reclassification is consistent with the purpose of the Mercer Island
24 development code as set forth in MICC 19.01.010;

25
26 c. The proposed reclassification is an extension of an existing zone, or a logical transition
27 between zones;

28
29 d. The proposed reclassification does not constitute a "spot" zone;

30
31 e. The proposed reclassification is compatible with surrounding zones and land uses;
32 and

33
34 f. The proposed reclassification does not adversely affect public health, safety and
35 welfare.

36
37 3. Conditional Use Permit.

38
39 a. The permit is consistent with the regulations applicable to the zone in which the lot is
40 located;

41
42 b. The proposed use is determined to be acceptable in terms of size and location of site,
43 nature of the proposed uses, character of surrounding development, traffic capacities of
44 adjacent streets, environmental factors, size of proposed buildings, and density;

1
2 c. The use is consistent with policies and provisions of the comprehensive plan; and

3
4 d. Conditions shall be attached to the permit assuring that the use is compatible with
5 other existing and potential uses within the same general area and that the use shall not
6 constitute a nuisance.

7
8 4. Variances. An applicant or property owner may request a variance from any numeric
9 standard, except for the standards contained within Chapter 19.07 MICC. A variance shall be
10 granted by the city only if the applicant can meet all criteria in "a." through "g.". A variance for
11 increased impervious surface pursuant to subsection "h." shall be granted by the city only if the
12 applicant can meet criteria "a." through "h.":

13
14 a. The strict enforcement of the provisions of Title 19 MICC will create an unnecessary
15 hardship to the property owner;

16
17
18 b. The variance is the minimum necessary to grant relief to the property owner;

19
20 ca. No use variance shall be allowed;

21
22 db. There are special circumstances applicable to the particular lot such as the size,
23 shape, topography, or location of the lot; the trees, groundcover, or other physical
24 conditions of the lot and its surroundings; or factors necessary for the successful
25 installation of a solar energy system such as a particular orientation of a building for the
26 purposes of providing solar access;

27
28 ee. The granting of the variance will not be materially detrimental to the public welfare
29 or injurious to the property or improvements in the vicinity and zone in which the
30 property is situated;

31
32 ef. The granting of the variance will not alter the character of the neighborhood, nor
33 impair the appropriate use or development of adjacent property; and

34
35 eg. The variance is consistent with the policies and provisions of the comprehensive plan
36 and the development code.

37
38 h. The basis for requesting the variance is not the direct result of a past action by the
39 current or prior property owner.

40
41 i. Public and private schools, religious institutions, private clubs and public facilities in
42 single-family zones with slopes of less than 15 percent may request a variance to
43 increase the impervious surface to a maximum 60 percent impervious surface and such

1 variance application will be granted if the hearing examiner determines that the
2 applicant has demonstrated that the following criteria are satisfied:

3
4 i. There will be no net loss of pervious surface from the existing pervious
5 surface. No net loss will be determined by the code official and may be achieved
6 by off-site mitigation and/or by reconstructing existing parking areas to allow
7 stormwater penetration. This replacement will be an exception to subsection
8 (D)(2)(b) of this section prohibiting parking areas from being considered as
9 pervious surfaces;

10
11 ii. All stormwater discharged shall be mitigated consistent with the most recent
12 Washington State Department of Ecology Stormwater Management Manual for
13 Western Washington, including attenuation of flow and duration. Mitigation will
14 be required for any and all new and replaced impervious surfaces. In designing
15 such mitigation, the use of a continuous simulation hydrologic model such as
16 KCRTS or WWHM shall be required; event based models will not be allowed. In
17 addition, mitigation designs shall utilize flow control best management practices
18 (BMPs) and low impact development (LID) techniques to infiltrate, disperse and
19 retain stormwater on site to mitigate the increased volume, flow and pollutant
20 loading to the maximum extent feasible;

21
22 iii. The director must approve a storm drainage report submitted by the
23 applicant and prepared by a licensed civil engineer assuring the city that city
24 infrastructure, in concert with the project design, is adequate to accommodate
25 storm drainage from the project site, or identifying appropriate improvements
26 to public and/or private infrastructure to assure this condition is met, at the
27 applicant's expense; and,

28
29 iv. The variance may not be used with other provisions to exceed this maximum
30 60 percent impervious surface coverage.

31
32
33
34 5. Setback Deviation. A setback deviation shall be granted by the city only if the applicant
35 demonstrates all of the following:

36
37 a. Setback deviation criteria. Setback deviations shall be subject to the following
38 criteria:

39
40 ia. No use deviation shall be allowed;

41
42 bii. The granting of the deviation will not be materially detrimental to the public
43 welfare or injurious to the property or improvements in the vicinity and zone in
44 which the property is situated;

1
2 €iii. The granting of the deviation will not alter the character of the
3 neighborhood, nor impair the appropriate use or development of adjacent
4 property; and

5
6 €iv. The deviation is consistent with the policies and provisions of the
7 comprehensive plan and the development code.

8
9 v. The basis for requesting the deviation is not the direct result of a past action
10 by the current or prior property owner.

11
12 vi. The setback deviation is associated with the approval of development of a
13 single lot or subdivision that is constrained by critical areas or critical area
14 buffers.

15
16 vii. The building pad resulting from the proposed deviation will result in less
17 impact to critical areas or critical areas buffers.

18
19 viii. Yard setbacks shall not be reduced below the following minimums:

20
21 (A) . Front and rear setbacks may not be reduced to less than 10 feet
22 each;

23
24 (B) . Side setbacks may not be reduced to less than five feet.

25
26 ...
27
28 K. Expiration of Approvals.

29 1. General. Except for long and short subdivisions, building permits or ~~unless as~~ otherwise
30 conditioned in the approval process, permits shall expire one year from the date of notice of
31 decision if the activity approved by the permit is not exercised. ~~Responsibility for knowledge of~~
32 ~~the expiration date shall be with the applicant.~~

33 2. Long and short subdivision.

34
35 a. Once the preliminary plat for a long subdivision has been approved by the city, the
36 applicant has five years to submit a final plat meeting all requirements of this chapter to
37 the city council for approval.

38
39 b. Once the preliminary plat for a short subdivision has been approved by the city, the
40 applicant has one year to submit a final plat meeting all requirements of this chapter. A
41 plat that has not been recorded within one year after its preliminary approval shall
42 expire, becoming null and void. The city may grant a single one-year extension, if the
43 applicant submits the request in writing before the expiration of the preliminary
44 approval.

1
2 c. In order to renew an expired preliminary plat, a new application must be submitted.

3
4 3. Responsibility for knowledge of the expiration date shall be with the applicant.

5
6 L. Code Interpretations.

7 1. Upon ~~request~~ formal application or as determined necessary, the code official ~~shall~~ may issue
8 a written interpretation of ~~interpret~~ the meaning or application of provisions of the
9 development code. In issuing the interpretation, the code official shall consider the following:

10 a. The plain language of the code section in question;

11 b. Purpose and intent statement of the chapters in question;

12 c. Legislative intent of the City Council provided with the adoption of the code sections
13 in question;

14 d. Policy direction provided by the Mercer Island Comprehensive Plan;

15 e. Relevant judicial decisions;

16 f. Consistency with other regulatory requirements governing the same or similar
17 situation;

18 g. The expected result or effect of the interpretation; and,

19 h. Previous implementation of the regulatory requirements governing the situation.

20 2. The code official may also bring any issue of interpretation before the planning commission
21 for determination. Anyone in disagreement with an interpretation by the code official may also
22 ~~request a review appeal of~~ the code official's interpretation ~~by to~~ the ~~planning~~
23 ~~commission~~ hearing examiner.

24

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 Development proposal: The application for a permit or other approval from the City of Mercer Island
29 relative to the use or development of land.

30
31 ...

32
33 Development proposal site: The boundaries of the lot or lots for which an applicant has or should have
34 applied for approval from the City of Mercer Island to carry out a development proposal.

35
36 ...

37
38 Driveway: The vehicular access on to a lot containing one single family dwelling, or the required
39 vehicular access to, or through, an area designed for parking.

40
41 ...

42

1 Feasible ~~(SMP)~~: An action that is required to achieve project approval, such as a design requirement,
 2 development project condition, mitigation, or preservation requirement, and that meets all of the
 3 following conditions:

- 4 ~~(1)~~ 1. ~~The~~ The action can be accomplished with technologies and methods that have been used in
 5 the past in similar circumstances, or studies or tests have demonstrated in similar circumstances
 6 that such approaches are currently available and likely to achieve the intended results; ~~(2)~~
 7 2. ~~The~~ The action provides a reasonable likelihood of achieving its intended purpose; and
 8 3. ~~(3)~~ ~~The~~ The action does not physically preclude achieving the project's primary intended legal
 9 use. In cases where these guidelines require certain actions unless they are infeasible, the
 10 burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the
 11 reviewing agency may weigh the action's relative public costs and public benefits, considered in
 12 the short- and long-term time frames.

13 ...

14 ...
 15 ...
 16 Floor: The continuous, supporting surface extending horizontally through a building or structure that
 17 serves as the level base of a room upon which a person stands or travels.

18 ...
 19 ...

20 ...
 21 Formal design review: Design review conducted by the Design Commission.

22 ...
 23 ...

24 ...
 25 Gross Floor Area: The total square footage of floor area bounded by the exterior faces of the building.

26 1. The gross floor area of a single-family dwelling shall include:

- 27 a. The main building, including but not limited to attached accessory buildings.
 28 b. All garages and covered parking areas, and detached accessory buildings with a gross
 29 floor area over 120 square feet.
 30 c. That portion of a basement which projects above existing grade as defined and
 31 calculated in Appendix B of this development code.

32 d. Stair cases.

33 e. Decks that are attached to the second or third story of a single family dwelling and
 34 are covered by a roof. For the purposes of calculating the gross floor area of covered
 35 decks, the entire deck area covered by the roof shall be accounted for as floor area,
 36 provided an 18" eave extending beyond the edge of the deck shall not be included in
 37 the gross floor area.

38 f. Space under stairways or stairwells that is used, for example, as a closet or storage
 39 space if that space meets the definition of "Floor".

40 2. The gross floor area of a single family dwelling does not include:

41 a. Second- or third-story uncovered decks, or uncovered rooftop decks.

42 32. In the Town Center, gross floor area is the area included within the surrounding exterior
 43 finish wall surface of a building, excluding courtyards and parking surfaces.
 44

...

Tree, Exceptional: A tree or group of trees that because of its unique historical, ecological, or aesthetic value constitutes an important community resource. An exceptional tree is a tree that is rare or exceptional by virtue of its size, species, condition, cultural / historic importance, age, and / or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table are considered exceptional trees unless they are also hazardous trees:

Exceptional Tree Table

Species	Threshold Diameter
Native Species	
<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>
Non-native Species	
<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, serrulata, sargentii, subhirtella, 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>

1
2
3
4
5
6

...

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.

1
2 ...

3
4 Large (Regulated) Tree, Large (Regulated): Any conifer tree that is six feet tall with a diameter of 24 inches or more or any deciduous tree with a diameter of more than six inches.

5
6
7 ...

8
9 Small Tree, Small: Any conifer tree that is less than six feet tall with a diameter of less than 24 inches or any deciduous tree with a diameter of six inches or less.

10
11 ...

12
13
14 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.

15
16
17 ...

18
19
20
21 Hardscape: The solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, buildings, paved areas, stairs, walkways, decks, pergolas, patios, and similar constructed elements. The hardscape within landscaping is usually made up of materials that include, but are not limited to wood, stone, concrete, gravel, and pervious pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). Hardscape areas do not include driveways.

22
23
24 ...

25
26
27 Landscaping: The arrangement and planting of softscape elements (e.g. trees, grass, shrubs and flowers), and the installation of hardscape elements (e.g. placement of fountains, patios, street furniture and ornamental concrete or stonework).

28
29 ...

30
31
32 Lot, Large: A lot that contains sufficient area, and is of sufficient dimension, to be subdivided. Large lots shall contain a minimum area as follows:

33 1. R-8.4: 16,800 square feet.

34 2. R-9.6: 19,200 square feet.

35 3. R-12: 24,000 square feet.

36 4. R-15: 30,000 square feet.

37
38 ...

39
40
41
42
43
44

1 Lot area: The area contained within the established boundaries of a lot. The lot area includes, but is not
 2 limited to, areas encumbered by critical areas, shorelines, and public or private easements.

3
 4 ...

5 Lot area, net: The area contained within the established boundaries of a lot, less any area used for public
 6 or private easements.

7
 8 ...

9
 10 Lot coverage, maximum: The maximum area of a residentially zoned lot that may be covered by a
 11 combination of buildings and vehicular driving surfaces.

12
 13 ...

14
 15 Reasonable Best Efforts: An applicant has used reasonable best efforts to perform an action when an
 16 applicant demonstrates that one of the following prevents compliance with the applicable standard:

- 17 1. The action cannot be accomplished with technologies and methods that have been used in
 18 the past in similar circumstances, or studies or tests have demonstrated in similar
 19 circumstances that such approaches unlikely to achieve the intended results;
- 20 2. The action does not provide a reasonable likelihood of achieving its intended purpose; or
- 21 3. The action physically precludes achieving the project's primary intended legal use.

22 In cases where the code requires "reasonable best efforts" to comply with standards, the burden of
 23 proving that reasonable best efforts have been taken, and compliance is infeasible, is on the applicant.

24 In determining whether reasonable best efforts have been taken the reviewing agency may weigh the
 25 applicant's actions to comply with the applicable standard and the action's relative public costs and
 26 public benefits, considered in the short- and long-term time frames. The reviewing agency may also
 27 evaluate whether an applicant's prior actions have contributed to the applicant's inability to comply
 28 with the applicable standard.

29 ...

30
 31 Qualified Arborist: means an individual with relevant education and training in arboriculture or urban
 32 forestry, having two (2) or more of the following credentials:

- 33
- 34 1. International Society of Arboriculture (ISA) Certified Arborist;
- 35 2. Tree Risk Assessor Certification (TRACE) as established by the Pacific Northwest Chapter of
 36 ISA (or equivalent);
- 37 3. American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
- 38 4. Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

39
 40 For tree retention reviews associated with a development proposal, a qualified arborist must have, in
 41 addition to the above credentials, a minimum of three (3) years' experience working directly with the
 42 protection of trees during construction and have experience with the likelihood of tree survival after
 43 construction. A qualified arborist must also be able to prescribe appropriate measures for the
 44 preservation of trees during land development.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

...

Softscape: The living or unhardened elements that are incorporated into landscaping. The softscape generally includes plants, flower beds, tree retention areas, uncovered dirt, compost or mulched areas, wetlands, and wetland or watercourse buffers.

...

Street: An improved or unimproved public or private right-of-way or easement which affords or could be capable of affording vehicular access to property.

1. Collector Arterial: A street designed to collect and distribute traffic from major arterials to the local access streets. The collector arterial is similar to a local access street except for stop and yield privileges over a local access street and restrictions for on street parking.

2. Local Access Street: A street designated for direct access to properties, and which is tributary to the arterial system.

3. Major Arterial Street: A street designed to collect and distribute large volumes of traffic from the freeway, Town Center and less important arterial streets. This type of arterial normally is designed to expedite through traffic.

4. Second Arterial Street: A street designed to collect and distribute traffic from the freeway or major arterials and less important streets.

5. Driveways are not streets.

1 **APPENDIX B**
 2 **BASEMENT FLOOR AREA CALCULATION**

3 The Mercer Island Development Code excludes that portion of the basement floor area from the Gross Floor
 4 Area which is below grade. That portion of the basement which will be excluded is calculated as shown.

Portion of Excluded Basement Floor Area =

Total Basement Area x $\frac{\Sigma(\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$

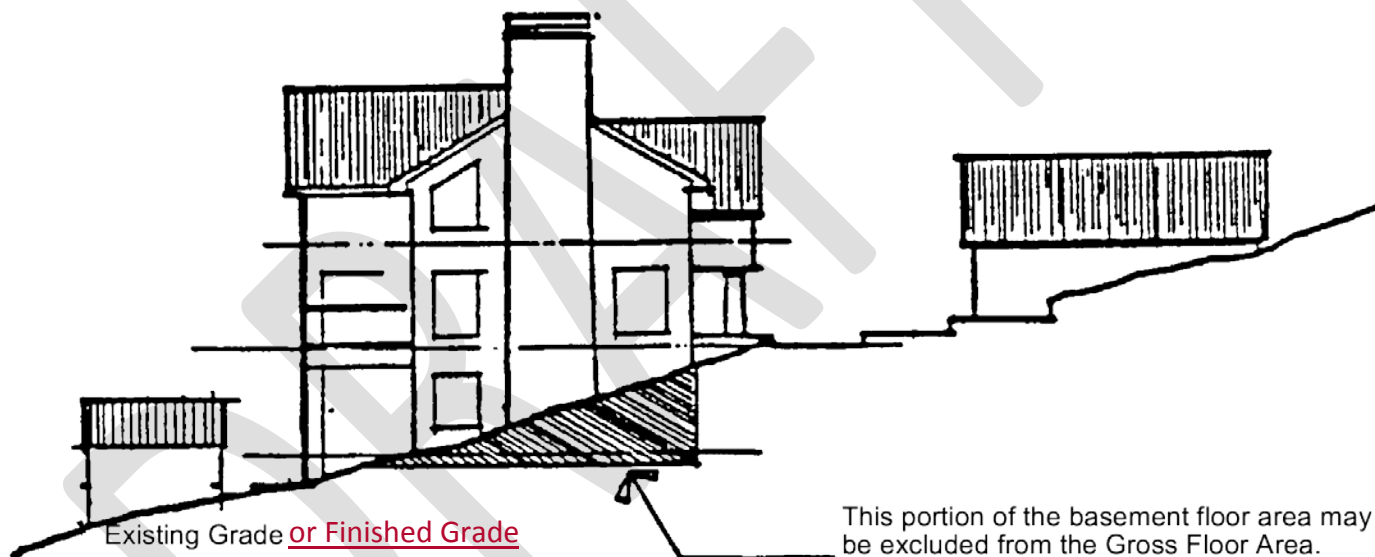
Total of all Wall Segment lengths

5 Where the terms are defined as follows:

6
 7 TOTAL BASEMENT AREA is the total amount of all basement floor area.

8
 9 WALL SEGMENT COVERAGE is the portion of an exterior wall below existing or finished grade, whichever is
 10 lower. It is expressed as a percentage. (Refer to example.)

11
 12 WALL SEGMENT LENGTH is the horizontal length of each exterior wall in feet.



13

14 **EXAMPLE OF BASEMENT FLOOR AREA CALCULATION**

15 This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area.
 16 In order to complete this example, the following information is needed.

- 17 A. A topographic map of the existing grades and the proposed finished grades.
 18 B. Building plans showing dimensions of all exterior wall segments and floor areas.
 19 C. Building elevations showing the location of existing grades and proposed finished in relation to
 20 basement level.

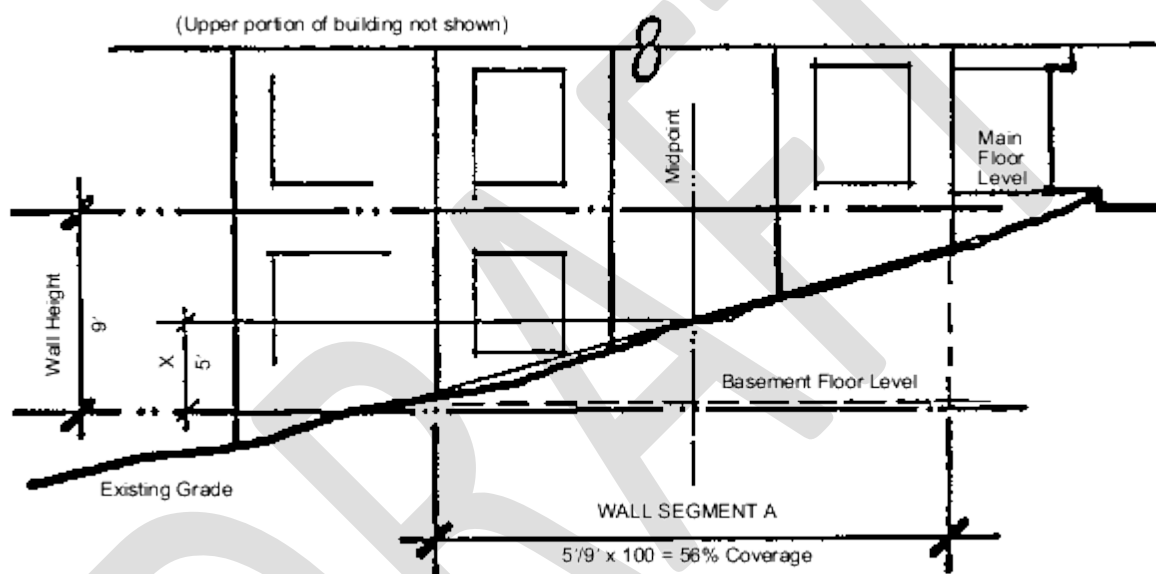
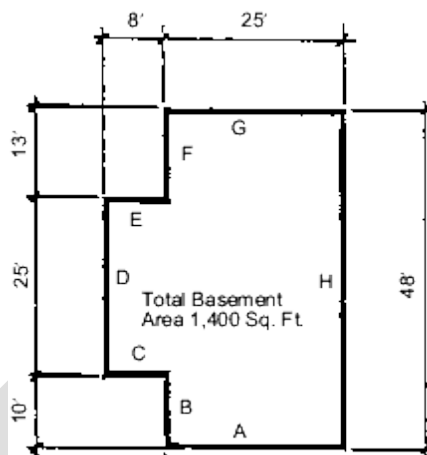
21 Step One

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



CITY OF MERCER ISLAND CITY COUNCIL MEETING AGENDA

Monday
June 12, 2017
6:00 PM

Mayor Bruce Bassett

Deputy Mayor Debbie Bertlin

Councilmembers Dan Grausz, Jeff Sanderson,

Wendy Weiker, David Wisenteiner and Benson Wong

This meeting will be held in the City Hall Council Chambers at
9611 SE 36th Street, Mercer Island, WA.

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

SPECIAL MEETING

CALL TO ORDER & ROLL CALL

SPECIAL BUSINESS

AB 5314 Public Hearing on Residential Development Standards Code Amendments

ADJOURNMENT



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

**AB 5314
June 12, 2017
Public Hearing**

**PUBLIC HEARING ON RESIDENTIAL
DEVELOPMENT STANDARDS CODE
AMENDMENTS**

Proposed Council Action:

Conduct a public hearing on the proposed Residential Development Standards.

DEPARTMENT OF	Development Services Group (Evan Maxim)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed Ordinance No. 17C-15 (with Attachment A)
2017-2018 CITY COUNCIL GOAL	2. Maintain the City's Residential Character
APPROVED BY CITY MANAGER	

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

SUMMARY

On June 5, 2017, the City Council received the Planning Commission's recommendations to the City Council related to amendments to the Residential Development Standards. As part of the continuing community engagement surrounding the amendments to the Residential Development Standards, the City Council scheduled a public hearing to receive citizen input on the proposed amendments. The Planning Commission's recommended amendments to the Residential Development Standards are attached as Exhibit 1.

Please also refer to Agenda Bill 5313 from the June 5, 2017 meeting, which includes the staff report, a summary of the written public comment, the Planning Commission's recommended code amendments, accompanying recommendations, and follow up work plan items (available on the City's website at <http://bit.ly/2rFUaZI>).

No action is required on June 12. The Council will continue the first reading of the proposed amendments to the Residential Development Standards on June 19 from 5-7 pm.

RECOMMENDATION

Planning Manager

Conduct the public hearing.

**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 ERROR 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 a public hearing on April 5, 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 5 days after its passage and publication of 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: _____

PLANNING COMMISSION – RECOMMENDATION DRAFT
Draft Zoning Text Amendments
Residential Development Standards

1	
2	
3	
4	
5	NUISANCE CONTROL CODE
6	8.24.020 Types of nuisances
7	
8	CONSTRUCTION ADMINISTRATIVE CODE
9	17.14.010 Adoption
10	
11	GENERAL PROVISIONS
12	19.01.050 Nonconforming structures, sites, lots and uses.
13	19.01.070 Variance and deviation procedures.
14	
15	RESIDENTIAL
16	19.02.010 Single-family.
17	19.02.020 Lot requirements.
18	19.02.030 Accessory dwelling units.
19	19.02.040 Garages and other accessory buildings.
20	19.02.050 Fences, retaining walls and rockeries.
21	
22	SUBDIVISIONS
23	19.08.020 Application procedures and requirements.
24	19.08.030 Design standards.
25	19.08.040 Plat improvements.
26	19.08.050 Final plats.
27	
28	PROPERTY DEVELOPMENT
29	19.09.090 Building pad.
30	19.09.100 Preferred practices.
31	
32	TREES
33	19.10.010 Purpose
34	19.10.020 Permit required.
35	19.10.030 Exemptions.
36	19.10.040 Tree removal review and approval.
37	19.10.050 Tree removal – Not associated with development proposal.
38	19.10.060 Tree retention associated with development proposal.
39	19.10.070 Tree replacement required.
40	19.10.080 Tree protection standards.
41	19.10.090 Application requirements.
42	19.10.100 Trees on public property.
43	19.10.110 Seasonal development limitations
44	19.10.120 Rounding.

- 1 19.10.130 Nuisance abatement.
- 2 19.10.140 Appeals.
- 3 19.10.150 Enforcement.
- 4
- 5 ADMINISTRATION
- 6 19.15.010 General procedures.
- 7 19.15.020 Permit review procedures.
- 8

9 DEFINITIONS

- 10 19.16.010 Definitions.

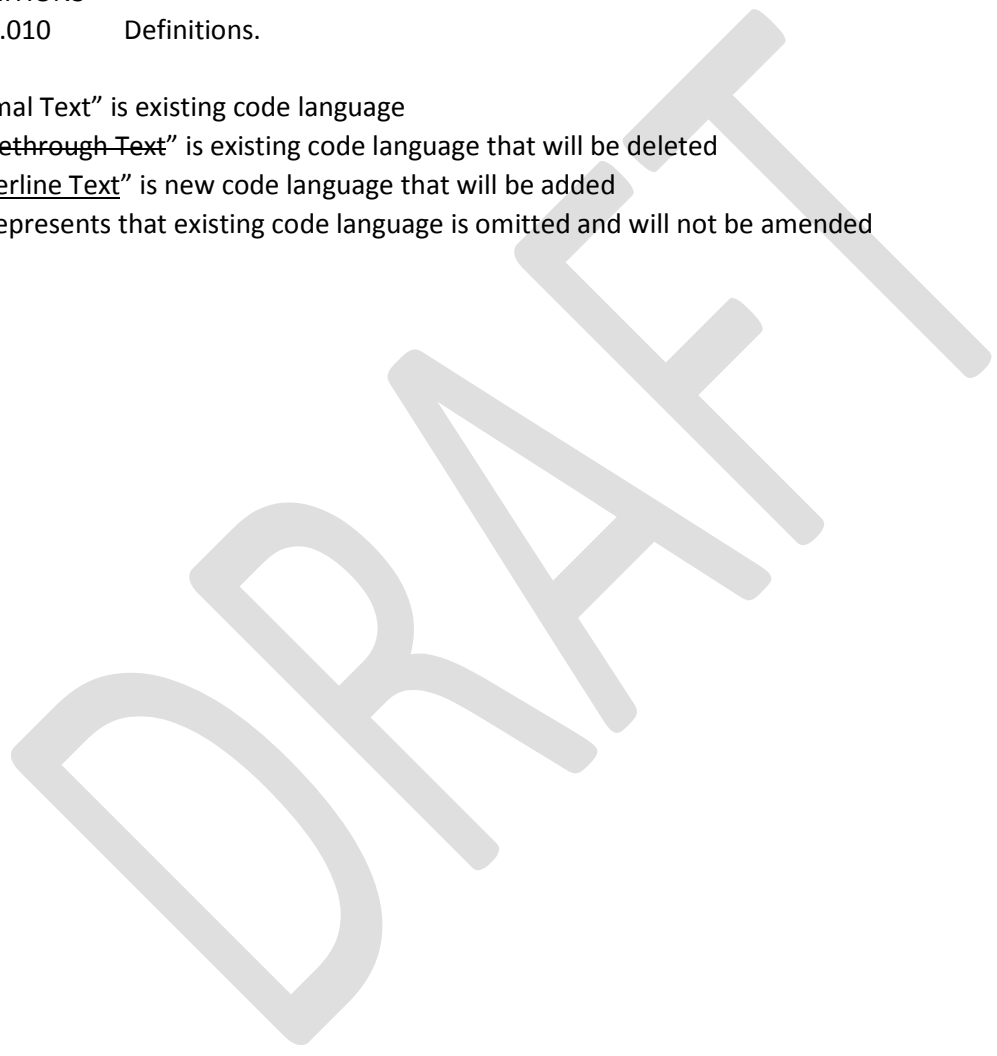
11
12 "Normal Text" is existing code language

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

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

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

16
17
18



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.

- 1 1. Every permit issued for the construction of a new single family home with a gross floor area
2 of more than 6,000 square feet, or as required for a permit renewal under section 105, shall
3 provide a construction management plan and a construction schedule for approval by the
4 building official.
- 5
6 2. Every permit issued for the remodel or addition to a single family home that will result in
7 the modification of more than 6,000 square feet gross floor area, or the addition of more
8 than 3,000 square feet gross floor area, or as required for a permit renewal under section
9 105, shall provide a construction management plan and a construction schedule for
10 approval by the building official.
- 11
12 3. The construction management plan shall include measures to mitigate impacts resulting
13 from construction noise, deliveries and trucking, dust / dirt, use of the street for
14 construction related staging and parking, off-site parking, and haul routes. The building
15 official may require additional information as needed to identify and establish appropriate
16 mitigation measures for construction related impacts.
- 17
18 4. The construction schedule shall identify major milestones, anticipated future phases, and
19 anticipated completion dates. The construction schedule shall establish a timeline for
20 completion of exterior and interior building related construction activity and site work. The
21 construction schedule shall incorporate appropriate measures to address unforeseeable
22 delays and shall provide for contingencies. The building official may require additional
23 information or revisions to the construction schedule.
- 24
25 5. The building official is authorized to take corrective measures as needed to ensure
26 adherence to the approved construction management plan and construction schedule.
27

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 shall be considered "conforming" structures or sites, provided the structure or site complies with the deviation approval. Structures and sites resulting from a prior deviation approval are not subject to the provisions of Chapter 19.01 MICC

13
14
15
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. Single family landscaping. A site developed with a single family dwelling that is legally
37 nonconforming because the minimum landscaping required pursuant to Chapter 19.02
38 MICC has not been established or because maximum allowable hardscape has been
39 exceeded can be increased in height and gross floor area (up to the maximum height
40 and gross floor area permitted). No new hardscape or further reduction in landscaping
41 area is permitted unless:

42 i) The site is either brought into conformance with all applicable landscape
43 requirements; or,

1 ii) Two square feet of legally existing hardscape is removed for every one square
2 foot of new hardscape; or,

3 iii) Two square feet of landscaping area is provided for every one square feet of
4 additional non-landscaping area.

5
6 ...

7
8
9 **19.01.070 Variance and deviation procedures.**

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

13
14 **A. Variance.**

15
16 1. An applicant may request a variance from any numeric standard applicable to the permit or
17 from any other standard that has been specifically designated as being subject to a variance.

18
19 2. A variance may be granted if the applicant demonstrates that the criteria set out in MICC
20 19.15.020(G)(4), and any additional variance criteria set out in the code section under which the
21 permit would be issued, are satisfied.

22
23 **B. Deviation.**

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

26 2. A deviation may be granted if the applicant demonstrates that the criteria set out in MICC
27 19.15.020(G)(5), and any additional deviation criteria set out in the code section under which
28 the permit would be issued, are satisfied.

29
30
31

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.~~

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.

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 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 increased as follows:

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

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

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

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

29
30 ~~depth: The sum of the side yards shall be at least 15 feet; provided, no side yard~~
31 ~~abutting an interior lot line shall be less than five feet, and no side yard abutting a street~~
32 ~~shall be less than 10 feet.~~

33
34 2. Yard Determination.

35
36 a. Front Yard. The front yard is the yard abutting an improved street from which the lot
37 gains primary access or the yard abutting the entrance to a building and extending the
38 full width of the lot. If this definition does not establish a front yard setback, the code
39 official shall establish the front yard based upon orientation of the lot to surrounding
40 lots and the means of access to the lot.

41
42 i. Waterfront Lot. On a waterfront lot, regardless of the location of access to the
43 lot, the front yard may be measured from the property line opposite and
44 generally parallel to the ordinary high water line.

1
2 b. Rear Yard. The rear yard is the yard opposite the front yard. The rear yard shall
3 extend across the full width of the rear of the lot, and shall be measured between the
4 rear line of the lot and the nearest point of the main building including an enclosed or
5 covered porch. If this definition does not establish a rear yard setback for irregular
6 shaped lots, the code official may establish the rear yard based on the following
7 method: The rear yard shall be measured from a line or lines drawn from side lot line(s)
8 to side lot line(s), at least 10 feet in length, parallel to and at a maximum distance from
9 the front lot line.

10
11 c. Corner Lots. On corner lots the front yard shall be measured from the narrowest
12 dimension of the lot abutting a street. The yard adjacent to the widest dimension of the
13 lot abutting a street shall be a side yard. If a setback equivalent to or greater than
14 required for a front yard is provided along the property lines abutting both streets, then
15 only one of the remaining setbacks must be a rear yard. This code section shall apply
16 except as provided for in MICC 19.08.030(F)(1).

17
18 d. Side Yard. Any yards not designated as a front or rear yard shall be defined as a side
19 yard.

20 21 3. Intrusions into Required Yards.

22 23 a. Minor Building Elements.

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

33
34 b. Platforms, Walks, and Driveways. Platforms, walks, at-grade stairs, and driveways not
35 more than 30 inches above existing grade or finished grade may be located in any
36 required yard.

37
38 c. Fences, Retaining Walls and Rockeries. Fences, retaining walls and rockeries are
39 allowed in required yards as provided in MICC 19.02.050.

40
41 d. Garages and Other Accessory Buildings. Garages and other accessory buildings are not
42 allowed in required yards, except as provided in MICC 19.02.040.
43

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

7
 8 f. Architectural Features. ~~Detached, F~~reestanding architectural features such as
 9 columns or pedestals that designate an entrance to a walkway or driveway and do not
 10 exceed 42 inches in height are allowed in required yards.

11
 12 g. Other Structures. Except as otherwise allowed in this subsection (C)(3), structures
 13 over 30 inches in height from existing grade or finished grade, whichever is lower, may
 14 not be constructed in or otherwise intrude into a required yard.

15
 16 4. Setback Deviation. The Code Official may approve a deviation to front and rear setbacks pursuant to
 17 MICC 19.15.020.

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

21
 22 ~~a. The city shall provide notice of the proposed action as required by MICC 19.15.020(D)~~
 23 ~~and (E).~~

24
 25 ~~b. The decision to grant the deviation shall be pursuant to procedures contained in MICC~~
 26 ~~19.15.010(E) and 19.15.020(G)(5).~~

27
 28 ~~c. In granting any such deviation, the code official may require the submission of any~~
 29 ~~reasonably necessary information.~~

30
 31 ~~d. Yard setbacks shall not be reduced below the following minimums:~~

32
 33 ~~i. Front and rear setbacks may not be reduced to less than 10 feet each;~~

34
 35 ~~ii. Side setbacks may not be reduced to less than five feet.~~

36
 37 D. Gross Floor Area.

38
 39 1. The gross floor area of all buildings shall not exceed the lesser of:

40 a. 40 percent of the lot area; and

41
 42 b. The following limit shall apply to single family dwellings and accessory buildings
 43 based upon the zoning designation of the lot upon which the building is established:
 44

- i. R-8.4: 5,000 square feet.
- ii. R-9.6: 8,000 square feet.
- iii. R-12: 10,000 square feet.
- iv. R-15: 12,000 square feet.

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

- a. The gross floor area shall be 150% of the floor area of that portion of a room(s) with a ceiling height of 10 feet to 16 feet, measured from the floor surface to the ceiling.
- b. The gross floor area shall be 200% of the floor area of that portion of a room(s) with a ceiling height of more than 16 feet, measured from the floor surface to the ceiling.
- c. Stair cases shall be counted as a single floor for the first two stories accessed by the stair case. Each additional story above two stories, the stair case shall count as a single floor area. For example, a stair case with a 10 foot by 10 foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).

3. The allowed gross floor area of a single family dwelling may be increased from 40 percent of the lot area to 45 percent of the lot area, provided:

- a. The combined total gross floor area of the single family dwelling and accessory buildings does not exceed the maximum allowed pursuant to subsection MICC 19.02.020(D)(1)(b) above; and
- b. The allowed gross floor area of accessory buildings that are not partially or entirely used for an accessory dwelling unit shall not be increased through the use of this provision; and
- c. The lot contains:
 - i. An accessory dwelling unit associated with the application for a new single family home; or
 - ii. A single family dwelling with at least one floor designed to accommodate a person or persons having a handicap or disability, within the meaning of the Fair Housing Amendments Act (FHAA), 42 U.S.C. 3602(h) or the Washington Law Against Discrimination (WLAD), Chapter 49.60 RCW. To qualify under this subsection, the main floor of the single family dwelling shall be designed to provide the following, consistent with the following summary of Fair Housing Act design requirements with no exception for site impracticality:
 1. An accessible building entrance with a minimum of 36 inches clear on an accessible route;
 2. Accessible doors with a minimum 32 inch clear width opening;
 3. Accessible routes into and through the building, including a minimum clear width of 36 inches, changes in floor height limited to a 1/4 inch or less;

1 4. Light switches, electrical outlets, thermostats, and other
 2 environmental controls are located no higher than 48 inches and no
 3 lower than 15 inches;

4 5. Reinforced walls in bathrooms for later installation of grab bars;

5 6. Usable kitchens and bathrooms as described in the Fair Housing
 6 Accessibility guidelines, as amended; and,

7 d. The total gross floor area authorized pursuant to subsection "b." above shall not
 8 exceed 5,000 square feet.

9
 10 4. Lots created in a subdivision through MICC 19.08.030(G), Optional Standards for
 11 Development, may apply the square footage from the open space tract to the lot area not to
 12 exceed the minimum square footage of the zone in which the lot is located.

13
 14 E. Building Height Limit.

15
 16 1. Maximum building height. No building shall exceed 30 feet in height above the average
 17 building elevation to the highest point of the roof.

18
 19 2. Maximum building height on downhill building façade. The maximum building façade height
 20 on the downhill side of a sloping lot shall not exceed 30 feet in height measured from
 21 existing grade or finished grade, whichever is lower, to the top of the exterior wall façade
 22 supporting the roof framing, rafters, trusses, etc.

23
 24 3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and
 25 fireplaces and other similar appurtenances may extend to a maximum of five feet above the
 26 height allowed for the main structure in subsections "1." and "2." above.

27
 28 4. The formula for calculating average building elevation is as follows:

29
 30 Formula:

31
 32 Average Building Elevation = (Mid-point Elevation of Individual Wall Segment) x (Length
 33 of Individual Wall Segment) ÷ (Total Length of Wall Segments)

34
 35 See Appendix G, Calculating Average Building Elevation.

36
 37 F. Lot Coverage – Single family dwellings.

38 1. Applicability. This section shall apply to the development of single family dwellings including,
 39 but not limited to, the remodeling and construction of new single family dwellings. This section
 40 does not apply to regulated improvements.

41
 42 2. Landscaping objective.

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

4
 5 b. To ensure that landscape design is based on a strong, unified, coherent, and
 6 aesthetically pleasing landscape concept.

7
 8 c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to
 9 provide a transition between each other and between the built and natural
 10 environment.

11
 12 d. To ensure suitable natural vegetation and landforms, particularly mature trees and
 13 topography, are preserved where feasible and integrated into the overall landscape
 14 design. Large trees and tree stands should be maintained in lieu of using new plantings.

15
 16 e. To ensure planting designs include a suitable combination of trees, shrubs,
 17 groundcovers, vines, and herbaceous material; include a combination of deciduous and
 18 evergreen plant material; emphasize native plant material; provide drought tolerant
 19 species; and exclude invasive species.

20
 21 3. Lot coverage - landscaping Required.

22 a. Minimum area required. Development proposals for single family dwellings shall
 23 provide the following minimum landscaping area based on the net lot area:

<u>Lot Slope</u>	<u>Maximum Lot Coverage</u> <u>(house, driving surfaces,</u> <u>and accessory buildings)</u>	<u>Landscaping Area Required</u> <u>(percentage of net lot 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>

24 b. Hardscape, softscape, and driveways.

25 i. A minimum of 80% of the required landscaped area in subsection "a." above,
 26 shall consist of softscape improvements.

27 ii. A maximum of 20% of the required landscaped area in subsection "a." above,
 28 may consist of hardscape improvements including, but not limited to,
 29 walkways, decks, etc. Provided that an at-grade, pervious sport court or similar
 30 pervious recreational improvement with an area of up to 1,200 square is
 31 exempt from the hardscape limitation within the landscaping area.

32 iii. Driveways are prohibited within the landscaping area.

33 For example, a flat lot with a net area of 10,000 square feet shall provide a minimum
 34 6,000 square feet of landscaped area. Up to 1,200 square feet of the landscaped area
 35 may be used for a walkway, patio, or deck or other hardscape area. An additional 1,200
 36 square feet of the landscaped area may be used as an at-grade pervious sport court or
 37 similar recreational area. The remainder of the area shall be used for softscape
 38 improvements, such as landscaping, tree retention, etc.

1
2 3. Deviation. The code official may grant a deviation, allowing an additional five percent of lot
3 coverage over the maximum requirements; provided, the applicant demonstrates through the
4 submittal of an application and supporting documentation that the proposal meets one of the
5 following criteria:

6
7 a. The proposal uses preferred practices, outlined in MICC 19.09.100, which are
8 appropriate for the lot; or

9
10 b. The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway
11 corridor); or

12
13 c. The proposal minimizes impacts to critical areas and provides the minimum extent
14 possible for the additional impervious surfaces.

15
16 The city shall provide notice for the proposed action as required by MICC 19.15.020(D) and (E),
17 Administration.

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

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

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

40
41 c. The director must approve a storm drainage report submitted by the applicant and prepared
42 by a licensed civil engineer assuring the city that city infrastructure, in concert with the project
43 design, is adequate to accommodate storm drainage from the project site, or identifying

1 appropriate improvements to public and/or private infrastructure to assure this condition is
2 met, at the applicant's expense;

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

6
7 ~~e. The hearing procedures and public notice requirements set forth in MICC 19.15.020 shall be~~
8 ~~followed in connection with this variance proceeding.~~

9
10 GE. Parking.

11
12 1. 1-Applicability. This section shall apply to all new construction and remodels where more
13 than 40 percent of the length of the structure's external walls have been intentionally
14 structurally altered.

15 2. Parking required.

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

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

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

25
26 2. Except as otherwise provided in this chapter, each lot shall provide parking deemed
27 sufficient by the code official for the use occurring on the lot; provided, any lot that contains
28 10 or more parking spaces shall also meet the parking lot requirements set out in Appendix
29 A of this development code.

30
31 HF. Easements. Easements shall remain unobstructed.

32
33 1. Vehicular Access Easements. No structures shall be constructed on or over any vehicular
34 access easement. A minimum ~~5-10~~-foot yard setback from the edge of any easement that affords
35 or could afford vehicular access to a property is required for all structures; provided, that
36 improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed
37 within the ~~105~~-foot yard setback so long as such improvements do not interfere with emergency
38 vehicle access or sight distance for vehicles and pedestrians.

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

1
2 I. Large lots. The intent of this section is to ensure that the construction of a single family dwelling on a
3 large lot does not preclude compliance with applicable standards related to subdivision or short
4 subdivision of the large lot. Prior to approval of a new single family dwellings and associated site
5 improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete
6 one of the following:

7
8 1. Design for future subdivision. The proposed site design that shall accommodate potential
9 future subdivision of the lot as follows:

10
11 a. The proposed site design shall comply with the applicable design requirements of
12 Chapters 19.08 Subdivision, 19.09 Development, and 19.10 Trees MICC.

13
14 b. The proposed site design shall not result in a circumstance that would require the
15 removal of trees identified for retention, as part of a future subdivision.

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

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

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

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

33
34 J. Building Pad. New buildings shall be located within a building pad established pursuant to Chapter
35 19.09 MICC. Intrusions into yard setbacks authorized pursuant to MICC 19.02.020(C)(3) may be located
36 outside of the boundaries of the building pad.

37
38 ...

39
40 **19.02.040 Garages, ~~and~~ other accessory buildings, and accessory structures.**

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

42
43 B. Attached Accessory Building. An attached accessory building shall comply with the requirements of
44 this code applicable to the main building.

1
2 C. Detached Accessory Buildings and Accessory Structures.

3 1. Gross Floor Area.

4 a. The combined total gross floor area for one or more accessory building(s) shall not
5 exceed 25 percent of the total gross floor area allowed on a lot within applicable zoning
6 designations pursuant to MICC 19.02.020. For example, on a lot where the total
7 allowed gross floor area is 5,000 square feet, the combined total gross floor area for all
8 accessory buildings is 1,250 square feet.

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

13
14 2. Height.

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

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

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

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

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

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

1
2
3 **19.02.050 Fences, retaining walls and rockeries.**

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

6
7 B. Location in Street.

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

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

16
17 C. Height Measurement.

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

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

26
27 D. Retaining Walls and Rockeries – Requirements.

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

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

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

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

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

42 b. All retaining walls and/or rockeries within a required yard shall be included in
43 calculating the maximum height of 144 inches. ~~Such retaining walls or rockeries, or~~
44 ~~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. No fence shall exceed a maximum height of 72 inches.

32 ii. Fences within front yards may be designed to incorporate an open
 33 latticework or similar architectural feature at the entrance of a
 34 walkway, provided the total height of the entryway feature shall not
 35 exceed 90 inches and the remaining fences shall not exceed 72 inches.
 36 The open latticework or architectural feature shall be designed such
 37 that at least 50 percent of its total surface area consists of evenly
 38 distributed open spaces.

39 iii. Fences or gates located within the front yard may have a maximum
 40 height of 72 inches, provided:

41 1. The proposed fence or gate is located along a property line
 42 contiguous to either: Island Crest Way north of SE 53rd Place, or SE
 43 40th Street between 92nd Avenue SE and 78th Avenue SE; and

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

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

6 c. For the purposes of this section, the term "street" does not include vehicle access
 7 that is designed to serve two or fewer lots.

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

13
 14 a. ~~Exception. Open latticework or a similar architectural feature up to 18 inches above~~
 15 ~~the maximum 72-inch height allowed may be constructed, provided it is of open work~~
 16 ~~design with at least 50 percent of its total surface area consisting of evenly distributed~~
 17 ~~open spaces. This exception does not apply to any fence, rockery or retaining wall, or~~
 18 ~~any combination thereof, limited to a maximum height of 42 inches; however, where~~
 19 ~~the height of any fence, rockery, retaining wall, or any combination thereof is limited to~~
 20 ~~42 inches, an architectural feature of open work design as described above that is~~
 21 ~~limited to the entrance of a walkway may be allowed if its total height is no greater than~~
 22 ~~90 inches.~~

23
 24 2. ~~Fill/Berms. No person shall place fill upon which to build a fence unless the total height of the~~
 25 ~~fill plus the fence does not exceed the maximum height allowable for the fence without the fill.~~

26
 27 3. ~~Shorelines. Fence, rockeries and retaining walls located within any shoreland shall also~~
 28 ~~comply with Chapter 19.07 MICC.~~

29
 30 F. ~~Fence Height Deviations. Deviations from the 42-inch height limitation set out in subsections (E)(1)~~
 31 ~~and (D)(5) of this section shall be reviewed in the manner set out below:~~

32
 33 1. ~~For nonregulated improvements, a request for a deviation up to 72 inches shall be reviewed~~
 34 ~~by the code official under the following procedure:~~

35
 36 a. ~~The applicant shall submit to the code official two copies of plot plans and elevations,~~
 37 ~~drawn to scale, showing size and construction of the proposed fence, the location of all~~
 38 ~~existing structures, streets, driveways, and landscaping.~~

39
 40 b. ~~The code official shall review the submitted plans with the city engineer and shall~~
 41 ~~base the decision to approve or disapprove the requested deviation on factors of traffic~~
 42 ~~visibility and other public and private safety considerations, lot shape, location and~~
 43 ~~topography, and the nature, location and extent of adjoining public and private~~
 44 ~~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.~~

~~GF.~~ Electric and Barbed Wire Fences. Electric fences and barbed wire fences are not allowed.

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

~~...~~

19.02.60 Lot Coverage – Regulated improvements.

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

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

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%

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

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

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

1
2 2b. Pavers. Pavers installed with a slope of five percent or less and covering no more than 10
3 percent of the total lot area will be calculated as only 75 percent impervious. Provided,
4 however, that all pavers placed in driveways, private streets, access easements, parking areas
5 and critical areas shall be considered 100 percent impervious.

6
7 ~~c. Patios/Terraces. Uncovered patios/ terraces constructed of pavers shall be exempt~~
8 ~~from the maximum impervious surface limits.~~

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

13
14 e4. Public Improvements. Open storm water retention/detention facilities, public rights-of-way
15 and public pedestrian trails shall be exempt from the maximum impervious surface limits.

16
17 5f. Rockeries/Retaining Walls. Rockeries and retaining walls shall be exempt from the maximum
18 impervious surface limits.

19
20 6g. Residences for religious leaders located on properties use by places of worship.

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

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

36
37 ciii. ~~Impervious surface~~ Lot coverage exceeding 60% shall not be allowed whether by
38 variance ~~pursuant to~~ MICC 19.02.0620(D) or by this exemption.

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

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 and back yard setbacks
8 pursuant to MICC-~~19.15.020~~~~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 5. Project Narrative. Applicants shall provide a clear and concise written description and
17 summary of the proposed project.

18
19
20 6. Neighborhood Detail Map. Applicants shall provide copies of a map drawn at a scale specified
21 by the code official showing the location of the subject site relative to the property boundaries
22 of the surrounding parcels within approximately 1,000 feet, or approximately 2,500 feet for
23 properties over four acres. The map shall identify the subject site with a darker perimeter line
24 than that of the surrounding properties.

25
26 7. Topography Map. The applicant shall provide copies of a topographical map showing the
27 existing land contours using vertical intervals of not more than two feet, completed and signed
28 by a Washington licensed surveyor. For any existing buildings, the map shall show the finished
29 floor elevations of each floor of the building. Critical slopes exceeding 30 percent must be
30 labeled and delineated by a clearly visible hatching.

31
32 8. Detailed Grading Plan. If the grade differential on the site of the proposed project will exceed
33 24 inches and/or if the amount of earth to be disturbed exceeds 50 cubic yards, the applicant
34 shall provide copies of a detailed grading plan drawn by a Washington licensed engineer.

35
36 9. Street Profiles. The applicant shall provide copies of a street profile showing the profiles and
37 grades of each street, together with typical cross sections indicating:

38 a. Width of pavement;

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

40 c. Location of any utility mains.
41
42
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 and shall not increase likely damage to downstream or upstream
44 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 ~~trees; interfere with the protection critical areas of wooded or steep areas or other~~
14 ~~natural features~~; preclude the provision of parks, playgrounds, or other noncommercial recreational
15 areas for neighborhood use and enjoyment; or would negatively impact the physiographic features
16 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 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

19.08.040 Plat improvements.

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

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

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

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

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

19.08.050 Final plats.

...

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

Final plats submitted to the city shall consist of one mylar and one copy containing the information set out below. The mylar and copy shall be 18 inches by 24 inches in size, allowing one-half inch for borders. If more than one sheet is required for the mylar and copy, each sheet, including the index sheet, shall be

1 the specified size. The index sheet must show the entire subdivision, with street and highway names and
2 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.

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.

43

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15 ...
16

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 Access to the building pad ~~must~~ shall be consistent with the standards ~~for driveway access~~
 7 contained in MICC 19.09.040.

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

10 a. Required 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.

1
2
3
4
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 **19.10.010 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 establish standards and procedures that will
7 result in the retention of trees on Mercer Island.

8

9 The city recognizes that trees:

10 A. Contribute to the residential character on Mercer Island;

11 B. Provide a public health benefit;

12 C. Provide wind protection, ecological benefits to wetlands and watercourses, and aid in the
13 stabilization of geologically hazardous areas;

14 D. Improve surface water quality and control and benefit Lake Washington; and,

15 E. Reduce noise and air pollution.

16

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

19 F. Reasonable enjoyment and use of private property by the property owner; and,

20 G. Providing delivery of reliable utility service.

21

22 **19.10.020 Permit required.**

23 Permit approval is required to cut, or remove directly or indirectly through site grading, any large tree
24 unless the activity is exempted pursuant to MICC 19.10.030. Permit approval may take the form of a
25 tree removal permit or, alternatively, tree removal may be authorized through another construction
26 permit approval. For example a homeowner who wishes to remove a large tree may apply for a tree
27 removal permit, while a property owner building an addition to an existing home, may request tree
28 approval as part of the building permit approval.

29

30 **19.10.030 Exemptions.**

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

33 A. Emergency tree removal. Any hazardous tree that poses an imminent threat to life or property may
34 be removed. The city must be notified within fourteen (14) days of the emergency tree removal with
35 evidence of the threat for removing the tree to be considered exempt from this chapter. The code
36 official may require that the property owner obtain a permit and / or require replacement, if the city
37 arborist determines:

38 1. That the emergency tree removal was not warranted; or

39 2. The removed tree was retained as part of a prior approval of a permit or as a condition of land
40 use approval.

41 B. Small tree removal. Removal of trees that meet the definition of small trees.

42 C. Undesired / nuisance tree removal. Removal of Alder, Bitter Cherry, or Black Cottonwood, Norway
43 Maple, Horse Chestnut, Portugal Laurel and any plant identified in the weeds of concern, noxious, or
44 invasive weed lists established by Washington State or King County, as amended.

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

4 E. Tree pruning. Tree pruning, as defined in MICC 19.16.010, on private property.

5
6 **19.10.040 Tree removal review and approval.**

7 A. R-8.4, R-9.6, R-12, and R-15 zoning designations - Tree removal not associated with a development
8 proposal. For example, tree removal for the maintenance of a landscaped yard area, which is not
9 associated with a new subdivision or new construction.

10 1. Tree removal not associated with a development proposal and located within critical areas,
11 critical area buffers, or the shoreline jurisdiction shall comply with the applicable provisions of
12 Chapter 19.07 MICC.

13 2. Applications for tree removal not associated with a development proposal shall provide
14 sufficient information to the City arborist to document the location, diameter, and species of the
15 tree removed pursuant to 19.10.090(A). The City arborist may require additional information to
16 confirm compliance with the provisions of Chapter 19.07 MICC.

17
18 B. R-8.4, R-9.6, R-12, and R-15 zoning designations - Tree removal associated with a development
19 proposal. For example, tree removal that will allow for the construction of a new home, an addition, or
20 associated with the approval of a new subdivision.

21 1. Tree removal associated with a development proposal shall comply with all of the provisions
22 of this chapter in addition to the applicable requirements of Chapter 19.07 MICC.

23 2. Applications for tree removal associated with a development proposal shall comply with MICC
24 19.10.090.

25
26 C. Commercial or multifamily zoning designations - Tree removal. A tree permit is required and will be
27 granted if it meets any of the following criteria:

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

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

33 3. It is necessary to enable any person to satisfy the terms and conditions of any covenant,
34 condition, view easement or other easement, or other restriction encumbering the lot that was
35 recorded on or before July 31, 2001; and subject to MICC 19.10.0980(A)(2)(B);

36 4. It is part of the city's forest management program or regular tree maintenance program and
37 the city is the applicant;

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

40
41
42 D. Design Commission review required in commercial zones. A tree permit for a development proposal,
43 resulting in regulated improvements located in a commercial zone, that has previously received design

1 commission approval, must first be reviewed, and approved by the city's design commission prior to
2 permit issuance by the city.

3
4 E. Public property.

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

7 2. Pruning or cutting of trees within a public park by a private property owner is prohibited.
8

9 E. Private utility companies. A tree permit will be issued to private utility companies to cut trees
10 located on public or private property if necessary for public safety, removal of hazardous trees, removal
11 of diseased or dead trees, as part of any private utility tree maintenance program approved by the city,
12 or for construction work. Regardless of whether or not a permit is required, all cutting or pruning of
13 trees by private utility companies shall be performed under the supervision of a certified arborist and at
14 the sole cost and expense of the utility company.
15

16 **19.10.050 Tree removal – Not associated with development proposal.**

17 A tree permit is required for the removal of any large tree, and is subject to the requirements of MICC
18 19.15.010. Tree removal that is not associated with a development proposal is exempt from MICC
19 19.10.060 and MICC 19.10.070. For example, tree removal for the maintenance of a landscaped yard
20 area for a single family home, is exempt from tree retention and replacement required pursuant to
21 Chapter 19.10 MICC. This section shall not be construed as an exemption to the tree retention and
22 replacement requirements of Chapter 19.07 MICC.
23

24 **19.10.060 Tree retention associated with development proposal.**

25 A. Applicability. In the R-8.4, R-9.6, R-12, and R-15 zoning designations, tree retention is required for the
26 following development proposals:

27 1. An addition or remodel to an existing single family dwelling that will result in the addition of
28 more than 500 square feet of gross floor area on a lot with a net lot area of 6,000 square feet or
29 more;

30 2. A new single family dwelling on a lot with a net lot area of 6,000 square feet or more;

31 3. A subdivision or short subdivision.
32

33 B. Tree retention associated with an addition or remodel to an existing single family dwelling.

34 Construction of an addition or remodel to a single family dwelling that will result in the addition of more
35 than 500 square feet of gross floor area is subject to the following retention standards:

36 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
37 rolling five year period.

38 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
39 with the construction of the addition to the single family dwelling.

40 3. Provide tree replacement pursuant to MICC 19.10.070.
41

42 C. Tree retention associated with the construction of a new single family dwelling. Construction of a
43 new single family dwelling is subject to the following retention standards:

1 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
2 rolling five year period.

3 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
4 with the construction of the new single family dwelling.

5 3. Provide tree replacement pursuant to MICC 19.10.070.

6
7 D. Tree retention associated with a new subdivision or short subdivision. A development proposal for a
8 new subdivision or short subdivision is subject to the following retention standards:

9 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
10 rolling five year period.

11 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
12 with the construction of new single family dwellings within the proposed subdivision.

13 3. Provide tree replacement pursuant to MICC 19.10.070.

14
15 E. Retention of priority trees.

16 1. Trees that meet the following criteria are prioritized for retention:

17 a. Trees that are in overall good health and have a greater likelihood of longevity; and

18 b. Trees that are part of a healthy copse or grove; or

19 c. Large trees with a diameter of 24 inches or greater; or

20 d. Trees that meet the definition of exceptional trees.

21 2. Priority trees that are retained during development shall credited as 1.5 trees for the
22 purposes of meeting the retention requirement. For example, a development proposal that is
23 required to retain 8 trees, may reduce the actual number of trees retained to 6 trees by
24 retaining 4 priority trees, and 2 “non-priority” trees. The 4 retained priority trees shall be
25 counted as 6 trees for the purposes of meeting the retention requirement.

26
27 F. Retention of exceptional trees. Exceptional trees shall be retained, except as follows:

28 1. Construction of an addition or remodel to a single family dwelling that will result in the
29 addition of more than 500 square feet of gross floor area shall retain exceptional trees and the
30 development proposal shall be designed to meet this standard. The city arborist may authorize
31 removal of exception trees in the following circumstances:

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

34 b. Retention of an exceptional tree(s) will prevent the construction of more than 50% of
35 the maximum gross floor area allowed under Chapter 19.02 MICC.

36 2. Construction of a new single family dwelling shall retain exceptional trees and the
37 development proposal shall be designed to meet this standard. The city arborist may authorize
38 removal of exception trees in the following circumstances:

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

41 b. Retention of an exceptional tree(s) will prevent the construction of more than 50% of
42 the maximum gross floor area allowed under Chapter 19.02 MICC.

43 3. A development proposal for a new subdivision or short subdivision shall retain exceptional
44 trees and the development proposal shall be designed to meet this standard. Use of the

1 optional subdivision design standards pursuant to MICC 19.08.030 is authorized for the
 2 retention of exceptional trees. The city arborist may authorize removal of exception trees in the
 3 following circumstances:

- 4 a. Retention of an exceptional tree(s) will result in an unavoidable hazardous situation;
 5 or,
 6 b. Retention of an exceptional tree(s) will prevent creation of a residential lot that is
 7 otherwise allowed by Title 19 MICC.

8
 9 E. Calculation of rolling five year period. For the purposes of this chapter, the rolling five year period
 10 begins five years prior to the date of application for a development approval that is subject to tree
 11 retention.

12
 13 F. Compliance required. Development proposals on lots that have removed more than 70% of large
 14 trees within the rolling five year period, such that the 30% tree retention requirement cannot be met,
 15 shall not receive approval unless and until compliance has been achieved. For example, a lot that has
 16 removed all of the trees in year “one”, may not receive a preliminary subdivision approval in year “four”.
 17 However, the preliminary subdivision approval may be granted in year “six”, such that the rolling five
 18 year period does not include the tree removal in year “one”.

19
 20 **19.10.070 Tree replacement.**

21 Trees that are cut pursuant to a tree permit shall be replaced on the subject property as specified in this
 22 section.

23
 24 A. Tree replacement ratio. Trees removed pursuant to MICC 19.10.040, shall have the following base
 25 replacement ratio:

<u>Diameter of removed tree</u>	<u>Number of replacement trees required</u>
<u>10 inches up to 24 inches</u>	<u>1</u>
<u>24 inches up to 36 inches</u>	<u>2</u>
<u>More than 36 inches</u>	<u>4</u>

26
 27 B. Replacement Trees.

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

- 30 a. On-site replacement adjacent to or within critical tree areas as defined in Chapter
 31 19.16 MICC;
 32 b. On-site replacement outside of critical tree areas adjacent to other retained trees
 33 making up a grove or stand of trees;
 34 c. On-site replacement outside of critical tree areas; and,
 35 d. Off-site in adjacent public right-of-way where explicitly authorized by the city.

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

1 3. Size.

2 a. Coniferous trees shall be at least 6 feet tall; and

3 b. Deciduous trees shall be at least 1.5 inches in caliper.

4 The city arborist may authorize the planting of smaller-sized replacement trees if the applicant
 5 can demonstrate that smaller trees are more suited to the species, the site conditions,
 6 neighborhood character, and the purposes of this section, and that such replacement trees will
 7 be planted in sufficient quantities to meet the intent of this section.

8 4. Reduction. The city arborist may reduce the number of replacement trees as follows, where
 9 other measures designed to mitigate the tree loss by restoring the tree canopy coverage and its
 10 associated benefits are considered to be effective and consistent with the purposes of this
 11 chapter. The city arborist may consider, but is not limited to, the following measures:

12 a. Replacement of hazardous, undesired, or short-lived trees with healthy new trees
 13 that have a greater chance of long-term survival;

14 b. Restoration of critical tree areas with native vegetation; and,

15 c. Protection of small trees to provide for successional stages of tree canopy.

16
 17 C. Fee-in-lieu. If the city arborist determines there is insufficient area to replant on the site or within the
 18 adjacent public right-of-way, the city arborist may authorize payment of a fee-in-lieu provided:

19 1. There is insufficient area on the lot for proposed on-site tree replacement to meet the tree
 20 replacement requirements of this chapter; or

21 2. Tree replacement or management provided within public right-of-way or a city park in the
 22 vicinity will be of greater benefit to the community.

23 3. Fees provided in lieu of on-site tree replacement shall be determined based upon:

24 a. The expected tree replacement cost including labor, materials, and maintenance for
 25 each replacement tree; and,

26 b. The most current Council of Tree and Landscaper Appraisers Guide for Plant
 27 Appraisal.

28 4. Any fee in lieu is also optional for the applicant and requires an explicit written agreement.

29
 30 D. Maintenance of Replacement Trees. The applicant shall maintain all replacement trees in a healthy
 31 condition for a period of two years after planting. The applicant shall be obligated to replant any
 32 replacement tree that dies, becomes diseased, or is removed during this two-year time period.

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

39
 40 **19.10.080 Tree protection standards.**

41 A. To ensure long-term viability of trees identified for protection, permit plans and construction
 42 activities shall comply with the following minimum required tree protection:

43 1. All minimum required tree protection measures shall be shown on the development plan set
 44 and tree re-planting / restoration / protection plan.

1 2. Tree protection barriers shall be installed five feet beyond the drip line of large trees to be
2 protected prior to any land disturbance. No construction related activity or work shall occur
3 within the tree protection barriers.

4 3. Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or
5 polyethylene laminar safety fencing or other material, subject to approval by the city arborist.
6 On large or multiple-project sites, the city arborist may also require that signs requesting
7 subcontractor cooperation and compliance with tree protection standards be posted at site
8 entrances.

9 4. Where tree protection areas are remote from areas of land disturbance, and where approved
10 by the city arborist, alternative forms of tree protection may be used in lieu of tree protection
11 barriers, provided that protected trees are completely surrounded with continuous rope or
12 flagging and are accompanied by "Tree Save Area – Keep Out" signs or similar signage
13 authorized by the city arborist.

14
15 B. Preventative Measures. In addition to the above minimum protection measures, the applicant shall
16 support the protection measures by employing recommended International Society of Arboriculture
17 techniques or best practices, which shall be subject to review and approval by the city arborist.

18
19 C. Alternative Methods. The city arborist may approve construction related activity or work within the
20 tree protection barriers if the city arborist concludes:

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

24 25 **19.10.090 Application requirements.**

26 The city shall establish and maintain a tree removal permit application form to allow property owners to
27 request city review of tree removal for compliance with applicable city regulations. The application shall
28 include at a minimum, the following:

29 A. General Information.

- 30 1. The name, address, and telephone number of the applicant and owner of the property and
31 the street address.
- 32 2. The proposed location, species, diameter, and number of trees proposed to be cut or public
33 tree proposed to be pruned.
- 34 3. A site plan reflecting the location of large trees and the relative location of structures,
35 driveways, and buildings.

36
37 B. Critical Tree Area. An application covering a tree located in a critical tree area, as defined in Chapter
38 19.16 MICC, shall include a proposed time schedule for the cutting, land restoration, implementation of
39 erosion control and other measures that will be taken in order to prevent damage to the critical tree
40 area.

41
42 C. Development plan set. An application for a development proposal that requires tree retention, and
43 that will result in the removal of one or more trees and as a result of construction work, shall include the
44 following:

1 1. Detailed site plan. The site plan shall include the following information at a minimum:

2 a. Location of all proposed improvements, including building footprint, access, utilities,
3 applicable setbacks, buffers, and required landscaped areas clearly identified. If a short
4 plat or subdivision is being proposed and the location of all proposed improvements
5 cannot be established, a phased tree retention plan review is required as described
6 below;

7 b. Accurate location of large trees on the subject property (surveyed locations may be
8 required). The site plan must also include the trunk location and critical root zone of
9 large trees that are on adjacent property with driplines extending over the subject
10 property line;

11 c. Trees labeled corresponding to the tree inventory numbering system;

12 d. Location of tree protection measures;

13 e. Indicate limits of disturbance (LOD) drawn to scale around all trees potentially
14 impacted by site disturbances resulting from grading, demolition, or construction
15 activities (including approximate LOD of off-site trees with overhanging driplines);

16 f. Proposed tree status (trees to be removed or retained) noted by an 'X' or by ghosting
17 out;

18 g. Proposed locations of any required replacement trees.

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

21 a. A tree inventory containing the following:

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

25 ii. Size (diameter);

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

27 iv. Tree type or species;

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

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

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

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

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

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

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

1 vi. For development applications, a discussion of timing and installation of tree
 2 protection measures. Such measures must include fencing and be in
 3 accordance with the tree protection standards as outlined in MICC 19.10; and
 4 vii. The suggested location and species of supplemental trees to be used when
 5 required. The report shall include planting and maintenance specifications to
 6 ensure long term survival.

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

10
 11 E. Peer review and conflict of interest.

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

15 2. The code official may require the applicant retain a replacement qualified arborist or may
 16 require a peer review where the code official believes a conflict of interest exists. For example, if
 17 an otherwise qualified arborist is employed by a tree removal company and prepares the
 18 arborist report for a development proposal, a replacement qualified arborist or a peer review
 19 may be required.

20
 21
 22 **19.10.100 Trees on public property.**

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

26
 27 A. By the city. An annual tree permit will be issued to the city to cut any public trees necessary for public
 28 safety, removal of hazardous trees, removal of diseased or dead trees, as part of the city's forest
 29 management program or regular tree maintenance program or for construction work on public
 30 property.

31
 32 B. By private property owners in city street. A private property owner may apply for a tree permit to cut
 33 or prune a public tree located on any city street if the owner demonstrates in the following order that all
 34 of the criteria are satisfied:

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

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

38 3. The city arborist determines that proposed cutting or pruning of public trees is:

39 i. Necessary for access to private property;

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

42 iii. Required to resolve a possible hazard to public or private health or safety; or,

1 iv. Requested by a valid petition executed by at least 60 percent of the property owners
 2 located within a 300-foot radius of the subject tree in favor of the proposed pruning of
 3 the tree; and

4 5. The private property owner provides tree replacement consistent with MICC 19.10.070.

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

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

9 7. Tree topping is prohibited.

10
 11 C. Pruning or cutting of trees within a public park by a private property owner is prohibited.

12
 13 **19.10.110 Seasonal development limitations.**

14 No cutting of trees located in geologic hazard areas or protected slope areas is allowed between
 15 October 1 and April 1 unless: (i) a tree permit with explicit authorization for removal between October 1
 16 and April 1 has been granted; or (ii) removal is required due to an emergency situation involving
 17 immediate danger to life or property. The city arborist may authorize tree removal between October 1
 18 and April 1 if the city arborist determines that such environmentally critical areas will not be adversely
 19 impacted by the proposed cutting and the applicant demonstrates compelling justification based on a
 20 geotechnical evaluation of the site. The city arborist may require hydrology, soils and storm water
 21 studies, erosion control measures, restoration plans, and/or an indemnification/release agreement.

22
 23 **19.10.120 Rounding.**

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

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

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

28
 29 **19.10.130 Nuisance abatement.**

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

32
 33 B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following
 34 requirements shall apply to trees and vegetation:

35
 36 1. Branches over roads shall be trimmed to a minimum of 12 feet above the road surface. (see
 37 Figure 1).

38
 39 2. Branches over sidewalks shall be trimmed to a minimum of eight feet above the sidewalk and
 40 one foot behind the sidewalk (see Figure 1).

41
 42 3. Street trees and other vegetation will be spaced according to the following spacing
 43 requirements to facilitate the safe flow of traffic (see Figure 2):

1
2
3
4
5
6
7
8
9
10
11
12
13

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.

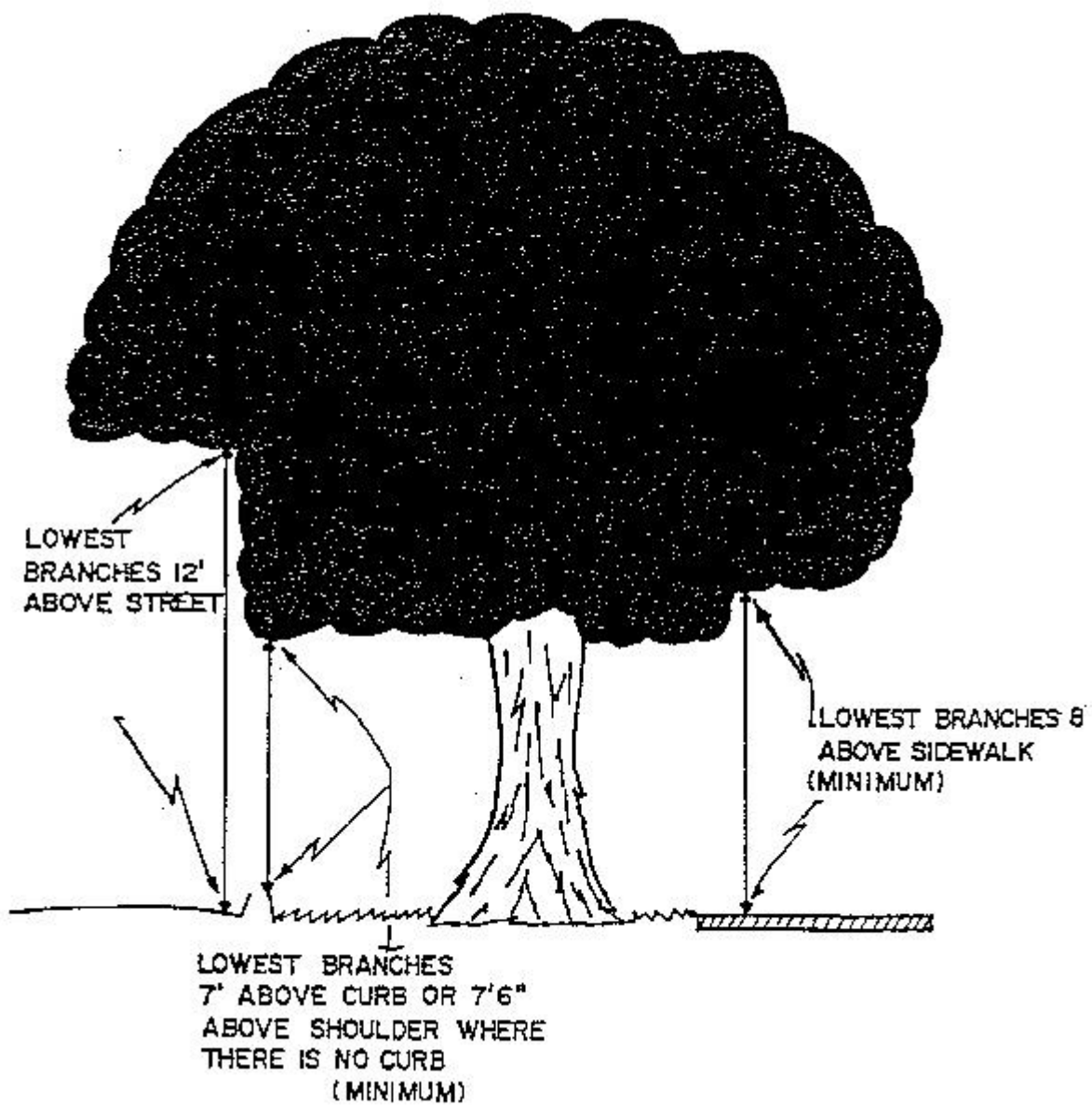
c. Ten-foot minimum spacing shall be observed for small trees.

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.

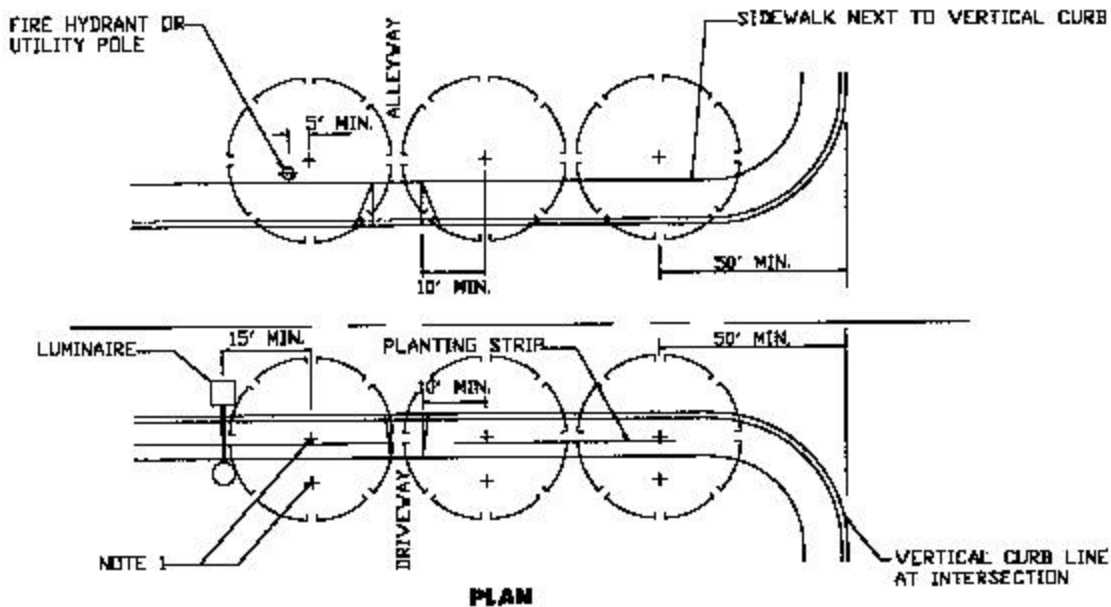
f. Plantings of trees, shrubs or hedges are not allowed between the street/road edge and a ditch.

DRAFT




1
2
3

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.

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

1
2 [Figure 2](#)

3
4
5 [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
12 ~~B. Permit Required. A tree permit is required to cut a tree as follows:~~

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.~~
44

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.~~

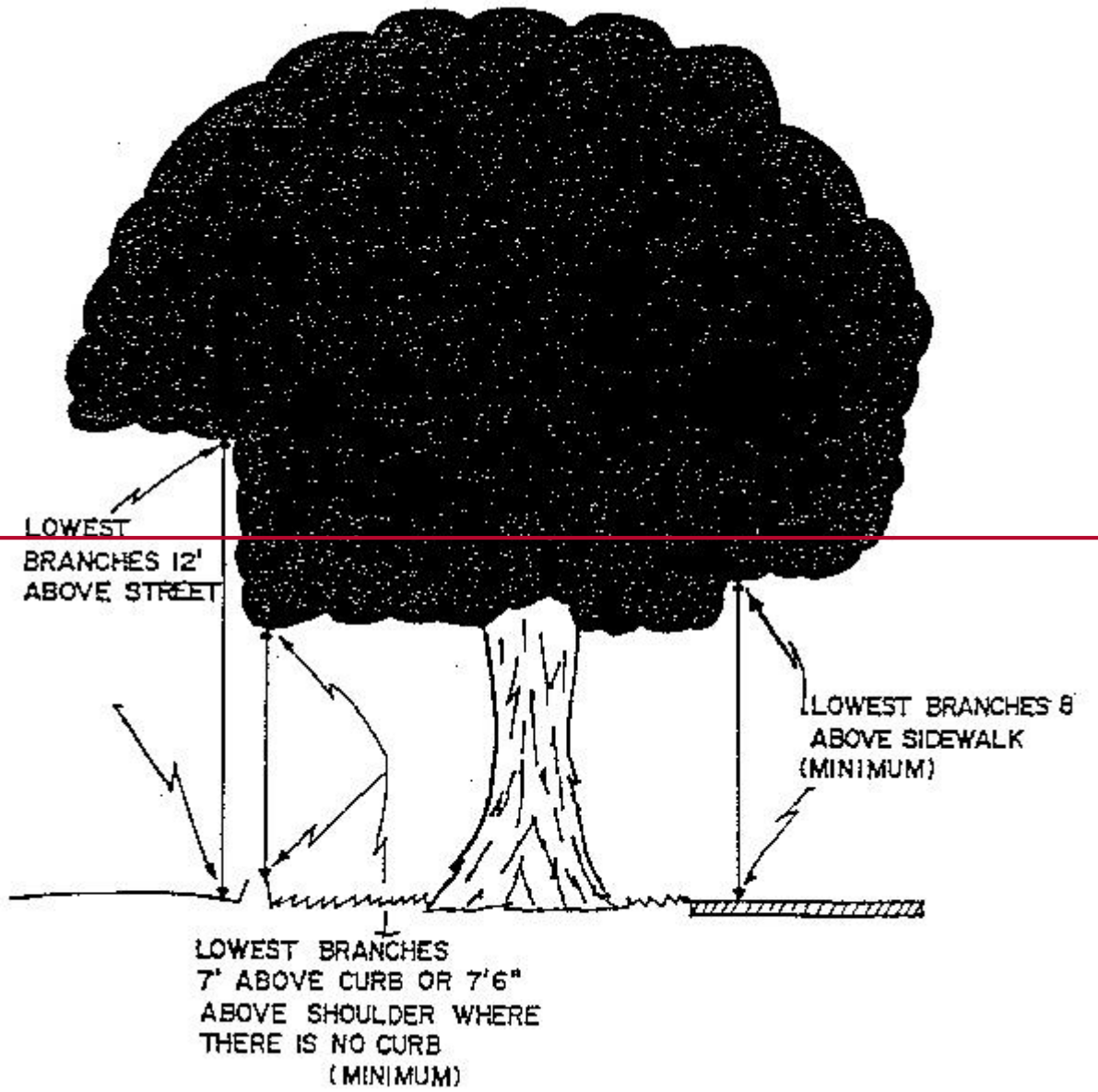
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

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.

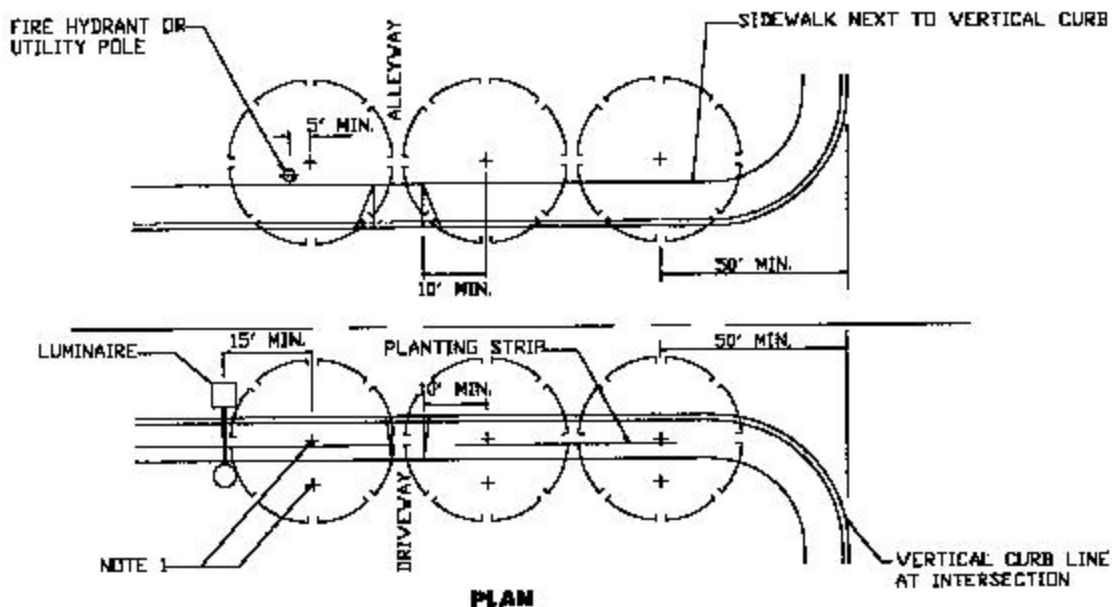
B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following requirements shall apply to trees and vegetation:

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.



- 1
- 2
- 3

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.

	<p>CITY OF MERCER ISLAND STANDARD DETAILS URBAN FORESTRY</p>
<p>STREET TREE STANDARDS</p>	
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.~~

29

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
Ministerial Actions			
Tree Removal Permit	Code official	Chapter 19.10 MICC	Hearing examiner
Right-of-Way Permit	City engineer	Chapter 19.09 MICC	Hearing examiner
Home Business Permit	Code official	MICC 19.02.010	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC 19.06.080(A)	Hearing examiner

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Lot Line Revision	Code official	Chapter 19.08 MICC	Hearing examiner
Design Review – Minor Exterior Modification Outside Town Center	Code official	MICC 19.15.040 , Chapters 19.11 and 19.12 MICC	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) Less Than \$100,000	Code official	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) \$100,000 or Greater	Design commission	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Hearing examiner
Final Short Plat Approval	Code official	Chapter 19.08 MICC	Superior court
Seasonal Development Limitation Waiver	Building official or city arborist	MICC 19.10.030 , 19.07.060 (D)(4)	Hearing examiner
Development Code Interpretations	Code official	MICC 19.15.020 (L)	Hearing Examiner
Shoreline Exemption	Code official	MICC 19.07.110 and 19.15.020 (G)(6)(c)(i)	Hearing examiner ¹
Administrative Actions			
Accessory Dwelling Unit Permit	Code official	MICC 19.02.030	Hearing examiner
Preliminary Short Plat	Code official	Chapter 19.08 MICC	Hearing examiner
Deviation	Code official	MICC 19.15.020 (G), 19.01.070, 19.02.050(F), 19.02.020(C)(4) and (D)(3)	Hearing examiner
Critical Areas Determination	Code official	Chapter 19.07 MICC	Hearing Examiner Planning commission

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

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Variance from Short Plat Acreage Limitation	Code official	MICC 19.08.020	Hearing examiner
Critical Areas Reasonable Use Exception	Hearing examiner	MICC 19.07.030 (B)	Superior court
Street Vacation	City council via planning commission ²	MICC 19.09.070	Superior court
Shoreline Conditional Use Permit	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Shoreline Variance	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Impervious Surface Variance	Hearing examiner	MICC 19.02.0520(D)(4)	Superior court
Legislative Actions			
Code Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
Comprehensive Plan Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
¹ Final rulings granting or denying an exemption under MICC 19.15.020 (G)(6) are not appealable to the shoreline hearings board (SHB No. 98-60).			
² 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.			
³ Must be approved by the city of Mercer Island prior to review by DOE per WAC 173-27-200 and RCW 90.58.140 (10).			

1
2
3

19.15.020 Permit review procedures.

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

4
5 A. Preapplication. Applicants for development permits are encouraged to participate in informal
6 meetings with city staff and property owners in the neighborhood of the project site. Meetings with the
7 staff provide an opportunity to discuss the proposal in concept terms, identify the applicable city
8 requirements and the project review process. Meetings or correspondence with the neighborhood serve
9 the purpose of informing the neighborhood of the project proposal prior to the formal notice provided
10 by the city.

11
12 B. Application.

13
14 1. All applications for permits or actions by the city shall be submitted on forms provided by the
15 development services group. An application shall contain all information deemed necessary by
16 the code official to determine if the proposed permit or action will comply with the
17 requirements of the applicable development regulations. The applicant for a development
18 proposal shall have the burden of demonstrating that the proposed development complies with
19 the applicable regulations and decision criteria.

20
21 2. All applications for permits or actions by the city shall be accompanied by a filing fee in an
22 amount established by city ordinance.

23
24 C. Determination of Completeness.

25
26 1. The city will not accept an incomplete application. An application is complete only when all
27 information required on the application form and all submittal items required by code have
28 been provided to the satisfaction of the code official.

29
30 2. Within 28 days after receiving a development permit application, the city shall mail or provide
31 in person a written determination to the applicant, stating either that the application is
32 complete or that the application is incomplete and what is necessary to make the application
33 complete. An application shall be deemed complete if the city does not provide a written
34 determination to the applicant stating that the application is incomplete.

35
36 3. Within 14 days after an applicant has submitted all additional information identified as being
37 necessary for a complete application, the city shall notify the applicant whether the application
38 is complete or what additional information is necessary.

39
40 4. If the applicant fails to provide the required information within 90 days of the determination
41 of incompleteness, the application shall lapse. The applicant may request a refund of the
42 application fee minus the city's cost of determining the completeness of the application.

43
44 D. Notice of Application.

1
2 1. Within 14 days of the determination of completeness, the city shall issue a notice of
3 application for all administrative, discretionary, and legislative actions listed in MICC
4 19.15.010(E).

5
6 2. The notice of application shall include the following information:

7
8 a. The dates of the application, the determination of completeness, and the notice of
9 application;

10
11 b. The name of the applicant;

12
13 c. The location and description of the project;

14
15 d. The requested actions and/or required studies;

16
17 e. The date, time, and place of the open record hearing, if one has been scheduled;

18
19 f. Identification of environmental documents, if any;

20
21 g. A statement of the public comment period, which shall be not less than 14 days nor
22 more than 30 days following the date of notice of application; and a statement of the
23 rights of individuals to comment on the application, receive notice and participate in any
24 hearings, request a copy of the decision once made and any appeal rights;

25
26 h. The city staff contact and phone number;

27
28 i. The identification of other permits not included in the application to the extent known
29 by the city;

30
31 j. A description of those development regulations used in determining consistency of
32 the project with the city's comprehensive plan; and

33
34 k. Any other information that the city determines appropriate.

35
36 3. Open Record Hearing. If an open record hearing is required on the permit, the city shall:

37
38 a. Provide the notice of application at least 15 days prior to the hearing; and

39
40 b. Issue any threshold determination required under MICC 19.07.110 at least 15 days
41 prior to the hearing.

42
43 4. Notice shall be provided in the bi-weekly DSG bulletin, posted at City Hall and made available
44 to the general public upon request.

1
2 5. All comments received on the notice of application must be received by the development
3 services group by 5 pm on the last day of the comment period.
4

5 6. Except for a determination of significance, the city shall not issue a threshold determination
6 under MICC 19.07.110 or issue a decision on an application until the expiration of the public
7 comment period on the notice of application.
8

9 7. A notice of application is not required for the following actions; provided, the action is either
10 categorically exempt from SEPA or an environmental review of the action in accordance with
11 SEPA has been completed:
12

13 a. Building permit;

14 b. Lot line revision;

15 c. Right-of-way permit;

16 d. Storm drainage permit;

17 e. Home occupation permit;

18 f. Design review – minor new construction;

19 g. Final plat approval;

20 h. Shoreline exemption permit;

21 i. Critical lands determination; ~~and~~

22 j. Seasonal development limitation waiver; ~~and,~~

23 ~~k. Tree removal permit.~~
24
25
26
27
28
29
30
31
32
33
34

35 E. Public Notice.

36
37 1. In addition to the notice of application, a public notice is required for all administrative,
38 discretionary, and legislative actions listed in MICC 19.15.010(E).
39

40 2. Public notice shall be provided at least 10 days prior to any required open record hearing. If
41 no such hearing is required, public notice shall be provided 10 days prior to the decision on the
42 application.
43

44 3. The public notice shall include the following:

- 1
- 2 a. A general description of the proposed project and the action to be taken by the city;
- 3
- 4 b. A nonlegal description of the property, vicinity map or sketch;
- 5
- 6 c. The time, date and location of any required open record hearing;
- 7
- 8 d. A contact name and number where additional information may be obtained;
- 9
- 10 e. A statement that only those persons who submit written comments or testify at the
- 11 open record hearing will be parties of record; and only parties of record will receive a
- 12 notice of the decision and have the right to appeal; and
- 13
- 14 f. A description of the deadline for submitting public comments.

15

16 4. Public notice shall be provided in the following manner:

- 17
- 18 a. Administrative and Discretionary Actions. Notice shall be mailed to all property
- 19 owners within 300 feet of the property and posted on the site in a location that is visible
- 20 to the public right-of-way.

21 i. Long Subdivisions. Additional notice for long subdivisions shall be provided as

22 follows:

23 (A) Public notice shall also be published at least 30 days prior to the

24 open record hearing on the application in a newspaper of general

25 circulation within the city.

26

27 (B) If the owner of a proposed long subdivision owns land contiguous to

28 the proposed long subdivision, that contiguous land shall be treated as

29 part of the long subdivision for notice purposes, and notice of the

30 application shall be given to all owners of lots located within 300 feet of

31 the proposed long subdivision and the applicant's contiguous land.

32

33 (C) The city shall provide written notice to the Department of

34 Transportation of an application for a long subdivision or short

35 subdivision that is located adjacent to the right-of-way of a state

36 highway. The notice shall include a legal description of the long

37 subdivision or short subdivision and a location map.

- 38
- 39 b. Legislative Action. Notice shall be published in a newspaper of general circulation
- 40 within the city.

41

42 F. Open Record Hearing.

43

1 1. Only one open record hearing shall be required prior to action on all discretionary and
2 legislative actions except design review and street vacations.

3
4 2. Open record hearings shall be conducted in accordance with the hearing body's rules of
5 procedures. In conducting an open record hearing, the hearing body's chair shall, in general,
6 observe the following sequence:

7
8 a. Staff presentation, including the submittal of any additional information or
9 correspondence. Members of the hearing body may ask questions of staff.

10
11 b. Applicant and/or applicant representative's presentation. Members of the hearing
12 body may ask questions of the applicant.

13
14 c. Testimony by the public. Questions directed to the staff, the applicant or members of
15 the hearing body shall be posed by the chairperson at his/her discretion.

16
17 d. Rebuttal, response or clarifying statements by the applicant and/or the staff.

18
19 e. The public comment portion of the hearing is closed and the hearing body shall
20 deliberate on the action before it.

21
22 3. Following the hearing procedure described above, the hearing body shall:

23
24 a. Approve;

25
26 b. Conditionally approve;

27
28 c. Continue the hearing; or

29
30 d. Deny the application.

31
32 G. Decision Criteria. Decisions shall be based on the criteria specified in the Mercer Island City Code for
33 the specific action. An applicant for a development proposal shall have the burden of demonstrating
34 that the proposed development complies with the applicable regulations and decision criteria. A
35 reference to the code sections that set out the criteria and standards for decisions appears in MICC
36 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the
37 code, the following are the required criteria for decision:

38
39 1. Comprehensive Plan Amendment.

40
41 a. The amendment is consistent with the Growth Management Act, the county-wide
42 planning policies, and the other provisions of the comprehensive plan and city policies;
43 and:
44

1 i. There exists obvious technical error in the information contained in the
2 comprehensive plan; or

3
4 ii. The amendment addresses changing circumstances of the city as a whole.

5
6 b. If the amendment is directed at a specific property, the following additional
7 findings shall be determined:

8
9 i. The amendment is compatible with the adjacent land use and development
10 pattern;

11
12 ii. The property is suitable for development in conformance with the standards
13 under the potential zoning; and

14
15 iii. The amendment will benefit the community as a whole and will not adversely
16 affect community facilities or the public health, safety, and general welfare.

17
18 2. Reclassification of Property (Rezoning).

19
20 a. The proposed reclassification is consistent with the policies and provisions of the
21 Mercer Island comprehensive plan;

22
23 b. The proposed reclassification is consistent with the purpose of the Mercer Island
24 development code as set forth in MICC 19.01.010;

25
26 c. The proposed reclassification is an extension of an existing zone, or a logical transition
27 between zones;

28
29 d. The proposed reclassification does not constitute a "spot" zone;

30
31 e. The proposed reclassification is compatible with surrounding zones and land uses;
32 and

33
34 f. The proposed reclassification does not adversely affect public health, safety and
35 welfare.

36
37 3. Conditional Use Permit.

38
39 a. The permit is consistent with the regulations applicable to the zone in which the lot is
40 located;

41
42 b. The proposed use is determined to be acceptable in terms of size and location of site,
43 nature of the proposed uses, character of surrounding development, traffic capacities of
44 adjacent streets, environmental factors, size of proposed buildings, and density;

1
2 c. The use is consistent with policies and provisions of the comprehensive plan; and

3
4 d. Conditions shall be attached to the permit assuring that the use is compatible with
5 other existing and potential uses within the same general area and that the use shall not
6 constitute a nuisance.

7
8 4. Variances. An applicant or property owner may request a variance from any numeric
9 standard, except for the standards contained within Chapter 19.07 MICC. A variance shall be
10 granted by the city only if the applicant can meet all criteria in "a." through "g.". A variance for
11 increased impervious surface pursuant to subsection "h." shall be granted by the city only if the
12 applicant can meet criteria "a." through "h.":

13
14 a. The strict enforcement of the provisions of Title 19 MICC will create an unnecessary
15 hardship to the property owner;

16
17
18 b. The variance is the minimum necessary to grant relief to the property owner;

19
20 ca. No use variance shall be allowed;

21
22 db. There are special circumstances applicable to the particular lot such as the size,
23 shape, topography, or location of the lot; the trees, groundcover, or other physical
24 conditions of the lot and its surroundings; or factors necessary for the successful
25 installation of a solar energy system such as a particular orientation of a building for the
26 purposes of providing solar access;

27
28 ee. The granting of the variance will not be materially detrimental to the public welfare
29 or injurious to the property or improvements in the vicinity and zone in which the
30 property is situated;

31
32 ef. The granting of the variance will not alter the character of the neighborhood, nor
33 impair the appropriate use or development of adjacent property; and

34
35 eg. The variance is consistent with the policies and provisions of the comprehensive plan
36 and the development code.

37
38 h. The basis for requesting the variance is not the direct result of a past action by the
39 current or prior property owner.

40
41 i. Public and private schools, religious institutions, private clubs and public facilities in
42 single-family zones with slopes of less than 15 percent may request a variance to
43 increase the impervious surface to a maximum 60 percent impervious surface and such

1 variance application will be granted if the hearing examiner determines that the
2 applicant has demonstrated that the following criteria are satisfied:

3
4 i. There will be no net loss of pervious surface from the existing pervious
5 surface. No net loss will be determined by the code official and may be achieved
6 by off-site mitigation and/or by reconstructing existing parking areas to allow
7 stormwater penetration. This replacement will be an exception to subsection
8 (D)(2)(b) of this section prohibiting parking areas from being considered as
9 pervious surfaces;

10
11 ii. All stormwater discharged shall be mitigated consistent with the most recent
12 Washington State Department of Ecology Stormwater Management Manual for
13 Western Washington, including attenuation of flow and duration. Mitigation will
14 be required for any and all new and replaced impervious surfaces. In designing
15 such mitigation, the use of a continuous simulation hydrologic model such as
16 KCRTS or WWHM shall be required; event based models will not be allowed. In
17 addition, mitigation designs shall utilize flow control best management practices
18 (BMPs) and low impact development (LID) techniques to infiltrate, disperse and
19 retain stormwater on site to mitigate the increased volume, flow and pollutant
20 loading to the maximum extent feasible;

21
22 iii. The director must approve a storm drainage report submitted by the
23 applicant and prepared by a licensed civil engineer assuring the city that city
24 infrastructure, in concert with the project design, is adequate to accommodate
25 storm drainage from the project site, or identifying appropriate improvements
26 to public and/or private infrastructure to assure this condition is met, at the
27 applicant's expense; and,

28
29 iv. The variance may not be used with other provisions to exceed this maximum
30 60 percent impervious surface coverage.

31
32
33
34 5. Setback Deviation. A setback deviation shall be granted by the city only if the applicant
35 demonstrates all of the following:

36
37 a. Setback deviation criteria. Setback deviations shall be subject to the following
38 criteria:

39
40 ia. No use deviation shall be allowed;

41
42 bii. The granting of the deviation will not be materially detrimental to the public
43 welfare or injurious to the property or improvements in the vicinity and zone in
44 which the property is situated;

1
2 €iii. The granting of the deviation will not alter the character of the
3 neighborhood, nor impair the appropriate use or development of adjacent
4 property; and

5
6 €iv. The deviation is consistent with the policies and provisions of the
7 comprehensive plan and the development code.

8
9 v. The basis for requesting the deviation is not the direct result of a past action
10 by the current or prior property owner.

11
12 vi. The setback deviation is associated with the approval of development of a
13 single lot or subdivision that is constrained by critical areas or critical area
14 buffers.

15
16 vii. The building pad resulting from the proposed deviation will result in less
17 impact to critical areas or critical areas buffers.

18
19 viii. Yard setbacks shall not be reduced below the following minimums:

20
21 (A) . Front and rear setbacks may not be reduced to less than 10 feet
22 each;

23
24 (B) . Side setbacks may not be reduced to less than five feet.

25
26 ...
27
28 K. Expiration of Approvals.

29 1. General. Except for long and short subdivisions, building permits or ~~unless as~~ otherwise
30 conditioned in the approval process, permits shall expire one year from the date of notice of
31 decision if the activity approved by the permit is not exercised. ~~Responsibility for knowledge of~~
32 ~~the expiration date shall be with the applicant.~~

33 2. Long and short subdivision.

34
35 a. Once the preliminary plat for a long subdivision has been approved by the city, the
36 applicant has five years to submit a final plat meeting all requirements of this chapter to
37 the city council for approval.

38
39 b. Once the preliminary plat for a short subdivision has been approved by the city, the
40 applicant has one year to submit a final plat meeting all requirements of this chapter. A
41 plat that has not been recorded within one year after its preliminary approval shall
42 expire, becoming null and void. The city may grant a single one-year extension, if the
43 applicant submits the request in writing before the expiration of the preliminary
44 approval.

1
2 c. In order to renew an expired preliminary plat, a new application must be submitted.

3
4 3. Responsibility for knowledge of the expiration date shall be with the applicant.

5
6 L. Code Interpretations.

7 1. Upon ~~request~~ formal application or as determined necessary, the code official ~~shall~~ may issue
8 a written interpretation of ~~interpret~~ the meaning or application of provisions of the
9 development code. In issuing the interpretation, the code official shall consider the following:

10 a. The plain language of the code section in question;

11 b. Purpose and intent statement of the chapters in question;

12 c. Legislative intent of the City Council provided with the adoption of the code sections
13 in question;

14 d. Policy direction provided by the Mercer Island Comprehensive Plan;

15 e. Relevant judicial decisions;

16 f. Consistency with other regulatory requirements governing the same or similar
17 situation;

18 g. The expected result or effect of the interpretation; and,

19 h. Previous implementation of the regulatory requirements governing the situation.

20 2. The code official may also bring any issue of interpretation before the planning commission
21 for determination. Anyone in disagreement with an interpretation by the code official may also
22 request a review ~~appeal~~ of the code official's interpretation ~~by to~~ the planning
23 commission ~~hearing examiner~~.

Chapter 19.16

DEFINITIONS

Accessory Buildings: A separate building or a portion of the main building, the use of which is related to and supports that of the main building on the same lot.

1. Attached Accessory Building: An accessory building that shares a portion of one of its walls with the main building, is separated from the main building by less than five feet, or is attached to the main building by a structure other than a fence.

2. Detached Accessory Building: An accessory building that does not share a portion of any of its walls with the main building and is separated from the main building by more than five feet and is not attached to the main building by a structure other than a fence or a pedestrian walkway.

For example, detached accessory buildings may include, but are not limited to, garages, cabanas, guest rooms, and other similar buildings.

...

Accessory Structure: A separate structure that is not an accessory building, but is accessory and subordinate or incidental to the main building on the same lot including, but not limited to, the following: decks, porches, fences, trellises, and similar structures.

...

“Applicant” means a property owner or a public agency or private utility or any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a development permit, land use application, or other city approval.

...

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.

...

1 Feasible ~~(SMP)~~: An action that is required to achieve project approval, such as a design requirement,
 2 development project condition, mitigation, or preservation requirement, and that meets all of the
 3 following conditions:

- 4 ~~(1)~~ 1. ~~The~~ The action can be accomplished with technologies and methods that have been used in
 5 the past in similar circumstances, or studies or tests have demonstrated in similar circumstances
 6 that such approaches are currently available and likely to achieve the intended results; ~~(2)~~
 7 2. ~~The~~ The action provides a reasonable likelihood of achieving its intended purpose; and
 8 3. ~~(3)~~ ~~The~~ The action does not physically preclude achieving the project's primary intended legal
 9 use. In cases where these guidelines require certain actions unless they are infeasible, the
 10 burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the
 11 reviewing agency may weigh the action's relative public costs and public benefits, considered in
 12 the short- and long-term time frames.

13 ...

14 ...
 15 ...
 16 Floor: The continuous, supporting surface extending horizontally through a building or structure that
 17 serves as the level base of a room upon which a person stands or travels.

18 ...
 19 ...

20 ...
 21 Formal design review: Design review conducted by the Design Commission.

22 ...
 23 ...

24 ...
 25 Gross Floor Area: The total square footage of floor area bounded by the exterior faces of the building.

26 1. The gross floor area of a single-family dwelling shall include:

- 27 a. The main building, including but not limited to attached accessory buildings.
 28 b. All garages and covered parking areas, and detached accessory buildings with a gross
 29 floor area over 120 square feet.
 30 c. That portion of a basement which projects above existing grade as defined and
 31 calculated in Appendix B of this development code.

32 d. Stair cases.

33 e. Decks that are attached to the second or third story of a single family dwelling and
 34 are covered by a roof. For the purposes of calculating the gross floor area of covered
 35 decks, the entire deck area covered by the roof shall be accounted for as floor area,
 36 provided an 18" eave extending beyond the edge of the deck shall not be included in
 37 the gross floor area.

38 f. Space under stairways or stairwells that is used, for example, as a closet or storage
 39 space if that space meets the definition of "Floor".

40 2. The gross floor area of a single family dwelling does not include:

41 a. Second- or third-story uncovered decks, or uncovered rooftop decks.

42 32. In the Town Center, gross floor area is the area included within the surrounding exterior
 43 finish wall surface of a building, excluding courtyards and parking surfaces.
 44

1 ...
 2
 3 Tree, Exceptional: A tree or group of trees that because of its unique historical, ecological, or aesthetic
 4 value constitutes an important community resource. An exceptional tree is a tree that is rare or
 5 exceptional by virtue of its size, species, condition, cultural / historic importance, age, and / or
 6 contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter
 7 that is equal to or greater than the diameter listed in the Exceptional Tree Table are considered
 8 exceptional trees unless they are also hazardous trees:
 9
 10

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>
<u>Non-native Species</u>	
<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>

1
2
3
4
5
6

...

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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

...
Large (Regulated) Tree, Large (Regulated): Any conifer tree that is six feet tall with a diameter of 24 inches or more 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 24 inches or any deciduous tree with a diameter of six inches or less.

...
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.

...
Hardscape: The solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, buildings, paved areas, stairs, walkways, decks, pergolas, patios, and similar constructed elements. The hardscape within landscaping is usually made up of materials that include, but are not limited to wood, stone, concrete, gravel, and pervious pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). Hardscape areas do not include driveways.

...
Landscaping: The arrangement and planting of softscape elements (e.g. trees, grass, shrubs and flowers), and the installation of hardscape elements (e.g. placement of fountains, patios, street furniture and ornamental concrete or stonework).

...
Lot, Large: A lot that contains sufficient area, and is of sufficient dimension, to be subdivided. Large lots shall contain a minimum area as follows:

1. R-8.4: 16,800 square feet.
2. R-9.6: 19,200 square feet.
3. R-12: 24,000 square feet.
4. R-15: 30,000 square feet.

1 Lot area: The area contained within the established boundaries of a lot. The lot area includes, but is not
 2 limited to, areas encumbered by critical areas, shorelines, and public or private easements.

3
 4 ...

5 Lot area, net: The area contained within the established boundaries of a lot, less any area used for public
 6 or private easements.

7
 8 ...

9
 10 Lot coverage, maximum: The maximum area of a residentially zoned lot that may be covered by a
 11 combination of buildings and vehicular driving surfaces.

12
 13 ...

14
 15 Reasonable Best Efforts: An applicant has used reasonable best efforts to perform an action when an
 16 applicant demonstrates that one of the following prevents compliance with the applicable standard:

- 17 1. The action cannot be accomplished with technologies and methods that have been used in
 18 the past in similar circumstances, or studies or tests have demonstrated in similar
 19 circumstances that such approaches unlikely to achieve the intended results;
- 20 2. The action does not provide a reasonable likelihood of achieving its intended purpose; or
- 21 3. The action physically precludes achieving the project's primary intended legal use.

22 In cases where the code requires "reasonable best efforts" to comply with standards, the burden of
 23 proving that reasonable best efforts have been taken, and compliance is infeasible, is on the applicant.

24 In determining whether reasonable best efforts have been taken the reviewing agency may weigh the
 25 applicant's actions to comply with the applicable standard and the action's relative public costs and
 26 public benefits, considered in the short- and long-term time frames. The reviewing agency may also
 27 evaluate whether an applicant's prior actions have contributed to the applicant's inability to comply
 28 with the applicable standard.

29 ...

30
 31 Qualified Arborist: means an individual with relevant education and training in arboriculture or urban
 32 forestry, having two (2) or more of the following credentials:

- 33
- 34 1. International Society of Arboriculture (ISA) Certified Arborist;
- 35 2. Tree Risk Assessor Certification (TRACE) as established by the Pacific Northwest Chapter of
 36 ISA (or equivalent);
- 37 3. American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
- 38 4. Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

39
 40 For tree retention reviews associated with a development proposal, a qualified arborist must have, in
 41 addition to the above credentials, a minimum of three (3) years' experience working directly with the
 42 protection of trees during construction and have experience with the likelihood of tree survival after
 43 construction. A qualified arborist must also be able to prescribe appropriate measures for the
 44 preservation of trees during land development.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

...

Softscape: The living or unhardened elements that are incorporated into landscaping. The softscape generally includes plants, flower beds, tree retention areas, uncovered dirt, compost or mulched areas, wetlands, and wetland or watercourse buffers.

...

Street: An improved or unimproved public or private right-of-way or easement which affords or could be capable of affording vehicular access to property.

1. Collector Arterial: A street designed to collect and distribute traffic from major arterials to the local access streets. The collector arterial is similar to a local access street except for stop and yield privileges over a local access street and restrictions for on street parking.

2. Local Access Street: A street designated for direct access to properties, and which is tributary to the arterial system.

3. Major Arterial Street: A street designed to collect and distribute large volumes of traffic from the freeway, Town Center and less important arterial streets. This type of arterial normally is designed to expedite through traffic.

4. Second Arterial Street: A street designed to collect and distribute traffic from the freeway or major arterials and less important streets.

5. Driveways are not streets.

1 **APPENDIX B**
 2 **BASEMENT FLOOR AREA CALCULATION**

3 The Mercer Island Development Code excludes that portion of the basement floor area from the Gross Floor
 4 Area which is below grade. That portion of the basement which will be excluded is calculated as shown.

Portion of Excluded Basement Floor Area =

Total Basement Area x $\frac{\Sigma(\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$

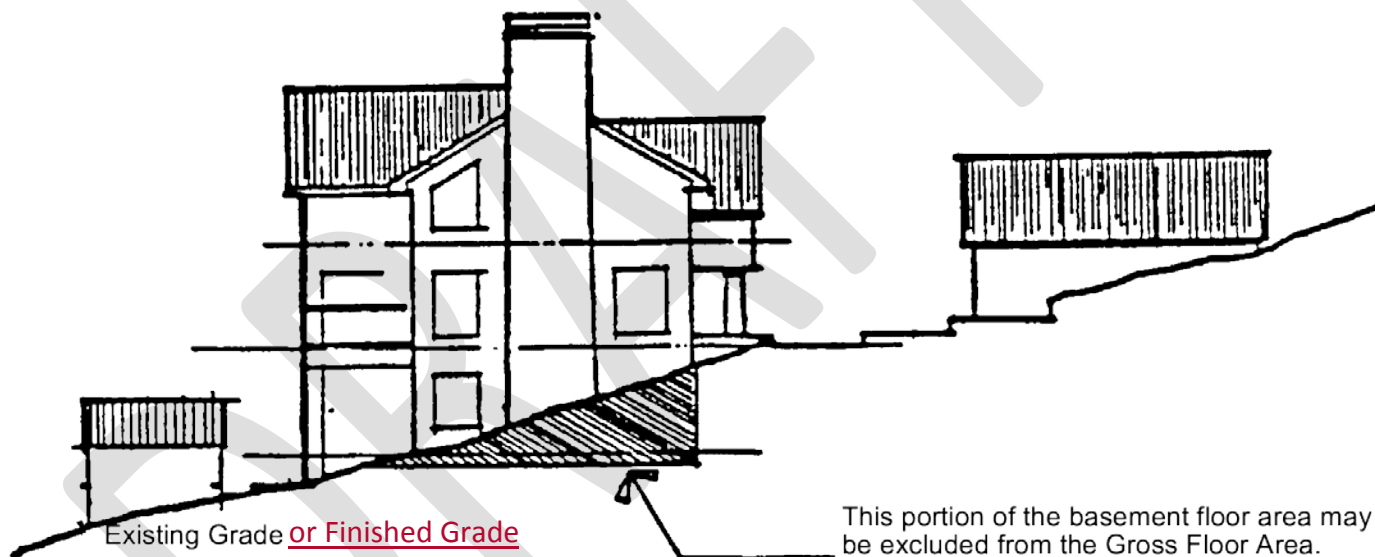
Total of all Wall Segment lengths

5 Where the terms are defined as follows:

6
 7 TOTAL BASEMENT AREA is the total amount of all basement floor area.

8
 9 WALL SEGMENT COVERAGE is the portion of an exterior wall below existing or finished grade, whichever is
 10 lower. It is expressed as a percentage. (Refer to example.)

11
 12 WALL SEGMENT LENGTH is the horizontal length of each exterior wall in feet.



13

14 **EXAMPLE OF BASEMENT FLOOR AREA CALCULATION**

15 This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area.
 16 In order to complete this example, the following information is needed.

- 17 A. A topographic map of the existing grades and the proposed finished grades.
 18 B. Building plans showing dimensions of all exterior wall segments and floor areas.
 19 C. Building elevations showing the location of existing grades and proposed finished in relation to
 20 basement level.

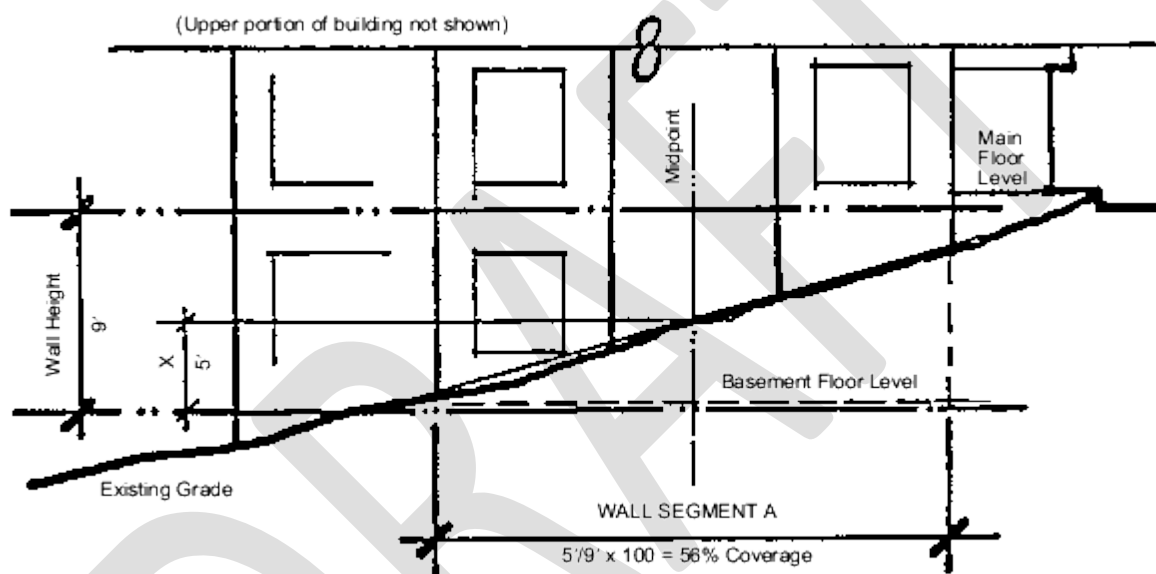
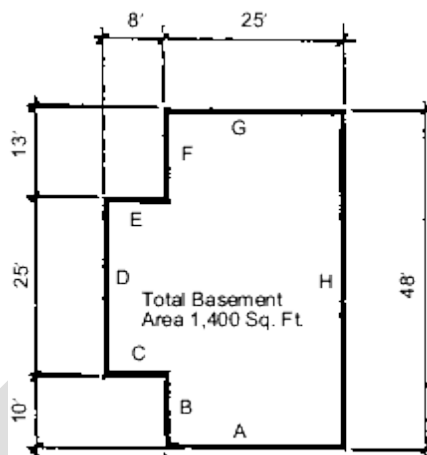
21 Step One

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



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Monday
June 19, 2017
5:00 PM

Mayor Bruce Bassett
Deputy Mayor Debbie Bertlin
Councilmembers Dan Grausz, Jeff Sanderson,
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.

REGULAR MEETING

CALL TO ORDER & ROLL CALL, 5:00 PM

AGENDA APPROVAL

STUDY SESSION

- (1) AB 5318 Residential Development Standards Code Amendments (continued 1st Reading)

SPECIAL BUSINESS

- (2) AB 5322 King County’s “Access for All” Ballot Measure Presentation

CITY MANAGER REPORT

APPEARANCES, 7:00 PM

CONSENT CALENDAR

- (3) Payables: \$182,856.75 (06/08/2017), \$747,796.80 (06/15/2017)
Payroll: \$805,367.66 (06/09/2017)
Minutes: May 15, 2017 Regular Meeting, June 12 Special Meeting.
AB 5321 City Council Rules of Procedure Amendments Adoption
AB 5310 NPDES Stormwater Code Update (2nd Reading & Adoption)
AB 5315 2017 Arterial and Residential Street Overlays Bid Award
AB 5295 Adoption of the 6 Year Transportation Improvement Program

REGULAR BUSINESS

- (4) AB 5316 Public Hearing on Freeman Avenue Street Vacation
(5) AB 5317 I-90 Loss of Mobility Status Report
(6) AB 5319 CenturyLink Cable Franchise (2nd Reading & Adoption)
(7) AB 5320 Refunding of Outstanding 2009B Long Term General Obligation (LTGO) Bonds

OTHER BUSINESS

Councilmember Absences
Planning Schedule
Board Appointments
Councilmember Reports

EXECUTIVE SESSION

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 15 minutes

ADJOURNMENT



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

**AB 5318
June 19, 2017
Regular Business**

**STUDY SESSION ON THE RESIDENTIAL
DEVELOPMENT STANDARDS CODE
AMENDMENTS (CONTINUED 1ST READING)**

Proposed Council Action:

Continue the first reading of Ordinance No. 17C-15, provide staff with any requested changes, and advance Ordinance No. 17C-15 to second reading.

DEPARTMENT OF

Development Services Group (Evan Maxim)

COUNCIL LIAISON

n/a

EXHIBITS

1. Proposed Ordinance No. 17C-15 (with Attachment A)
2. Planning Commission Accompanying Recommendations
3. Residential Development Standards - Recommendation Summary Memorandum, dated May 31, 2017
4. Proposed Amendments to Planning Commission Recommendations, dated June 13, 2017
5. Peer review memorandum by Makers, dated June 15, 2017

2017-2018 CITY COUNCIL GOAL

2. Maintain the City's Residential Character

APPROVED BY CITY MANAGER

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

SUMMARY

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. The Planning Commission's recommended amendments to the Residential Development Standards are attached as Exhibit 1 together with the Planning Commission's accompanying and additional recommendations attached as Exhibit 2. A summary of the Planning Commission's recommended amendments on the residential development standards is contained in Exhibit 3. Exhibits 1, 2 and 3 are identical to those reviewed by the City Council on June 5 and June 12, 2017.

Please also refer to Agenda Bill 5313 from the Council June 5, 2017 meeting, which includes the staff report, a summary of the written public comment, the Planning Commission's recommended code amendments, accompanying recommendations, and follow up work plan items (available on the City's website at <http://bit.ly/2rFUaZi>).

Following further review of the Planning Commission's recommended amendments and comments from the Council and public prior to and during the public hearing, the staff has also identified several proposed

substantive amendments to the Planning Commission's recommendation. A summary of these amendments, together with a brief rationale is contained in Exhibit 4; this summary also includes a staff recommendation to the City Council. The proposed amendments are purposefully written as policy statements for City Council review and direction. Staff does not intend to prepare draft code language unless direction is given by the Council on the proposed amendments.

As requested by Deputy Mayor Bertlin, the City's consultant, Makers, has peer reviewed the Planning Commission's recommended amendments to the Residential Development Standards, and provided their analysis in Exhibit 5.

RECOMMENDATION

Planning Manager

Continue the first reading and provide staff initial direction for changes to Ordinance No. 17C-15.

MOVE TO: Set Ordinance No. 17C-15, amending the City's residential development standards, for second reading and adoption on July 17, 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: _____

PLANNING COMMISSION – RECOMMENDATION DRAFT
Draft Zoning Text Amendments
Residential Development Standards

1	
2	
3	
4	
5	NUISANCE CONTROL CODE
6	8.24.020 Types of nuisances
7	
8	CONSTRUCTION ADMINISTRATIVE CODE
9	17.14.010 Adoption
10	
11	GENERAL PROVISIONS
12	19.01.050 Nonconforming structures, sites, lots and uses.
13	19.01.070 Variance and deviation procedures.
14	
15	RESIDENTIAL
16	19.02.010 Single-family.
17	19.02.020 Lot requirements.
18	19.02.030 Accessory dwelling units.
19	19.02.040 Garages and other accessory buildings.
20	19.02.050 Fences, retaining walls and rockeries.
21	
22	SUBDIVISIONS
23	19.08.020 Application procedures and requirements.
24	19.08.030 Design standards.
25	19.08.040 Plat improvements.
26	19.08.050 Final plats.
27	
28	PROPERTY DEVELOPMENT
29	19.09.090 Building pad.
30	19.09.100 Preferred practices.
31	
32	TREES
33	19.10.010 Purpose
34	19.10.020 Permit required.
35	19.10.030 Exemptions.
36	19.10.040 Tree removal review and approval.
37	19.10.050 Tree removal – Not associated with development proposal.
38	19.10.060 Tree retention associated with development proposal.
39	19.10.070 Tree replacement required.
40	19.10.080 Tree protection standards.
41	19.10.090 Application requirements.
42	19.10.100 Trees on public property.
43	19.10.110 Seasonal development limitations
44	19.10.120 Rounding.

- 1 19.10.130 Nuisance abatement.
- 2 19.10.140 Appeals.
- 3 19.10.150 Enforcement.

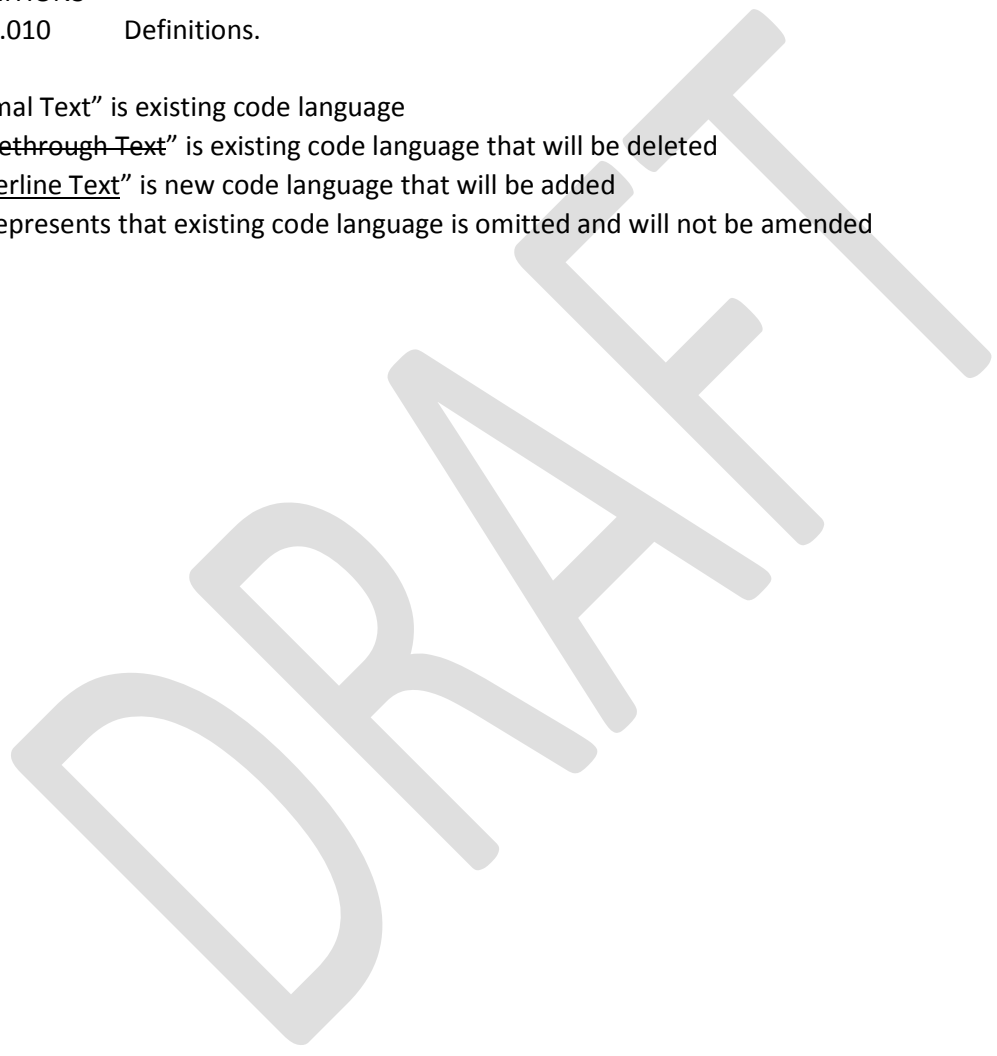
4
5 ADMINISTRATION

- 6 19.15.010 General procedures.
- 7 19.15.020 Permit review procedures.

8
9 DEFINITIONS

- 10 19.16.010 Definitions.

11
12 "Normal Text" is existing code language
13 "~~Strikethrough Text~~" is existing code language that will be deleted
14 "Underline Text" is new code language that will be added
15 "... " represents that existing code language is omitted and will not be amended
16
17
18



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.

- 1 1. Every permit issued for the construction of a new single family home with a gross floor area
2 of more than 6,000 square feet, or as required for a permit renewal under section 105, shall
3 provide a construction management plan and a construction schedule for approval by the
4 building official.
- 5
6 2. Every permit issued for the remodel or addition to a single family home that will result in
7 the modification of more than 6,000 square feet gross floor area, or the addition of more
8 than 3,000 square feet gross floor area, or as required for a permit renewal under section
9 105, shall provide a construction management plan and a construction schedule for
10 approval by the building official.
- 11
12 3. The construction management plan shall include measures to mitigate impacts resulting
13 from construction noise, deliveries and trucking, dust / dirt, use of the street for
14 construction related staging and parking, off-site parking, and haul routes. The building
15 official may require additional information as needed to identify and establish appropriate
16 mitigation measures for construction related impacts.
- 17
18 4. The construction schedule shall identify major milestones, anticipated future phases, and
19 anticipated completion dates. The construction schedule shall establish a timeline for
20 completion of exterior and interior building related construction activity and site work. The
21 construction schedule shall incorporate appropriate measures to address unforeseeable
22 delays and shall provide for contingencies. The building official may require additional
23 information or revisions to the construction schedule.
- 24
25 5. The building official is authorized to take corrective measures as needed to ensure
26 adherence to the approved construction management plan and construction schedule.
27

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 shall be considered "conforming" structures or sites, provided the structure or site complies with the deviation approval. Structures and sites resulting from a prior deviation approval are not subject to the provisions of Chapter 19.01 MICC

13
14
15
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. Single family landscaping. A site developed with a single family dwelling that is legally
37 nonconforming because the minimum landscaping required pursuant to Chapter 19.02
38 MICC has not been established or because maximum allowable hardscape has been
39 exceeded can be increased in height and gross floor area (up to the maximum height
40 and gross floor area permitted). No new hardscape or further reduction in landscaping
41 area is permitted unless:

42 i) The site is either brought into conformance with all applicable landscape
43 requirements; or,

1 ii) Two square feet of legally existing hardscape is removed for every one square
2 foot of new hardscape; or,

3 iii) Two square feet of landscaping area is provided for every one square feet of
4 additional non-landscaping area.

5
6 ...

7
8
9 **19.01.070 Variance and deviation procedures.**

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

13
14 **A. Variance.**

15
16 1. An applicant may request a variance from any numeric standard applicable to the permit or
17 from any other standard that has been specifically designated as being subject to a variance.

18
19 2. A variance may be granted if the applicant demonstrates that the criteria set out in MICC
20 19.15.020(G)(4), and any additional variance criteria set out in the code section under which the
21 permit would be issued, are satisfied.

22
23 **B. Deviation.**

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

26 2. A deviation may be granted if the applicant demonstrates that the criteria set out in MICC
27 19.15.020(G)(5), and any additional deviation criteria set out in the code section under which
28 the permit would be issued, are satisfied.

29
30
31

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.~~

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.

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 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 increased as follows:

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

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

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

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

29
30 ~~depth: The sum of the side yards shall be at least 15 feet; provided, no side yard~~
31 ~~abutting an interior lot line shall be less than five feet, and no side yard abutting a street~~
32 ~~shall be less than 10 feet.~~

33
34 2. Yard Determination.

35
36 a. Front Yard. The front yard is the yard abutting an improved street from which the lot
37 gains primary access or the yard abutting the entrance to a building and extending the
38 full width of the lot. If this definition does not establish a front yard setback, the code
39 official shall establish the front yard based upon orientation of the lot to surrounding
40 lots and the means of access to the lot.

41
42 i. Waterfront Lot. On a waterfront lot, regardless of the location of access to the
43 lot, the front yard may be measured from the property line opposite and
44 generally parallel to the ordinary high water line.

1
2 b. Rear Yard. The rear yard is the yard opposite the front yard. The rear yard shall
3 extend across the full width of the rear of the lot, and shall be measured between the
4 rear line of the lot and the nearest point of the main building including an enclosed or
5 covered porch. If this definition does not establish a rear yard setback for irregular
6 shaped lots, the code official may establish the rear yard based on the following
7 method: The rear yard shall be measured from a line or lines drawn from side lot line(s)
8 to side lot line(s), at least 10 feet in length, parallel to and at a maximum distance from
9 the front lot line.

10
11 c. Corner Lots. On corner lots the front yard shall be measured from the narrowest
12 dimension of the lot abutting a street. The yard adjacent to the widest dimension of the
13 lot abutting a street shall be a side yard. If a setback equivalent to or greater than
14 required for a front yard is provided along the property lines abutting both streets, then
15 only one of the remaining setbacks must be a rear yard. This code section shall apply
16 except as provided for in MICC 19.08.030(F)(1).

17
18 d. Side Yard. Any yards not designated as a front or rear yard shall be defined as a side
19 yard.

20 21 3. Intrusions into Required Yards.

22 23 a. Minor Building Elements.

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

33
34 b. Platforms, Walks, and Driveways. Platforms, walks, at-grade stairs, and driveways not
35 more than 30 inches above existing grade or finished grade may be located in any
36 required yard.

37
38 c. Fences, Retaining Walls and Rockeries. Fences, retaining walls and rockeries are
39 allowed in required yards as provided in MICC 19.02.050.

40
41 d. Garages and Other Accessory Buildings. Garages and other accessory buildings are not
42 allowed in required yards, except as provided in MICC 19.02.040.
43

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

7
 8 f. Architectural Features. ~~Detached, F~~reestanding architectural features such as
 9 columns or pedestals that designate an entrance to a walkway or driveway and do not
 10 exceed 42 inches in height are allowed in required yards.

11
 12 g. Other Structures. Except as otherwise allowed in this subsection (C)(3), structures
 13 over 30 inches in height from existing grade or finished grade, whichever is lower, may
 14 not be constructed in or otherwise intrude into a required yard.

15
 16 4. Setback Deviation. The Code Official may approve a deviation to front and rear setbacks pursuant to
 17 MICC 19.15.020.

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

21
 22 ~~a. The city shall provide notice of the proposed action as required by MICC 19.15.020(D)~~
 23 ~~and (E).~~

24
 25 ~~b. The decision to grant the deviation shall be pursuant to procedures contained in MICC~~
 26 ~~19.15.010(E) and 19.15.020(G)(5).~~

27
 28 ~~c. In granting any such deviation, the code official may require the submission of any~~
 29 ~~reasonably necessary information.~~

30
 31 ~~d. Yard setbacks shall not be reduced below the following minimums:~~

32
 33 ~~i. Front and rear setbacks may not be reduced to less than 10 feet each;~~

34
 35 ~~ii. Side setbacks may not be reduced to less than five feet.~~

36
 37 D. Gross Floor Area.

38
 39 1. The gross floor area of all buildings shall not exceed the lesser of:

40 a. 40 percent of the lot area; and

41
 42 b. The following limit shall apply to single family dwellings and accessory buildings
 43 based upon the zoning designation of the lot upon which the building is established:

- i. R-8.4: 5,000 square feet.
- ii. R-9.6: 8,000 square feet.
- iii. R-12: 10,000 square feet.
- iv. R-15: 12,000 square feet.

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

- a. The gross floor area shall be 150% of the floor area of that portion of a room(s) with a ceiling height of 10 feet to 16 feet, measured from the floor surface to the ceiling.
- b. The gross floor area shall be 200% of the floor area of that portion of a room(s) with a ceiling height of more than 16 feet, measured from the floor surface to the ceiling.
- c. Stair cases shall be counted as a single floor for the first two stories accessed by the stair case. Each additional story above two stories, the stair case shall count as a single floor area. For example, a stair case with a 10 foot by 10 foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).

3. The allowed gross floor area of a single family dwelling may be increased from 40 percent of the lot area to 45 percent of the lot area, provided:

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

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

c. The lot contains:

i. An accessory dwelling unit associated with the application for a new single family home; or

ii. A single family dwelling with at least one floor designed to accommodate a person or persons having a handicap or disability, within the meaning of the Fair Housing Amendments Act (FHAA), 42 U.S.C. 3602(h) or the Washington Law Against Discrimination (WLAD), Chapter 49.60 RCW. To qualify under this subsection, the main floor of the single family dwelling shall be designed to provide the following, consistent with the following summary of Fair Housing Act design requirements with no exception for site impracticality:

1. An accessible building entrance with a minimum of 36 inches clear on an accessible route;
2. Accessible doors with a minimum 32 inch clear width opening;
3. Accessible routes into and through the building, including a minimum clear width of 36 inches, changes in floor height limited to a 1/4 inch or less;

1 4. Light switches, electrical outlets, thermostats, and other
 2 environmental controls are located no higher than 48 inches and no
 3 lower than 15 inches;

4 5. Reinforced walls in bathrooms for later installation of grab bars;

5 6. Usable kitchens and bathrooms as described in the Fair Housing
 6 Accessibility guidelines, as amended; and,

7 d. The total gross floor area authorized pursuant to subsection "b." above shall not
 8 exceed 5,000 square feet.

9
 10 4. Lots created in a subdivision through MICC 19.08.030(G), Optional Standards for
 11 Development, may apply the square footage from the open space tract to the lot area not to
 12 exceed the minimum square footage of the zone in which the lot is located.

13
 14 E. Building Height Limit.

15
 16 1. Maximum building height. No building shall exceed 30 feet in height above the average
 17 building elevation to the highest point of the roof.

18
 19 2. Maximum building height on downhill building façade. The maximum building façade height
 20 on the downhill side of a sloping lot shall not exceed 30 feet in height measured from
 21 existing grade or finished grade, whichever is lower, to the top of the exterior wall façade
 22 supporting the roof framing, rafters, trusses, etc.

23
 24 3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and
 25 fireplaces and other similar appurtenances may extend to a maximum of five feet above the
 26 height allowed for the main structure in subsections "1." and "2." above.

27
 28 4. The formula for calculating average building elevation is as follows:

29
 30 Formula:

31
 32 Average Building Elevation = (Mid-point Elevation of Individual Wall Segment) x (Length
 33 of Individual Wall Segment) ÷ (Total Length of Wall Segments)

34
 35 See Appendix G, Calculating Average Building Elevation.

36
 37 F. Lot Coverage – Single family dwellings.

38 1. Applicability. This section shall apply to the development of single family dwellings including,
 39 but not limited to, the remodeling and construction of new single family dwellings. This section
 40 does not apply to regulated improvements.

41
 42 2. Landscaping objective.

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

4
 5 b. To ensure that landscape design is based on a strong, unified, coherent, and
 6 aesthetically pleasing landscape concept.

7
 8 c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to
 9 provide a transition between each other and between the built and natural
 10 environment.

11
 12 d. To ensure suitable natural vegetation and landforms, particularly mature trees and
 13 topography, are preserved where feasible and integrated into the overall landscape
 14 design. Large trees and tree stands should be maintained in lieu of using new plantings.

15
 16 e. To ensure planting designs include a suitable combination of trees, shrubs,
 17 groundcovers, vines, and herbaceous material; include a combination of deciduous and
 18 evergreen plant material; emphasize native plant material; provide drought tolerant
 19 species; and exclude invasive species.

20
 21 3. Lot coverage - landscaping Required.

22 a. Minimum area required. Development proposals for single family dwellings shall
 23 provide the following minimum landscaping area based on the net lot area:

<u>Lot Slope</u>	<u>Maximum Lot Coverage (house, driving surfaces, and accessory buildings)</u>	<u>Landscaping Area Required (percentage of net lot 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>

24 b. Hardscape, softscape, and driveways.

25 i. A minimum of 80% of the required landscaped area in subsection "a." above,
 26 shall consist of softscape improvements.

27 ii. A maximum of 20% of the required landscaped area in subsection "a." above,
 28 may consist of hardscape improvements including, but not limited to,
 29 walkways, decks, etc. Provided that an at-grade, pervious sport court or similar
 30 pervious recreational improvement with an area of up to 1,200 square is
 31 exempt from the hardscape limitation within the landscaping area.

32 iii. Driveways are prohibited within the landscaping area.

33 For example, a flat lot with a net area of 10,000 square feet shall provide a minimum
 34 6,000 square feet of landscaped area. Up to 1,200 square feet of the landscaped area
 35 may be used for a walkway, patio, or deck or other hardscape area. An additional 1,200
 36 square feet of the landscaped area may be used as an at-grade pervious sport court or
 37 similar recreational area. The remainder of the area shall be used for softscape
 38 improvements, such as landscaping, tree retention, etc.

1
2 3. Deviation. The code official may grant a deviation, allowing an additional five percent of lot
3 coverage over the maximum requirements; provided, the applicant demonstrates through the
4 submittal of an application and supporting documentation that the proposal meets one of the
5 following criteria:

6
7 a. The proposal uses preferred practices, outlined in MICC 19.09.100, which are
8 appropriate for the lot; or

9
10 b. The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway
11 corridor); or

12
13 c. The proposal minimizes impacts to critical areas and provides the minimum extent
14 possible for the additional impervious surfaces.

15
16 The city shall provide notice for the proposed action as required by MICC 19.15.020(D) and (E),
17 Administration.

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

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

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

40
41 c. The director must approve a storm drainage report submitted by the applicant and prepared
42 by a licensed civil engineer assuring the city that city infrastructure, in concert with the project
43 design, is adequate to accommodate storm drainage from the project site, or identifying

1 appropriate improvements to public and/or private infrastructure to assure this condition is
2 met, at the applicant's expense;

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

6
7 ~~e. The hearing procedures and public notice requirements set forth in MICC 19.15.020 shall be~~
8 ~~followed in connection with this variance proceeding.~~

9
10 GE. Parking.

11
12 1. 1-Applicability. This section shall apply to all new construction and remodels where more
13 than 40 percent of the length of the structure's external walls have been intentionally
14 structurally altered.

15 2. Parking required.

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

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

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

25
26 2. Except as otherwise provided in this chapter, each lot shall provide parking deemed
27 sufficient by the code official for the use occurring on the lot; provided, any lot that contains
28 10 or more parking spaces shall also meet the parking lot requirements set out in Appendix
29 A of this development code.

30
31 HF. Easements. Easements shall remain unobstructed.

32
33 1. Vehicular Access Easements. No structures shall be constructed on or over any vehicular
34 access easement. A minimum ~~5-10~~-foot yard setback from the edge of any easement that affords
35 or could afford vehicular access to a property is required for all structures; provided, that
36 improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed
37 within the ~~105~~-foot yard setback so long as such improvements do not interfere with emergency
38 vehicle access or sight distance for vehicles and pedestrians.

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

1
2 I. Large lots. The intent of this section is to ensure that the construction of a single family dwelling on a
3 large lot does not preclude compliance with applicable standards related to subdivision or short
4 subdivision of the large lot. Prior to approval of a new single family dwellings and associated site
5 improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete
6 one of the following:

7
8 1. Design for future subdivision. The proposed site design that shall accommodate potential
9 future subdivision of the lot as follows:

10
11 a. The proposed site design shall comply with the applicable design requirements of
12 Chapters 19.08 Subdivision, 19.09 Development, and 19.10 Trees MICC.

13
14 b. The proposed site design shall not result in a circumstance that would require the
15 removal of trees identified for retention, as part of a future subdivision.

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

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

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

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

33
34 J. Building Pad. New buildings shall be located within a building pad established pursuant to Chapter
35 19.09 MICC. Intrusions into yard setbacks authorized pursuant to MICC 19.02.020(C)(3) may be located
36 outside of the boundaries of the building pad.

37
38 ...

39
40 **19.02.040 Garages, ~~and~~ other accessory buildings, and accessory structures.**

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

42
43 B. Attached Accessory Building. An attached accessory building shall comply with the requirements of
44 this code applicable to the main building.

1
2 C. Detached Accessory Buildings and Accessory Structures.

3 1. Gross Floor Area.

4 a. The combined total gross floor area for one or more accessory building(s) shall not
5 exceed 25 percent of the total gross floor area allowed on a lot within applicable zoning
6 designations pursuant to MICC 19.02.020. For example, on a lot where the total
7 allowed gross floor area is 5,000 square feet, the combined total gross floor area for all
8 accessory buildings is 1,250 square feet.

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

13
14 2. Height.

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

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

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

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

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

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

1
2
3 **19.02.050 Fences, retaining walls and rockeries.**

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

6
7 B. Location in Street.

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

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

16
17 C. Height Measurement.

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

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

26
27 D. Retaining Walls and Rockeries – Requirements.

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

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

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

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

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

42 b. All retaining walls and/or rockeries within a required yard shall be included in
43 calculating the maximum height of 144 inches. ~~Such retaining walls or rockeries, or~~
44 ~~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. No fence shall exceed a maximum height of 72 inches.

32 ii. Fences within front yards may be designed to incorporate an open
 33 latticework or similar architectural feature at the entrance of a
 34 walkway, provided the total height of the entryway feature shall not
 35 exceed 90 inches and the remaining fences shall not exceed 72 inches.
 36 The open latticework or architectural feature shall be designed such
 37 that at least 50 percent of its total surface area consists of evenly
 38 distributed open spaces.

39 iii. Fences or gates located within the front yard may have a maximum
 40 height of 72 inches, provided:

41 1. The proposed fence or gate is located along a property line
 42 contiguous to either: Island Crest Way north of SE 53rd Place, or SE
 43 40th Street between 92nd Avenue SE and 78th Avenue SE; and

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

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

c. For the purposes of this section, the term "street" does not include vehicle access that is designed to serve two or fewer lots.

~~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.~~

~~GF.~~ Electric and Barbed Wire Fences. Electric fences and barbed wire fences are not allowed.

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

~~...~~

19.02.60 Lot Coverage – Regulated improvements.

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

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

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%

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

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

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

1
2 2b. Pavers. Pavers installed with a slope of five percent or less and covering no more than 10
3 percent of the total lot area will be calculated as only 75 percent impervious. Provided,
4 however, that all pavers placed in driveways, private streets, access easements, parking areas
5 and critical areas shall be considered 100 percent impervious.

6
7 ~~c. Patios/Terraces. Uncovered patios/ terraces constructed of pavers shall be exempt~~
8 ~~from the maximum impervious surface limits.~~

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

13
14 e4. Public Improvements. Open storm water retention/detention facilities, public rights-of-way
15 and public pedestrian trails shall be exempt from the maximum impervious surface limits.

16
17 5f. Rockeries/Retaining Walls. Rockeries and retaining walls shall be exempt from the maximum
18 impervious surface limits.

19
20 6g. Residences for religious leaders located on properties use by places of worship.

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

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

36
37 ciii. ~~Impervious surface~~ Lot coverage exceeding 60% shall not be allowed whether by
38 variance ~~pursuant to~~ MICC 19.02.0620(D) or by this exemption.

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

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 and back yard setbacks
8 pursuant to MICC-~~19.15.020~~~~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 5. Project Narrative. Applicants shall provide a clear and concise written description and
17 summary of the proposed project.

18
19
20 6. Neighborhood Detail Map. Applicants shall provide copies of a map drawn at a scale specified
21 by the code official showing the location of the subject site relative to the property boundaries
22 of the surrounding parcels within approximately 1,000 feet, or approximately 2,500 feet for
23 properties over four acres. The map shall identify the subject site with a darker perimeter line
24 than that of the surrounding properties.

25
26 7. Topography Map. The applicant shall provide copies of a topographical map showing the
27 existing land contours using vertical intervals of not more than two feet, completed and signed
28 by a Washington licensed surveyor. For any existing buildings, the map shall show the finished
29 floor elevations of each floor of the building. Critical slopes exceeding 30 percent must be
30 labeled and delineated by a clearly visible hatching.

31
32 8. Detailed Grading Plan. If the grade differential on the site of the proposed project will exceed
33 24 inches and/or if the amount of earth to be disturbed exceeds 50 cubic yards, the applicant
34 shall provide copies of a detailed grading plan drawn by a Washington licensed engineer.

35
36 9. Street Profiles. The applicant shall provide copies of a street profile showing the profiles and
37 grades of each street, together with typical cross sections indicating:

38 a. Width of pavement;

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

40 c. Location of any utility mains.
41
42
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 and shall not increase likely damage to downstream or upstream
44 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 ~~trees; interfere with the protection critical areas of wooded or steep areas or other~~
14 ~~natural features~~; preclude the provision of parks, playgrounds, or other noncommercial recreational
15 areas for neighborhood use and enjoyment; or would negatively impact the physiographic features
16 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 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
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

19.08.040 Plat improvements.

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

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

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

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

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

19.08.050 Final plats.

...

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

Final plats submitted to the city shall consist of one mylar and one copy containing the information set out below. The mylar and copy shall be 18 inches by 24 inches in size, allowing one-half inch for borders. If more than one sheet is required for the mylar and copy, each sheet, including the index sheet, shall be

1 the specified size. The index sheet must show the entire subdivision, with street and highway names and
2 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.

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.

43

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15 ...
16

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 Access to the building pad ~~must shall~~ be consistent with the standards ~~for driveway access~~
 7 contained in MICC 19.09.040.

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

10 a. Required 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.

1
2
3
4
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 **19.10.010 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 establish standards and procedures that will
7 result in the retention of trees on Mercer Island.

8
9 The city recognizes that trees:

10 A. Contribute to the residential character on Mercer Island;

11 B. Provide a public health benefit;

12 C. Provide wind protection, ecological benefits to wetlands and watercourses, and aid in the
13 stabilization of geologically hazardous areas;

14 D. Improve surface water quality and control and benefit Lake Washington; and,

15 E. Reduce noise and air pollution.

16
17 The city further acknowledges that the value of protecting, enhancing, and maintaining trees should be
18 balanced with the other community goals of:

19 F. Reasonable enjoyment and use of private property by the property owner; and,

20 G. Providing delivery of reliable utility service.

21
22 **19.10.020 Permit required.**

23 Permit approval is required to cut, or remove directly or indirectly through site grading, any large tree
24 unless the activity is exempted pursuant to MICC 19.10.030. Permit approval may take the form of a
25 tree removal permit or, alternatively, tree removal may be authorized through another construction
26 permit approval. For example a homeowner who wishes to remove a large tree may apply for a tree
27 removal permit, while a property owner building an addition to an existing home, may request tree
28 approval as part of the building permit approval.

29
30 **19.10.030 Exemptions.**

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

33 A. Emergency tree removal. Any hazardous tree that poses an imminent threat to life or property may
34 be removed. The city must be notified within fourteen (14) days of the emergency tree removal with
35 evidence of the threat for removing the tree to be considered exempt from this chapter. The code
36 official may require that the property owner obtain a permit and / or require replacement, if the city
37 arborist determines:

38 1. That the emergency tree removal was not warranted; or

39 2. The removed tree was retained as part of a prior approval of a permit or as a condition of land
40 use approval.

41 B. Small tree removal. Removal of trees that meet the definition of small trees.

42 C. Undesired / nuisance tree removal. Removal of Alder, Bitter Cherry, or Black Cottonwood, Norway
43 Maple, Horse Chestnut, Portugal Laurel and any plant identified in the weeds of concern, noxious, or
44 invasive weed lists established by Washington State or King County, as amended.

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

4 E. Tree pruning. Tree pruning, as defined in MICC 19.16.010, on private property.

5
 6 **19.10.040 Tree removal review and approval.**

7 A. R-8.4, R-9.6, R-12, and R-15 zoning designations - Tree removal not associated with a development
 8 proposal. For example, tree removal for the maintenance of a landscaped yard area, which is not
 9 associated with a new subdivision or new construction.

10 1. Tree removal not associated with a development proposal and located within critical areas,
 11 critical area buffers, or the shoreline jurisdiction shall comply with the applicable provisions of
 12 Chapter 19.07 MICC.

13 2. Applications for tree removal not associated with a development proposal shall provide
 14 sufficient information to the City arborist to document the location, diameter, and species of the
 15 tree removed pursuant to 19.10.090(A). The City arborist may require additional information to
 16 confirm compliance with the provisions of Chapter 19.07 MICC.

17
 18 B. R-8.4, R-9.6, R-12, and R-15 zoning designations - Tree removal associated with a development
 19 proposal. For example, tree removal that will allow for the construction of a new home, an addition, or
 20 associated with the approval of a new subdivision.

21 1. Tree removal associated with a development proposal shall comply with all of the provisions
 22 of this chapter in addition to the applicable requirements of Chapter 19.07 MICC.

23 2. Applications for tree removal associated with a development proposal shall comply with MICC
 24 19.10.090.

25
 26 C. Commercial or multifamily zoning designations - Tree removal. A tree permit is required and will be
 27 granted if it meets any of the following criteria:

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

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

33 3. It is necessary to enable any person to satisfy the terms and conditions of any covenant,
 34 condition, view easement or other easement, or other restriction encumbering the lot that was
 35 recorded on or before July 31, 2001; and subject to MICC 19.10.0980(A)(2)(B);

36 4. It is part of the city's forest management program or regular tree maintenance program and
 37 the city is the applicant;

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

40
 41
 42 D. Design Commission review required in commercial zones. A tree permit for a development proposal,
 43 resulting in regulated improvements located in a commercial zone, that has previously received design

1 commission approval, must first be reviewed, and approved by the city's design commission prior to
2 permit issuance by the city.

3
4 E. Public property.

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

7 2. Pruning or cutting of trees within a public park by a private property owner is prohibited.
8

9 E. Private utility companies. A tree permit will be issued to private utility companies to cut trees
10 located on public or private property if necessary for public safety, removal of hazardous trees, removal
11 of diseased or dead trees, as part of any private utility tree maintenance program approved by the city,
12 or for construction work. Regardless of whether or not a permit is required, all cutting or pruning of
13 trees by private utility companies shall be performed under the supervision of a certified arborist and at
14 the sole cost and expense of the utility company.
15

16 **19.10.050 Tree removal – Not associated with development proposal.**

17 A tree permit is required for the removal of any large tree, and is subject to the requirements of MICC
18 19.15.010. Tree removal that is not associated with a development proposal is exempt from MICC
19 19.10.060 and MICC 19.10.070. For example, tree removal for the maintenance of a landscaped yard
20 area for a single family home, is exempt from tree retention and replacement required pursuant to
21 Chapter 19.10 MICC. This section shall not be construed as an exemption to the tree retention and
22 replacement requirements of Chapter 19.07 MICC.
23

24 **19.10.060 Tree retention associated with development proposal.**

25 A. Applicability. In the R-8.4, R-9.6, R-12, and R-15 zoning designations, tree retention is required for the
26 following development proposals:

27 1. An addition or remodel to an existing single family dwelling that will result in the addition of
28 more than 500 square feet of gross floor area on a lot with a net lot area of 6,000 square feet or
29 more;

30 2. A new single family dwelling on a lot with a net lot area of 6,000 square feet or more;

31 3. A subdivision or short subdivision.
32

33 B. Tree retention associated with an addition or remodel to an existing single family dwelling.

34 Construction of an addition or remodel to a single family dwelling that will result in the addition of more
35 than 500 square feet of gross floor area is subject to the following retention standards:

36 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
37 rolling five year period.

38 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
39 with the construction of the addition to the single family dwelling.

40 3. Provide tree replacement pursuant to MICC 19.10.070.
41

42 C. Tree retention associated with the construction of a new single family dwelling. Construction of a
43 new single family dwelling is subject to the following retention standards:

1 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
 2 rolling five year period.

3 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
 4 with the construction of the new single family dwelling.

5 3. Provide tree replacement pursuant to MICC 19.10.070.

6
 7 D. Tree retention associated with a new subdivision or short subdivision. A development proposal for a
 8 new subdivision or short subdivision is subject to the following retention standards:

9 1. A minimum of 30% of trees with a diameter of 10 inches or greater shall be retained over a
 10 rolling five year period.

11 2. Reasonable best efforts to retain large trees outside the area of land disturbance associated
 12 with the construction of new single family dwellings within the proposed subdivision.

13 3. Provide tree replacement pursuant to MICC 19.10.070.

14
 15 E. Retention of priority trees.

16 1. Trees that meet the following criteria are prioritized for retention:

17 a. Trees that are in overall good health and have a greater likelihood of longevity; and

18 b. Trees that are part of a healthy copse or grove; or

19 c. Large trees with a diameter of 24 inches or greater; or

20 d. Trees that meet the definition of exceptional trees.

21 2. Priority trees that are retained during development shall credited as 1.5 trees for the
 22 purposes of meeting the retention requirement. For example, a development proposal that is
 23 required to retain 8 trees, may reduce the actual number of trees retained to 6 trees by
 24 retaining 4 priority trees, and 2 “non-priority” trees. The 4 retained priority trees shall be
 25 counted as 6 trees for the purposes of meeting the retention requirement.

26
 27 F. Retention of exceptional trees. Exceptional trees shall be retained, except as follows:

28 1. Construction of an addition or remodel to a single family dwelling that will result in the
 29 addition of more than 500 square feet of gross floor area shall retain exceptional trees and the
 30 development proposal shall be designed to meet this standard. The city arborist may authorize
 31 removal of exception trees in the following circumstances:

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

34 b. Retention of an exceptional tree(s) will prevent the construction of more than 50% of
 35 the maximum gross floor area allowed under Chapter 19.02 MICC.

36 2. Construction of a new single family dwelling shall retain exceptional trees and the
 37 development proposal shall be designed to meet this standard. The city arborist may authorize
 38 removal of exception trees in the following circumstances:

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

41 b. Retention of an exceptional tree(s) will prevent the construction of more than 50% of
 42 the maximum gross floor area allowed under Chapter 19.02 MICC.

43 3. A development proposal for a new subdivision or short subdivision shall retain exceptional
 44 trees and the development proposal shall be designed to meet this standard. Use of the

1 optional subdivision design standards pursuant to MICC 19.08.030 is authorized for the
 2 retention of exceptional trees. The city arborist may authorize removal of exception trees in the
 3 following circumstances:

- 4 a. Retention of an exceptional tree(s) will result in an unavoidable hazardous situation;
 5 or,
 6 b. Retention of an exceptional tree(s) will prevent creation of a residential lot that is
 7 otherwise allowed by Title 19 MICC.

8
 9 E. Calculation of rolling five year period. For the purposes of this chapter, the rolling five year period
 10 begins five years prior to the date of application for a development approval that is subject to tree
 11 retention.

12
 13 F. Compliance required. Development proposals on lots that have removed more than 70% of large
 14 trees within the rolling five year period, such that the 30% tree retention requirement cannot be met,
 15 shall not receive approval unless and until compliance has been achieved. For example, a lot that has
 16 removed all of the trees in year “one”, may not receive a preliminary subdivision approval in year “four”.
 17 However, the preliminary subdivision approval may be granted in year “six”, such that the rolling five
 18 year period does not include the tree removal in year “one”.

19
 20 **19.10.070 Tree replacement.**

21 Trees that are cut pursuant to a tree permit shall be replaced on the subject property as specified in this
 22 section.

23
 24 A. Tree replacement ratio. Trees removed pursuant to MICC 19.10.040, shall have the following base
 25 replacement ratio:

<u>Diameter of removed tree</u>	<u>Number of replacement trees required</u>
<u>10 inches up to 24 inches</u>	<u>1</u>
<u>24 inches up to 36 inches</u>	<u>2</u>
<u>More than 36 inches</u>	<u>4</u>

26
 27 B. Replacement Trees.

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

- 30 a. On-site replacement adjacent to or within critical tree areas as defined in Chapter
 31 19.16 MICC;
 32 b. On-site replacement outside of critical tree areas adjacent to other retained trees
 33 making up a grove or stand of trees;
 34 c. On-site replacement outside of critical tree areas; and,
 35 d. Off-site in adjacent public right-of-way where explicitly authorized by the city.

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

1 3. Size.

2 a. Coniferous trees shall be at least 6 feet tall; and

3 b. Deciduous trees shall be at least 1.5 inches in caliper.

4 The city arborist may authorize the planting of smaller-sized replacement trees if the applicant
 5 can demonstrate that smaller trees are more suited to the species, the site conditions,
 6 neighborhood character, and the purposes of this section, and that such replacement trees will
 7 be planted in sufficient quantities to meet the intent of this section.

8 4. Reduction. The city arborist may reduce the number of replacement trees as follows, where
 9 other measures designed to mitigate the tree loss by restoring the tree canopy coverage and its
 10 associated benefits are considered to be effective and consistent with the purposes of this
 11 chapter. The city arborist may consider, but is not limited to, the following measures:

12 a. Replacement of hazardous, undesired, or short-lived trees with healthy new trees
 13 that have a greater chance of long-term survival;

14 b. Restoration of critical tree areas with native vegetation; and,

15 c. Protection of small trees to provide for successional stages of tree canopy.

16
 17 C. Fee-in-lieu. If the city arborist determines there is insufficient area to replant on the site or within the
 18 adjacent public right-of-way, the city arborist may authorize payment of a fee-in-lieu provided:

19 1. There is insufficient area on the lot for proposed on-site tree replacement to meet the tree
 20 replacement requirements of this chapter; or

21 2. Tree replacement or management provided within public right-of-way or a city park in the
 22 vicinity will be of greater benefit to the community.

23 3. Fees provided in lieu of on-site tree replacement shall be determined based upon:

24 a. The expected tree replacement cost including labor, materials, and maintenance for
 25 each replacement tree; and,

26 b. The most current Council of Tree and Landscaper Appraisers Guide for Plant
 27 Appraisal.

28 4. Any fee in lieu is also optional for the applicant and requires an explicit written agreement.

29
 30 D. Maintenance of Replacement Trees. The applicant shall maintain all replacement trees in a healthy
 31 condition for a period of two years after planting. The applicant shall be obligated to replant any
 32 replacement tree that dies, becomes diseased, or is removed during this two-year time period.

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

39
 40 **19.10.080 Tree protection standards.**

41 A. To ensure long-term viability of trees identified for protection, permit plans and construction
 42 activities shall comply with the following minimum required tree protection:

43 1. All minimum required tree protection measures shall be shown on the development plan set
 44 and tree re-planting / restoration / protection plan.

1 2. Tree protection barriers shall be installed five feet beyond the drip line of large trees to be
2 protected prior to any land disturbance. No construction related activity or work shall occur
3 within the tree protection barriers.

4 3. Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or
5 polyethylene laminar safety fencing or other material, subject to approval by the city arborist.
6 On large or multiple-project sites, the city arborist may also require that signs requesting
7 subcontractor cooperation and compliance with tree protection standards be posted at site
8 entrances.

9 4. Where tree protection areas are remote from areas of land disturbance, and where approved
10 by the city arborist, alternative forms of tree protection may be used in lieu of tree protection
11 barriers, provided that protected trees are completely surrounded with continuous rope or
12 flagging and are accompanied by "Tree Save Area – Keep Out" signs or similar signage
13 authorized by the city arborist.

14
15 B. Preventative Measures. In addition to the above minimum protection measures, the applicant shall
16 support the protection measures by employing recommended International Society of Arboriculture
17 techniques or best practices, which shall be subject to review and approval by the city arborist.

18
19 C. Alternative Methods. The city arborist may approve construction related activity or work within the
20 tree protection barriers if the city arborist concludes:

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

24
25 **19.10.090 Application requirements.**

26 The city shall establish and maintain a tree removal permit application form to allow property owners to
27 request city review of tree removal for compliance with applicable city regulations. The application shall
28 include at a minimum, the following:

29 A. General Information.

- 30 1. The name, address, and telephone number of the applicant and owner of the property and
31 the street address.
32 2. The proposed location, species, diameter, and number of trees proposed to be cut or public
33 tree proposed to be pruned.
34 3. A site plan reflecting the location of large trees and the relative location of structures,
35 driveways, and buildings.

36
37 B. Critical Tree Area. An application covering a tree located in a critical tree area, as defined in Chapter
38 19.16 MICC, shall include a proposed time schedule for the cutting, land restoration, implementation of
39 erosion control and other measures that will be taken in order to prevent damage to the critical tree
40 area.

41
42 C. Development plan set. An application for a development proposal that requires tree retention, and
43 that will result in the removal of one or more trees and as a result of construction work, shall include the
44 following:

1 1. Detailed site plan. The site plan shall include the following information at a minimum:

2 a. Location of all proposed improvements, including building footprint, access, utilities,
3 applicable setbacks, buffers, and required landscaped areas clearly identified. If a short
4 plat or subdivision is being proposed and the location of all proposed improvements
5 cannot be established, a phased tree retention plan review is required as described
6 below;

7 b. Accurate location of large trees on the subject property (surveyed locations may be
8 required). The site plan must also include the trunk location and critical root zone of
9 large trees that are on adjacent property with driplines extending over the subject
10 property line;

11 c. Trees labeled corresponding to the tree inventory numbering system;

12 d. Location of tree protection measures;

13 e. Indicate limits of disturbance (LOD) drawn to scale around all trees potentially
14 impacted by site disturbances resulting from grading, demolition, or construction
15 activities (including approximate LOD of off-site trees with overhanging driplines);

16 f. Proposed tree status (trees to be removed or retained) noted by an 'X' or by ghosting
17 out;

18 g. Proposed locations of any required replacement trees.

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

21 a. A tree inventory containing the following:

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

25 ii. Size (diameter);

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

27 iv. Tree type or species;

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

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

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

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

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

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

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

1 vi. For development applications, a discussion of timing and installation of tree
 2 protection measures. Such measures must include fencing and be in
 3 accordance with the tree protection standards as outlined in MICC 19.10; and
 4 vii. The suggested location and species of supplemental trees to be used when
 5 required. The report shall include planting and maintenance specifications to
 6 ensure long term survival.

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

10
 11 E. Peer review and conflict of interest.

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

15 2. The code official may require the applicant retain a replacement qualified arborist or may
 16 require a peer review where the code official believes a conflict of interest exists. For example, if
 17 an otherwise qualified arborist is employed by a tree removal company and prepares the
 18 arborist report for a development proposal, a replacement qualified arborist or a peer review
 19 may be required.

20
 21
 22 **19.10.100 Trees on public property.**

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

26
 27 A. By the city. An annual tree permit will be issued to the city to cut any public trees necessary for public
 28 safety, removal of hazardous trees, removal of diseased or dead trees, as part of the city's forest
 29 management program or regular tree maintenance program or for construction work on public
 30 property.

31
 32 B. By private property owners in city street. A private property owner may apply for a tree permit to cut
 33 or prune a public tree located on any city street if the owner demonstrates in the following order that all
 34 of the criteria are satisfied:

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

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

38 3. The city arborist determines that proposed cutting or pruning of public trees is:

39 i. Necessary for access to private property;

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

42 iii. Required to resolve a possible hazard to public or private health or safety; or,

1 iv. Requested by a valid petition executed by at least 60 percent of the property owners
 2 located within a 300-foot radius of the subject tree in favor of the proposed pruning of
 3 the tree; and

4 5. The private property owner provides tree replacement consistent with MICC 19.10.070.

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

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

9 7. Tree topping is prohibited.

10
 11 C. Pruning or cutting of trees within a public park by a private property owner is prohibited.

12
 13 **19.10.110 Seasonal development limitations.**

14 No cutting of trees located in geologic hazard areas or protected slope areas is allowed between
 15 October 1 and April 1 unless: (i) a tree permit with explicit authorization for removal between October 1
 16 and April 1 has been granted; or (ii) removal is required due to an emergency situation involving
 17 immediate danger to life or property. The city arborist may authorize tree removal between October 1
 18 and April 1 if the city arborist determines that such environmentally critical areas will not be adversely
 19 impacted by the proposed cutting and the applicant demonstrates compelling justification based on a
 20 geotechnical evaluation of the site. The city arborist may require hydrology, soils and storm water
 21 studies, erosion control measures, restoration plans, and/or an indemnification/release agreement.

22
 23 **19.10.120 Rounding.**

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

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

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

28
 29 **19.10.130 Nuisance abatement.**

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

32
 33 B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following
 34 requirements shall apply to trees and vegetation:

35
 36 1. Branches over roads shall be trimmed to a minimum of 12 feet above the road surface. (see
 37 Figure 1).

38
 39 2. Branches over sidewalks shall be trimmed to a minimum of eight feet above the sidewalk and
 40 one foot behind the sidewalk (see Figure 1).

41
 42 3. Street trees and other vegetation will be spaced according to the following spacing
 43 requirements to facilitate the safe flow of traffic (see Figure 2):

1
2
3
4
5
6
7
8
9
10
11
12
13

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.

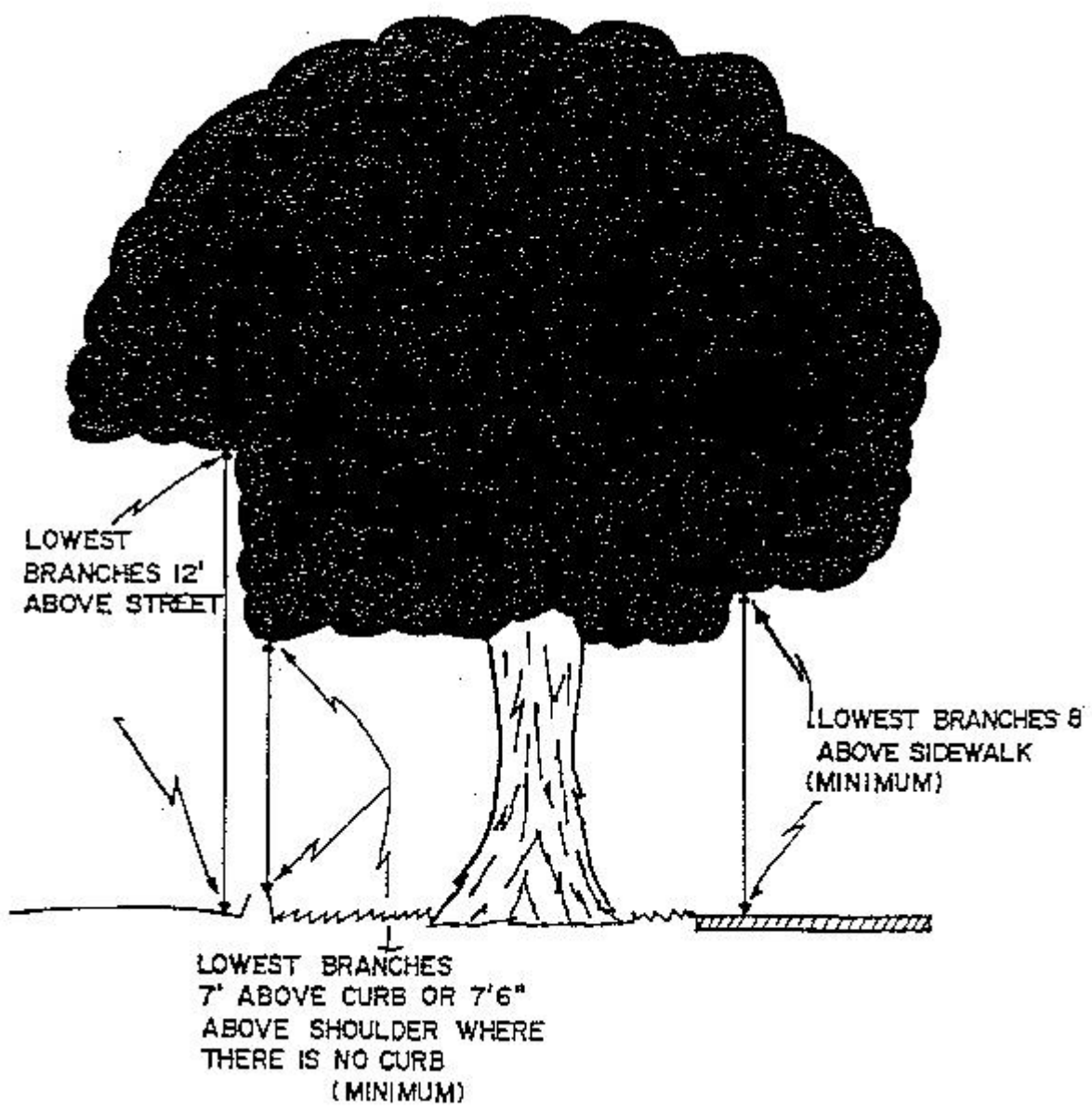
c. Ten-foot minimum spacing shall be observed for small trees.

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.

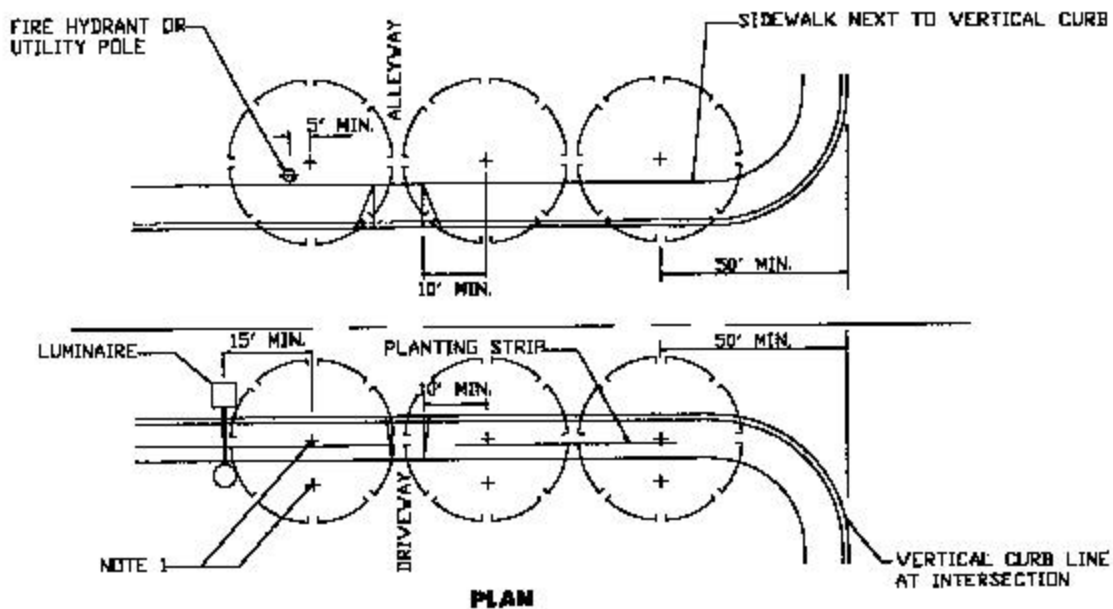
f. Plantings of trees, shrubs or hedges are not allowed between the street/road edge and a ditch.

DRAFT



- 1
- 2
- 3

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.



1
2 [Figure 2](#)

3
4
5 [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
12 ~~B. Permit Required. A tree permit is required to cut a tree as follows:~~

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.~~

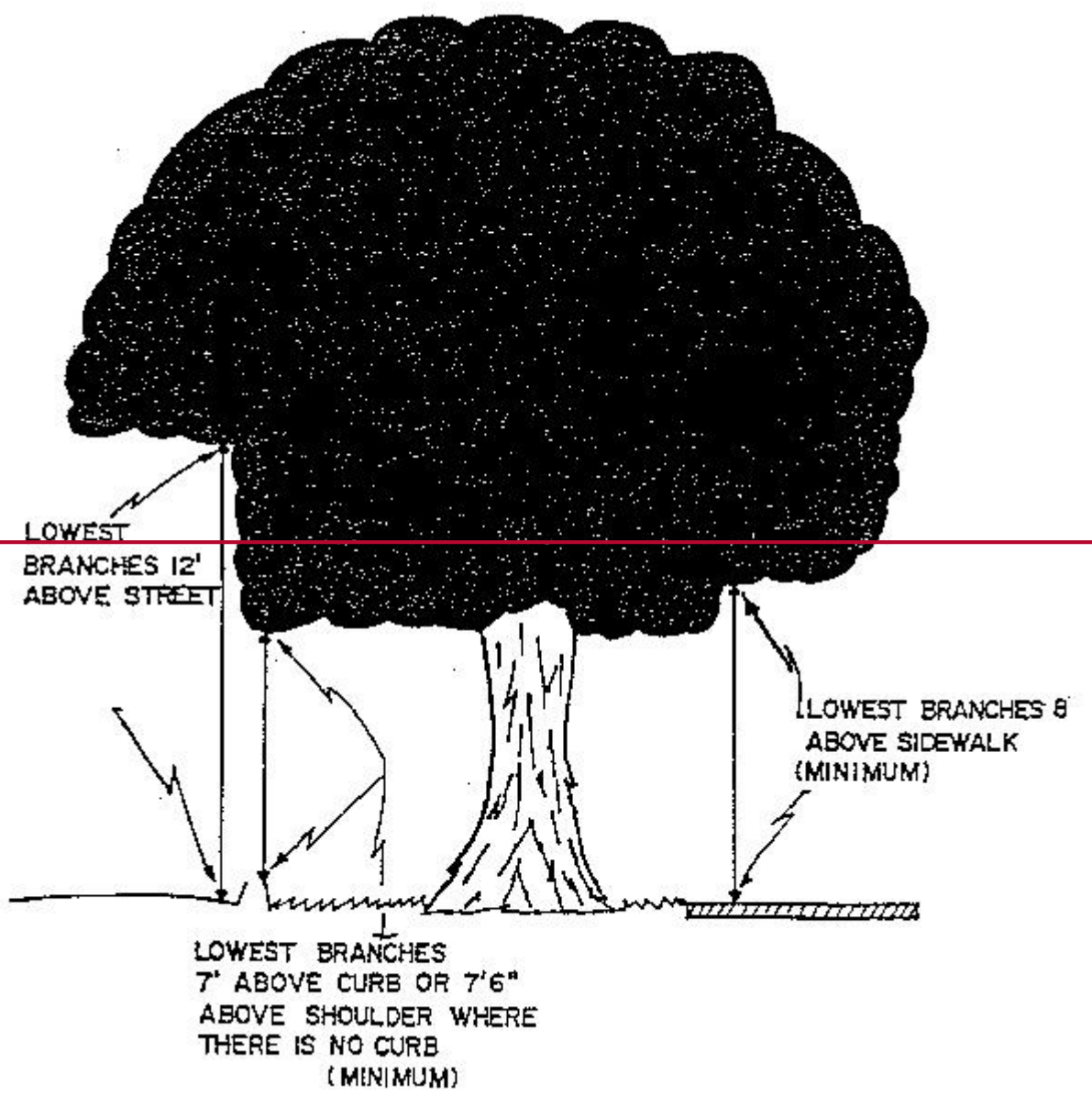
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

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.

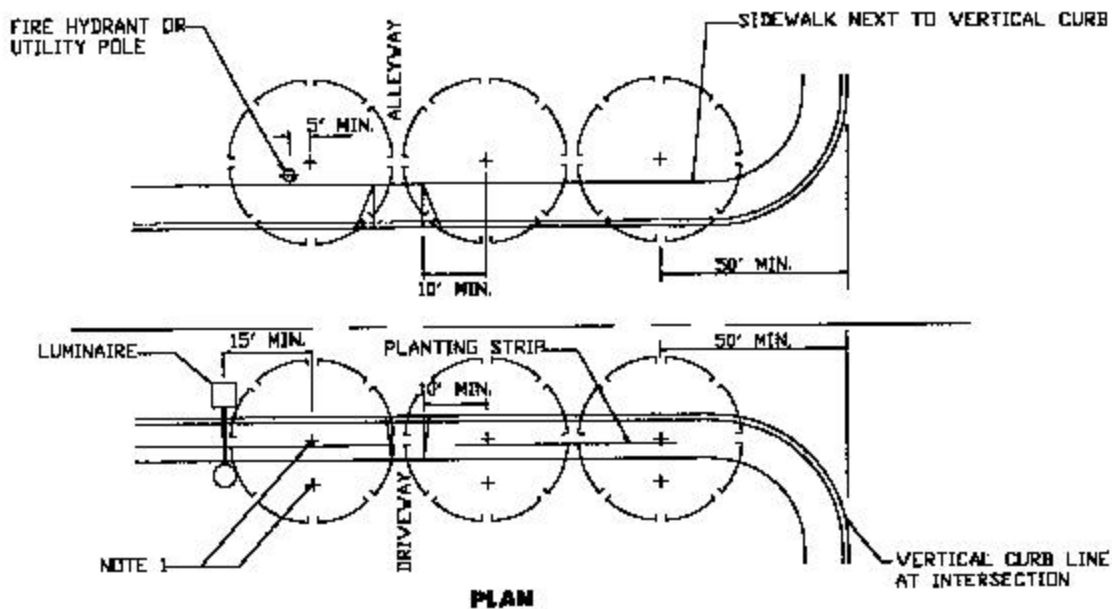
B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following requirements shall apply to trees and vegetation:

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.



- 1
- 2
- 3

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.

	<p>CITY OF MERCER ISLAND STANDARD DETAILS URBAN FORESTRY</p>
<p>STREET TREE STANDARDS</p>	
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.~~

29

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
Ministerial Actions			
Tree Removal Permit	Code official	Chapter 19.10 MICC	Hearing examiner
Right-of-Way Permit	City engineer	Chapter 19.09 MICC	Hearing examiner
Home Business Permit	Code official	MICC 19.02.010	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC 19.06.080(A)	Hearing examiner

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Lot Line Revision	Code official	Chapter 19.08 MICC	Hearing examiner
Design Review – Minor Exterior Modification Outside Town Center	Code official	MICC 19.15.040 , Chapters 19.11 and 19.12 MICC	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) Less Than \$100,000	Code official	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) \$100,000 or Greater	Design commission	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Hearing examiner
Final Short Plat Approval	Code official	Chapter 19.08 MICC	Superior court
Seasonal Development Limitation Waiver	Building official or city arborist	MICC 19.10.030 , 19.07.060 (D)(4)	Hearing examiner
Development Code Interpretations	Code official	MICC 19.15.020 (L)	Hearing Examiner
Shoreline Exemption	Code official	MICC 19.07.110 and 19.15.020 (G)(6)(c)(i)	Hearing examiner ¹
Administrative Actions			
Accessory Dwelling Unit Permit	Code official	MICC 19.02.030	Hearing examiner
Preliminary Short Plat	Code official	Chapter 19.08 MICC	Hearing examiner
Deviation	Code official	MICC 19.15.020 (G); 19.01.070; 19.02.050(F), 19.02.020(C)(4) and (D)(3)	Hearing examiner
Critical Areas Determination	Code official	Chapter 19.07 MICC	Hearing Examiner Planning commission

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

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Variance from Short Plat Acreage Limitation	Code official	MICC 19.08.020	Hearing examiner
Critical Areas Reasonable Use Exception	Hearing examiner	MICC 19.07.030 (B)	Superior court
Street Vacation	City council via planning commission ²	MICC 19.09.070	Superior court
Shoreline Conditional Use Permit	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Shoreline Variance	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Impervious Surface Variance	Hearing examiner	MICC 19.02.0520(D)(4)	Superior court
Legislative Actions			
Code Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
Comprehensive Plan Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
¹ Final rulings granting or denying an exemption under MICC 19.15.020 (G)(6) are not appealable to the shoreline hearings board (SHB No. 98-60).			
² 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.			
³ Must be approved by the city of Mercer Island prior to review by DOE per WAC 173-27-200 and RCW 90.58.140 (10).			

1
2
3

19.15.020 Permit review procedures.

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

4
5 A. Preapplication. Applicants for development permits are encouraged to participate in informal
6 meetings with city staff and property owners in the neighborhood of the project site. Meetings with the
7 staff provide an opportunity to discuss the proposal in concept terms, identify the applicable city
8 requirements and the project review process. Meetings or correspondence with the neighborhood serve
9 the purpose of informing the neighborhood of the project proposal prior to the formal notice provided
10 by the city.

11
12 B. Application.

13
14 1. All applications for permits or actions by the city shall be submitted on forms provided by the
15 development services group. An application shall contain all information deemed necessary by
16 the code official to determine if the proposed permit or action will comply with the
17 requirements of the applicable development regulations. The applicant for a development
18 proposal shall have the burden of demonstrating that the proposed development complies with
19 the applicable regulations and decision criteria.

20
21 2. All applications for permits or actions by the city shall be accompanied by a filing fee in an
22 amount established by city ordinance.

23
24 C. Determination of Completeness.

25
26 1. The city will not accept an incomplete application. An application is complete only when all
27 information required on the application form and all submittal items required by code have
28 been provided to the satisfaction of the code official.

29
30 2. Within 28 days after receiving a development permit application, the city shall mail or provide
31 in person a written determination to the applicant, stating either that the application is
32 complete or that the application is incomplete and what is necessary to make the application
33 complete. An application shall be deemed complete if the city does not provide a written
34 determination to the applicant stating that the application is incomplete.

35
36 3. Within 14 days after an applicant has submitted all additional information identified as being
37 necessary for a complete application, the city shall notify the applicant whether the application
38 is complete or what additional information is necessary.

39
40 4. If the applicant fails to provide the required information within 90 days of the determination
41 of incompleteness, the application shall lapse. The applicant may request a refund of the
42 application fee minus the city's cost of determining the completeness of the application.

43
44 D. Notice of Application.

1
2 1. Within 14 days of the determination of completeness, the city shall issue a notice of
3 application for all administrative, discretionary, and legislative actions listed in MICC
4 19.15.010(E).

5
6 2. The notice of application shall include the following information:

7
8 a. The dates of the application, the determination of completeness, and the notice of
9 application;

10
11 b. The name of the applicant;

12
13 c. The location and description of the project;

14
15 d. The requested actions and/or required studies;

16
17 e. The date, time, and place of the open record hearing, if one has been scheduled;

18
19 f. Identification of environmental documents, if any;

20
21 g. A statement of the public comment period, which shall be not less than 14 days nor
22 more than 30 days following the date of notice of application; and a statement of the
23 rights of individuals to comment on the application, receive notice and participate in any
24 hearings, request a copy of the decision once made and any appeal rights;

25
26 h. The city staff contact and phone number;

27
28 i. The identification of other permits not included in the application to the extent known
29 by the city;

30
31 j. A description of those development regulations used in determining consistency of
32 the project with the city's comprehensive plan; and

33
34 k. Any other information that the city determines appropriate.

35
36 3. Open Record Hearing. If an open record hearing is required on the permit, the city shall:

37
38 a. Provide the notice of application at least 15 days prior to the hearing; and

39
40 b. Issue any threshold determination required under MICC 19.07.110 at least 15 days
41 prior to the hearing.

42
43 4. Notice shall be provided in the bi-weekly DSG bulletin, posted at City Hall and made available
44 to the general public upon request.

1
2 5. All comments received on the notice of application must be received by the development
3 services group by 5 pm on the last day of the comment period.
4

5 6. Except for a determination of significance, the city shall not issue a threshold determination
6 under MICC 19.07.110 or issue a decision on an application until the expiration of the public
7 comment period on the notice of application.
8

9 7. A notice of application is not required for the following actions; provided, the action is either
10 categorically exempt from SEPA or an environmental review of the action in accordance with
11 SEPA has been completed:
12

- 13 a. Building permit;
- 14 b. Lot line revision;
- 15 c. Right-of-way permit;
- 16 d. Storm drainage permit;
- 17 e. Home occupation permit;
- 18 f. Design review – minor new construction;
- 19 g. Final plat approval;
- 20 h. Shoreline exemption permit;
- 21 i. Critical lands determination; ~~and~~
- 22 j. Seasonal development limitation waiver; ~~and,~~
- 23 ~~k. Tree removal permit.~~

24
25
26
27
28
29
30
31
32
33
34
35 E. Public Notice.

36
37 1. In addition to the notice of application, a public notice is required for all administrative,
38 discretionary, and legislative actions listed in MICC 19.15.010(E).
39

40 2. Public notice shall be provided at least 10 days prior to any required open record hearing. If
41 no such hearing is required, public notice shall be provided 10 days prior to the decision on the
42 application.
43

44 3. The public notice shall include the following:

- 1
- 2 a. A general description of the proposed project and the action to be taken by the city;
- 3
- 4 b. A nonlegal description of the property, vicinity map or sketch;
- 5
- 6 c. The time, date and location of any required open record hearing;
- 7
- 8 d. A contact name and number where additional information may be obtained;
- 9
- 10 e. A statement that only those persons who submit written comments or testify at the
- 11 open record hearing will be parties of record; and only parties of record will receive a
- 12 notice of the decision and have the right to appeal; and
- 13
- 14 f. A description of the deadline for submitting public comments.

15

16 4. Public notice shall be provided in the following manner:

- 17
- 18 a. Administrative and Discretionary Actions. Notice shall be mailed to all property
- 19 owners within 300 feet of the property and posted on the site in a location that is visible
- 20 to the public right-of-way.

21 i. Long Subdivisions. Additional notice for long subdivisions shall be provided as

22 follows:

23 (A) Public notice shall also be published at least 30 days prior to the

24 open record hearing on the application in a newspaper of general

25 circulation within the city.

26

27 (B) If the owner of a proposed long subdivision owns land contiguous to

28 the proposed long subdivision, that contiguous land shall be treated as

29 part of the long subdivision for notice purposes, and notice of the

30 application shall be given to all owners of lots located within 300 feet of

31 the proposed long subdivision and the applicant's contiguous land.

32

33 (C) The city shall provide written notice to the Department of

34 Transportation of an application for a long subdivision or short

35 subdivision that is located adjacent to the right-of-way of a state

36 highway. The notice shall include a legal description of the long

37 subdivision or short subdivision and a location map.

- 38
- 39 b. Legislative Action. Notice shall be published in a newspaper of general circulation
- 40 within the city.

41

42 F. Open Record Hearing.

43

1 1. Only one open record hearing shall be required prior to action on all discretionary and
2 legislative actions except design review and street vacations.

3
4 2. Open record hearings shall be conducted in accordance with the hearing body's rules of
5 procedures. In conducting an open record hearing, the hearing body's chair shall, in general,
6 observe the following sequence:

7
8 a. Staff presentation, including the submittal of any additional information or
9 correspondence. Members of the hearing body may ask questions of staff.

10
11 b. Applicant and/or applicant representative's presentation. Members of the hearing
12 body may ask questions of the applicant.

13
14 c. Testimony by the public. Questions directed to the staff, the applicant or members of
15 the hearing body shall be posed by the chairperson at his/her discretion.

16
17 d. Rebuttal, response or clarifying statements by the applicant and/or the staff.

18
19 e. The public comment portion of the hearing is closed and the hearing body shall
20 deliberate on the action before it.

21
22 3. Following the hearing procedure described above, the hearing body shall:

23
24 a. Approve;

25
26 b. Conditionally approve;

27
28 c. Continue the hearing; or

29
30 d. Deny the application.

31
32 G. Decision Criteria. Decisions shall be based on the criteria specified in the Mercer Island City Code for
33 the specific action. An applicant for a development proposal shall have the burden of demonstrating
34 that the proposed development complies with the applicable regulations and decision criteria. A
35 reference to the code sections that set out the criteria and standards for decisions appears in MICC
36 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the
37 code, the following are the required criteria for decision:

38
39 1. Comprehensive Plan Amendment.

40
41 a. The amendment is consistent with the Growth Management Act, the county-wide
42 planning policies, and the other provisions of the comprehensive plan and city policies;
43 and:
44

1 i. There exists obvious technical error in the information contained in the
2 comprehensive plan; or

3
4 ii. The amendment addresses changing circumstances of the city as a whole.
5

6 b. If the amendment is directed at a specific property, the following additional
7 findings shall be determined:
8

9 i. The amendment is compatible with the adjacent land use and development
10 pattern;
11

12 ii. The property is suitable for development in conformance with the standards
13 under the potential zoning; and
14

15 iii. The amendment will benefit the community as a whole and will not adversely
16 affect community facilities or the public health, safety, and general welfare.
17

18 2. Reclassification of Property (Rezoning).

19
20 a. The proposed reclassification is consistent with the policies and provisions of the
21 Mercer Island comprehensive plan;
22

23 b. The proposed reclassification is consistent with the purpose of the Mercer Island
24 development code as set forth in MICC 19.01.010;
25

26 c. The proposed reclassification is an extension of an existing zone, or a logical transition
27 between zones;
28

29 d. The proposed reclassification does not constitute a "spot" zone;
30

31 e. The proposed reclassification is compatible with surrounding zones and land uses;
32 and
33

34 f. The proposed reclassification does not adversely affect public health, safety and
35 welfare.
36

37 3. Conditional Use Permit.

38
39 a. The permit is consistent with the regulations applicable to the zone in which the lot is
40 located;
41

42 b. The proposed use is determined to be acceptable in terms of size and location of site,
43 nature of the proposed uses, character of surrounding development, traffic capacities of
44 adjacent streets, environmental factors, size of proposed buildings, and density;

1
2 c. The use is consistent with policies and provisions of the comprehensive plan; and

3
4 d. Conditions shall be attached to the permit assuring that the use is compatible with
5 other existing and potential uses within the same general area and that the use shall not
6 constitute a nuisance.
7

8 4. Variances. An applicant or property owner may request a variance from any numeric
9 standard, except for the standards contained within Chapter 19.07 MICC. A variance shall be
10 granted by the city only if the applicant can meet all criteria in "a." through "g.". A variance for
11 increased impervious surface pursuant to subsection "h." shall be granted by the city only if the
12 applicant can meet criteria "a." through "h.":

13
14 a. The strict enforcement of the provisions of Title 19 MICC will create an unnecessary
15 hardship to the property owner;

16
17
18 b. The variance is the minimum necessary to grant relief to the property owner;

19
20 ca. No use variance shall be allowed;

21
22 db. There are special circumstances applicable to the particular lot such as the size,
23 shape, topography, or location of the lot; the trees, groundcover, or other physical
24 conditions of the lot and its surroundings; or factors necessary for the successful
25 installation of a solar energy system such as a particular orientation of a building for the
26 purposes of providing solar access;

27
28 ee. The granting of the variance will not be materially detrimental to the public welfare
29 or injurious to the property or improvements in the vicinity and zone in which the
30 property is situated;

31
32 ef. The granting of the variance will not alter the character of the neighborhood, nor
33 impair the appropriate use or development of adjacent property; and

34
35 eg. The variance is consistent with the policies and provisions of the comprehensive plan
36 and the development code.

37
38 h. The basis for requesting the variance is not the direct result of a past action by the
39 current or prior property owner.

40
41 i. Public and private schools, religious institutions, private clubs and public facilities in
42 single-family zones with slopes of less than 15 percent may request a variance to
43 increase the impervious surface to a maximum 60 percent impervious surface and such

1 variance application will be granted if the hearing examiner determines that the
2 applicant has demonstrated that the following criteria are satisfied:

3
4 i. There will be no net loss of pervious surface from the existing pervious
5 surface. No net loss will be determined by the code official and may be achieved
6 by off-site mitigation and/or by reconstructing existing parking areas to allow
7 stormwater penetration. This replacement will be an exception to subsection
8 (D)(2)(b) of this section prohibiting parking areas from being considered as
9 pervious surfaces;

10
11 ii. All stormwater discharged shall be mitigated consistent with the most recent
12 Washington State Department of Ecology Stormwater Management Manual for
13 Western Washington, including attenuation of flow and duration. Mitigation will
14 be required for any and all new and replaced impervious surfaces. In designing
15 such mitigation, the use of a continuous simulation hydrologic model such as
16 KCRTS or WWHM shall be required; event based models will not be allowed. In
17 addition, mitigation designs shall utilize flow control best management practices
18 (BMPs) and low impact development (LID) techniques to infiltrate, disperse and
19 retain stormwater on site to mitigate the increased volume, flow and pollutant
20 loading to the maximum extent feasible;

21
22 iii. The director must approve a storm drainage report submitted by the
23 applicant and prepared by a licensed civil engineer assuring the city that city
24 infrastructure, in concert with the project design, is adequate to accommodate
25 storm drainage from the project site, or identifying appropriate improvements
26 to public and/or private infrastructure to assure this condition is met, at the
27 applicant's expense; and,

28
29 iv. The variance may not be used with other provisions to exceed this maximum
30 60 percent impervious surface coverage.

31
32
33
34 5. Setback Deviation. A setback deviation shall be granted by the city only if the applicant
35 demonstrates all of the following:

36
37 a. Setback deviation criteria. Setback deviations shall be subject to the following
38 criteria:

39
40 ia. No use deviation shall be allowed;

41
42 bii. The granting of the deviation will not be materially detrimental to the public
43 welfare or injurious to the property or improvements in the vicinity and zone in
44 which the property is situated;

1
2 €iii. The granting of the deviation will not alter the character of the
3 neighborhood, nor impair the appropriate use or development of adjacent
4 property; and

5
6 €iv. The deviation is consistent with the policies and provisions of the
7 comprehensive plan and the development code.

8
9 v. The basis for requesting the deviation is not the direct result of a past action
10 by the current or prior property owner.

11
12 vi. The setback deviation is associated with the approval of development of a
13 single lot or subdivision that is constrained by critical areas or critical area
14 buffers.

15
16 vii. The building pad resulting from the proposed deviation will result in less
17 impact to critical areas or critical areas buffers.

18
19 viii. Yard setbacks shall not be reduced below the following minimums:

20
21 (A) . Front and rear setbacks may not be reduced to less than 10 feet
22 each;

23
24 (B) . Side setbacks may not be reduced to less than five feet.

25
26 ...
27
28 K. Expiration of Approvals.

29 1. General. Except for long and short subdivisions, building permits or ~~unless as~~ otherwise
30 conditioned in the approval process, permits shall expire one year from the date of notice of
31 decision if the activity approved by the permit is not exercised. ~~Responsibility for knowledge of~~
32 ~~the expiration date shall be with the applicant.~~

33 2. Long and short subdivision.

34
35 a. Once the preliminary plat for a long subdivision has been approved by the city, the
36 applicant has five years to submit a final plat meeting all requirements of this chapter to
37 the city council for approval.

38
39 b. Once the preliminary plat for a short subdivision has been approved by the city, the
40 applicant has one year to submit a final plat meeting all requirements of this chapter. A
41 plat that has not been recorded within one year after its preliminary approval shall
42 expire, becoming null and void. The city may grant a single one-year extension, if the
43 applicant submits the request in writing before the expiration of the preliminary
44 approval.

1
2 c. In order to renew an expired preliminary plat, a new application must be submitted.

3
4 3. Responsibility for knowledge of the expiration date shall be with the applicant.

5
6 L. Code Interpretations.

7 1. Upon ~~request~~ formal application or as determined necessary, the code official ~~shall~~ may issue
8 a written interpretation of ~~interpret~~ the meaning or application of provisions of the
9 development code. In issuing the interpretation, the code official shall consider the following:

10 a. The plain language of the code section in question;

11 b. Purpose and intent statement of the chapters in question;

12 c. Legislative intent of the City Council provided with the adoption of the code sections
13 in question;

14 d. Policy direction provided by the Mercer Island Comprehensive Plan;

15 e. Relevant judicial decisions;

16 f. Consistency with other regulatory requirements governing the same or similar
17 situation;

18 g. The expected result or effect of the interpretation; and,

19 h. Previous implementation of the regulatory requirements governing the situation.

20 2. The code official may also bring any issue of interpretation before the planning commission
21 for determination. Anyone in disagreement with an interpretation by the code official may also
22 ~~request a review appeal of~~ the code official's interpretation ~~by to~~ the ~~planning~~
23 ~~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 Development proposal: The application for a permit or other approval from the City of Mercer Island
29 relative to the use or development of land.

30
31 ...

32
33 Development proposal site: The boundaries of the lot or lots for which an applicant has or should have
34 applied for approval from the City of Mercer Island to carry out a development proposal.

35
36 ...

37
38 Driveway: The vehicular access on to a lot containing one single family dwelling, or the required
39 vehicular access to, or through, an area designed for parking.

40
41 ...

42

1 Feasible ~~(SMP)~~: An action that is required to achieve project approval, such as a design requirement,
 2 development project condition, mitigation, or preservation requirement, and that meets all of the
 3 following conditions:

- 4 ~~(1)~~ 1. ~~The~~ The action can be accomplished with technologies and methods that have been used in
 5 the past in similar circumstances, or studies or tests have demonstrated in similar circumstances
 6 that such approaches are currently available and likely to achieve the intended results; ~~(2)~~
 7 2. ~~The~~ The action provides a reasonable likelihood of achieving its intended purpose; and
 8 3. ~~(3)~~ ~~The~~ The action does not physically preclude achieving the project's primary intended legal
 9 use. In cases where these guidelines require certain actions unless they are infeasible, the
 10 burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the
 11 reviewing agency may weigh the action's relative public costs and public benefits, considered in
 12 the short- and long-term time frames.

13 ...
 14 ...
 15 ...
 16 Floor: The continuous, supporting surface extending horizontally through a building or structure that
 17 serves as the level base of a room upon which a person stands or travels.

18 ...
 19 ...
 20 ...
 21 Formal design review: Design review conducted by the Design Commission.

22 ...
 23 ...
 24 ...
 25 Gross Floor Area: The total square footage of floor area bounded by the exterior faces of the building.

- 26 1. The gross floor area of a single-family dwelling shall include:
 27 a. The main building, including but not limited to attached accessory buildings.
 28 b. All garages and covered parking areas, and detached accessory buildings with a gross
 29 floor area over 120 square feet.
 30 c. That portion of a basement which projects above existing grade as defined and
 31 calculated in Appendix B of this development code.
 32 d. Stair cases.
 33 e. Decks that are attached to the second or third story of a single family dwelling and
 34 are covered by a roof. For the purposes of calculating the gross floor area of covered
 35 decks, the entire deck area covered by the roof shall be accounted for as floor area,
 36 provided an 18" eave extending beyond the edge of the deck shall not be included in
 37 the gross floor area.
 38 f. Space under stairways or stairwells that is used, for example, as a closet or storage
 39 space if that space meets the definition of "Floor".

40 2. The gross floor area of a single family dwelling does not include:

- 41 a. Second- or third-story uncovered decks, or uncovered rooftop decks.

42 3. In the Town Center, gross floor area is the area included within the surrounding exterior
 43 finish wall surface of a building, excluding courtyards and parking surfaces.
 44

...
 Tree, Exceptional: A tree or group of trees that because of its unique historical, ecological, or aesthetic value constitutes an important community resource. An exceptional tree is a tree that is rare or exceptional by virtue of its size, species, condition, cultural / historic importance, age, and / or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table are considered exceptional trees unless they are also hazardous trees:

Exceptional Tree Table

Species	Threshold Diameter
Native Species	
<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>
Non-native Species	
<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>

- 1
2 ...
3
4 Tree, Grove: A grove means a group of 8 or more trees each 10 inches in diameter that form a
5 continuous canopy. Trees that are part of a grove shall also be considered exceptional trees, unless they
6 also meet the definition of a hazardous tree.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

...
Large (Regulated) Tree, Large (Regulated): Any conifer tree that is six feet tall with a diameter of 24 inches or more 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 24 inches or any deciduous tree with a diameter of six inches or less.

...
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.

...
Hardscape: The solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, buildings, paved areas, stairs, walkways, decks, pergolas, patios, and similar constructed elements. The hardscape within landscaping is usually made up of materials that include, but are not limited to wood, stone, concrete, gravel, and pervious pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). Hardscape areas do not include driveways.

...
Landscaping: The arrangement and planting of softscape elements (e.g. trees, grass, shrubs and flowers), and the installation of hardscape elements (e.g. placement of fountains, patios, street furniture and ornamental concrete or stonework).

...
Lot, Large: A lot that contains sufficient area, and is of sufficient dimension, to be subdivided. Large lots shall contain a minimum area as follows:

1. R-8.4: 16,800 square feet.
2. R-9.6: 19,200 square feet.
3. R-12: 24,000 square feet.
4. R-15: 30,000 square feet.

1 Lot area: The area contained within the established boundaries of a lot. The lot area includes, but is not
 2 limited to, areas encumbered by critical areas, shorelines, and public or private easements.

3
 4 ...

5 Lot area, net: The area contained within the established boundaries of a lot, less any area used for public
 6 or private easements.

7
 8 ...

9
 10 Lot coverage, maximum: The maximum area of a residentially zoned lot that may be covered by a
 11 combination of buildings and vehicular driving surfaces.

12
 13 ...

14
 15 Reasonable Best Efforts: An applicant has used reasonable best efforts to perform an action when an
 16 applicant demonstrates that one of the following prevents compliance with the applicable standard:

- 17 1. The action cannot be accomplished with technologies and methods that have been used in
 18 the past in similar circumstances, or studies or tests have demonstrated in similar
 19 circumstances that such approaches unlikely to achieve the intended results;
- 20 2. The action does not provide a reasonable likelihood of achieving its intended purpose; or
- 21 3. The action physically precludes achieving the project's primary intended legal use.

22 In cases where the code requires "reasonable best efforts" to comply with standards, the burden of
 23 proving that reasonable best efforts have been taken, and compliance is infeasible, is on the applicant.

24 In determining whether reasonable best efforts have been taken the reviewing agency may weigh the
 25 applicant's actions to comply with the applicable standard and the action's relative public costs and
 26 public benefits, considered in the short- and long-term time frames. The reviewing agency may also
 27 evaluate whether an applicant's prior actions have contributed to the applicant's inability to comply
 28 with the applicable standard.

29 ...

30
 31 Qualified Arborist: means an individual with relevant education and training in arboriculture or urban
 32 forestry, having two (2) or more of the following credentials:

- 33
- 34 1. International Society of Arboriculture (ISA) Certified Arborist;
- 35 2. Tree Risk Assessor Certification (TRACE) as established by the Pacific Northwest Chapter of
 36 ISA (or equivalent);
- 37 3. American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
- 38 4. Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

39
 40 For tree retention reviews associated with a development proposal, a qualified arborist must have, in
 41 addition to the above credentials, a minimum of three (3) years' experience working directly with the
 42 protection of trees during construction and have experience with the likelihood of tree survival after
 43 construction. A qualified arborist must also be able to prescribe appropriate measures for the
 44 preservation of trees during land development.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

...

Softscape: The living or unhardened elements that are incorporated into landscaping. The softscape generally includes plants, flower beds, tree retention areas, uncovered dirt, compost or mulched areas, wetlands, and wetland or watercourse buffers.

...

Street: An improved or unimproved public or private right-of-way or easement which affords or could be capable of affording vehicular access to property.

1. Collector Arterial: A street designed to collect and distribute traffic from major arterials to the local access streets. The collector arterial is similar to a local access street except for stop and yield privileges over a local access street and restrictions for on street parking.

2. Local Access Street: A street designated for direct access to properties, and which is tributary to the arterial system.

3. Major Arterial Street: A street designed to collect and distribute large volumes of traffic from the freeway, Town Center and less important arterial streets. This type of arterial normally is designed to expedite through traffic.

4. Second Arterial Street: A street designed to collect and distribute traffic from the freeway or major arterials and less important streets.

5. Driveways are not streets.

1 **APPENDIX B**
2 **BASEMENT FLOOR AREA CALCULATION**

3 The Mercer Island Development Code excludes that portion of the basement floor area from the Gross Floor
4 Area which is below grade. That portion of the basement which will be excluded is calculated as shown.

Portion of Excluded Basement Floor Area =

Total Basement Area x $\frac{\Sigma(\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$

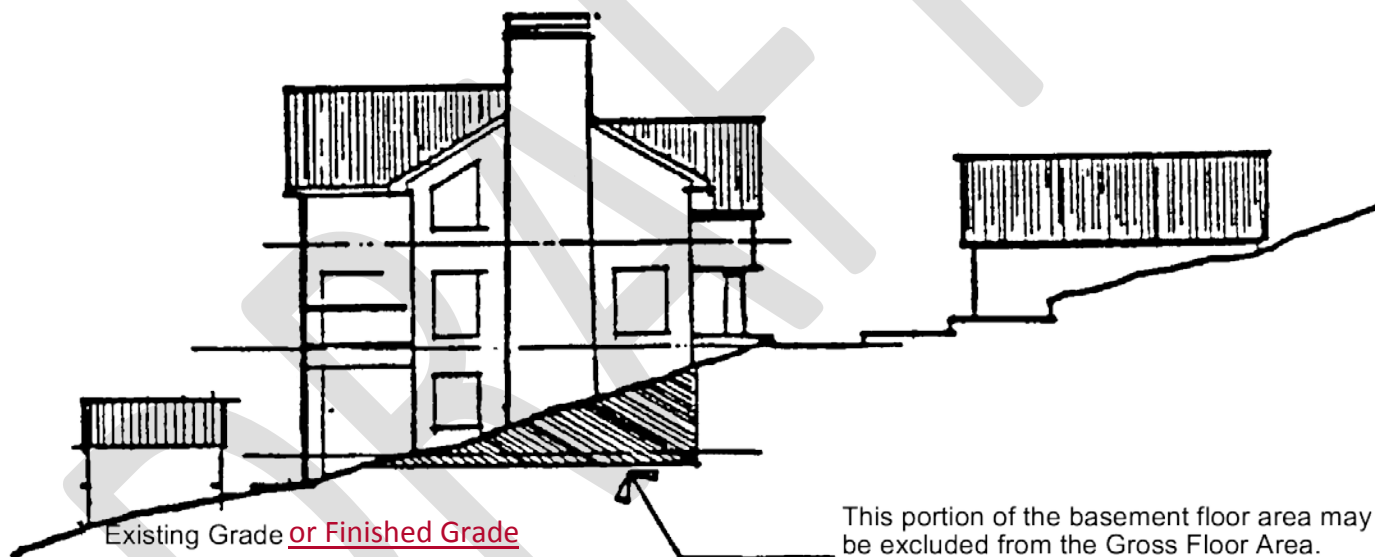
Total of all Wall Segment lengths

5 Where the terms are defined as follows:

6
7 TOTAL BASEMENT AREA is the total amount of all basement floor area.

8
9 WALL SEGMENT COVERAGE is the portion of an exterior wall below existing or finished grade, whichever is
10 lower. It is expressed as a percentage. (Refer to example.)

11
12 WALL SEGMENT LENGTH is the horizontal length of each exterior wall in feet.



13

14 **EXAMPLE OF BASEMENT FLOOR AREA CALCULATION**

15 This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area.
16 In order to complete this example, the following information is needed.

- 17 A. A topographic map of the existing grades and the proposed finished grades.
18 B. Building plans showing dimensions of all exterior wall segments and floor areas.
19 C. Building elevations showing the location of existing grades and proposed finished in relation to
20 basement level.

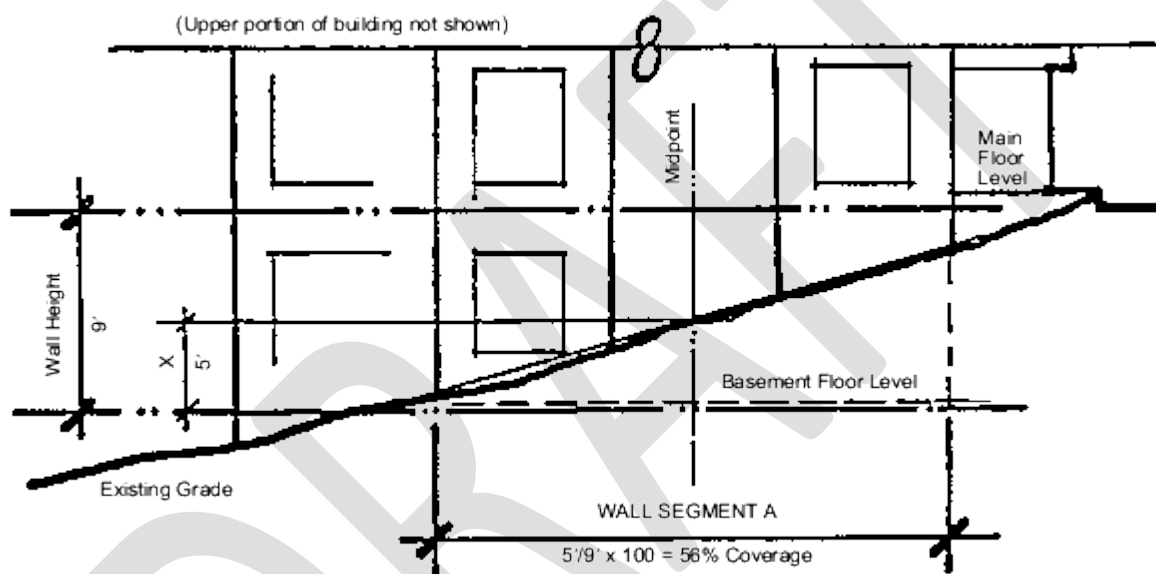
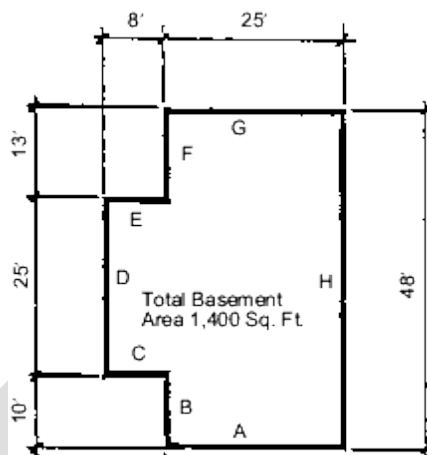
21 Step One

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: 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.



DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605



TO: City Council

FROM: Evan Maxim, Planning Manager

DATE: June 5, 2017

RE: ZTR16-004 - Residential Development Standards – Recommendation Summary

Summary

This memo is intended to summarize the Planning Commission recommendations regarding the amendments to the residential development standards. The first section contains “significant amendments” to the residential development standards, while the second section provides a simple list of less significant amendments.

Section 1: Proposed Significant Amendments:

Each significant amendment summary is divided into two parts: the proposed amendment, and the rationale for the change as currently understood by staff.

Gross floor area

1. Amendments:
 - a. Reduce the allowed gross floor area from 45% to 40%.
 - b. Allow for an additional 5% of gross floor area for accessory dwelling units and accessible single family dwellings on the first floor.
 - c. Limit (“cap”) the maximum gross floor area based upon the zoning designation.
 - d. Regulate covered decks (not uncovered decks).
 - e. Regulate rooms with high ceiling as 150% or 200% of the rooms’ gross floor area.
 - f. Modify the basement exclusion to exclude GFA below the existing or finished grade, whichever is less.
2. Rationale:
 - a. Generally reduce the size and bulk of new single family homes. Balance the goal of reducing homes size and bulk with the goals of providing accessory dwelling units and accessible homes.
 - b. More closely tie the size of the proposed house to the zoning designation. Very large homes are not well suited for neighborhoods that are designed for smaller lots.

- c. Ensure that the gross floor area standard more closely regulates the apparent bulk of the house.

Lot coverage

- 3. Amendments:
 - a. Replace the current lot coverage / impervious surface limits with a standard that requires 60% of the net lot area to be landscaped.
 - b. A minimum of 80% of the landscaped area should be improved with “softscape” such as plants, trees, garden areas, etc. The remaining area may be used for “hardscape” such as decks, walkways, etc.
 - c. Create an allowance for a pervious sports court or similar recreational improvement of up to 1,200 square feet.
- 4. Rationale:
 - a. The regulation more closely aligns with the desired effect for new single family dwelling units (i.e. encouraging the design and installation of landscaping).
 - b. Replaces the term “impervious surface”, which is closely tied to the drainage functionality rather than the desired outcome. The terms “softscape” and “hardscape” are more closely aligned with the desired outcome of preserving neighborhood character.
 - c. Allows for single story homes to maximize gross floor area and comply with the new standard.

Building height

- 5. Amendments:
 - a. Limit the maximum façade height on the downhill side to 30 feet (reduced from 35 feet).
 - b. Measure the downhill façade height from finished or existing grade, whichever is lower.
- 6. Rationale:
 - a. Reduces the bulk of the building following construction and recognizes that the finished grade may be lowered during construction, thereby increasing the appearance of the building bulk.

Parking

- 7. Amendment:
 - a. Reduce the number of required parking stalls for new homes on lots from 3 to 2 parking stalls. Only one of the parking stalls would need to be in a garage.
- 8. Rationale:
 - a. A typical garage parking stall will require a minimum of 200 square feet of area. The garage area is part of the gross floor area of the home, which reduces the amount of living space accordingly.

Variable side yard setbacks

9. Amendments:

- a. Lots with a width of greater than 90 feet require a cumulative side yard depth of 17% of the lot width. Lots with a width of 90 feet or less require a cumulative side yard depth of 15 feet.
- b. For lots with an area of more than 6,000 square feet, minimum side yard depths should be increased by 150% (an increase from 5 feet to 7.5 feet) where they adjoin single family dwellings with a height of 15 feet (or 18 feet for gable-ended homes).
- c. For lots with an area of more than 6,000 square feet, side yard depths should be increased by 200% (an increase from 5 feet to 10 feet) where they adjoin single family dwellings with a height of 25 feet.

10. Rationale:

- a. For wider lots, the increased setback is intended to provide for additional space between homes. The bulk of the wider home would be balanced by the increased setback width.
- b. Variable minimum side yard depths were preferred over the daylight plane approach.
- c. Very small lots were already difficult to design a house for, and should not be subject to variable minimum side yard depths.
- d. The variable minimum side yard depth reduced the “looming” effect of a very tall new home next to a relatively shorter home.

Tree retention

11. Amendment:

- a. Exempt hazardous and undesirable trees from tree permitting and retention requirements.
- b. Require a tree permit for removal of trees greater than 24” in diameter.
- c. Require tree retention for new single family dwelling construction, additions of more than 500 sqft, and short and long subdivisions.
- d. Provide an exemption from tree retention for single family construction or additions on very small lots.
- e. Tree retention is 30% of the trees on the site with a diameter greater than 10” + reasonable best efforts for trees outside the limits of clearing for the proposed work
- f. Create an incentive to retain priority trees
- g. Create an option to require retention of exceptional trees
- h. Tree replacement is required for trees removed associated with new construction, additions, and short and long subdivisions. No tree replacement is required otherwise.
- i. Allow for a fee-in-lieu of tree replacement in some circumstances.
- j. Establish minimum tree protection standards.

12. Rationale:

- a. Focus the regulations on trees that are most important and valuable to the community (the large, healthy trees that have a reasonable chance of long term viability).

- b. The tree permit is necessary to ensure compliance with tree retention, protection, and replacement requirements.
- c. Authorize the city to require the re-design of some new single family homes and subdivisions to ensure retention of exceptional trees.
- d. Establish a clear standard for retention and protection. Provide appropriate flexibility from the standard based upon site specific analysis.

Large lots

13. Amendments:

- a. Require new single family homes on lots that are large enough to subdivide to either: 1) subdivide, 2) design the layout to comply with short subdivision requirements, or 3) record a covenant preventing additional subdivision for some 5 years.

14. Rationale:

- a. Prevent the siting of a single family dwelling prior short subdivision application that would result in non-compliance with the design standards for subdivision.

Construction permits

15. Amendments:

- a. Limit construction hours to M-F: 7AM to 7PM; Sat: 9AM to 6PM; Sundays and Holidays – No Construction
- b. Limit construction permit renewals to 1 year following a single 30-day extension. Building permits would be “valid” for a maximum of 3 years.
- c. Require construction management plans and schedules for large projects and all permit renewals.

16. Rationale:

- a. Reduce the likelihood of extended construction timelines by requiring proactive scheduling and management.
- b. Prohibit “never-ending” permits.
- c. Revise construction hours to end at an earlier time.

Deviations and variances

17. Amendments:

- a. Eliminate fence height and impervious deviations.
- b. Limit fence height to 42 inches in front yards, except along portions of Island Crest Way and SE 40th Street.
- c. Clarify variance and deviation criteria and make criteria more restrictive (i.e. make it harder to get a variance or deviation).

18. Rationale:

- a. Decrease the amount of flexibility provided through deviations or variances.
- b. Increase the predictability of deviation and variance approvals.

Accessory Buildings and Structures

19. Amendments:

- a. Limit the gross floor area of accessory buildings to 25% of the allowed gross floor area on the site.
- b. Limit the height of accessory buildings and structures to 17 feet.

20. Rationale:

- c. Decrease the size and bulk of accessory buildings and structures.
- d. Ensure that the single family dwelling is the primary structure.

Section 2: Proposed Less Significant Amendments:

The following summary of less significant amendments is generally grouped by the chapter the proposed amendments are located within.

21. Chapter 19.01 MICC:
 - a. Update the provisions related to legally established non-conformances (e.g. “grandfathered” uses or improvements) for consistency with proposed amendments.
 - b. Broadening provisions related to non-conforming decks to apply to all zoning designations (instead of limiting it to the R-8.4 zoning designation).
 - c. Re-locating variance and deviation procedures to Chapter 19.15 MICC.
22. Chapter 19.02 MICC:
 - a. Adding purpose and applicability sections to this chapter for clarification and to assist in applying the chapter to development review.
 - b. Amendments to improve readability and clarity of existing standards.
 - c. Re-locating variance and deviation criteria and procedures to Chapter 19.15 MICC.
 - d. Clarifying that new buildings shall be located within a designated building pad.
 - e. Amending and clarifying the rock and retaining wall regulations to limit re-grading of cut and fill slopes.
23. Chapter 19.07 MICC:
 - a. Updating references to variance and deviation criteria and procedures, to refer to Chapter 19.15 MICC.
24. Chapter 19.08 MICC:
 - a. Clarify requirements on preliminary subdivisions to identify the proposed building pad location.
 - b. Re-locating procedural requirements for short subdivisions and lot line revisions to Chapter 19.15 MICC
 - c. Revising requirements for lot line revisions to comply with RCW 58.17.
 - d. Require subdivisions to comply with preferred development practices where feasible.
25. Chapter 19.09 MICC:
 - a. Require new development proposals (e.g. subdivisions, building permit applications, other applications) to designate a building pad.
 - b. Clarify the building pad design requirements.
 - c. Clarifying the language related to preferred development practices.
26. Chapter 19.15 MICC:
 - a. Clarifying that the applicant for a development proposal has the burden of demonstrating that the proposal complies with all applicable regulations and decision criteria.
 - b. Consolidating procedural and approval criteria into Chapter 19.15, related to deviations, variances, and subdivisions from other chapters.
 - c. Clarifying language related to the expiration of land use approvals.
 - d. Clarifying the code interpretation process and providing criteria for consideration by the code official in issuing a code interpretation.



DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605



TO: City Council

FROM: Evan Maxim, Planning Manager

DATE: June 14, 2017

RE: ZTR16-004 - Residential Development Standards – Proposed Amendments to Planning Commission Recommendations

Background

On May 17, 2017, the Planning Commission recommended that the City Council adopt proposed amendments to the Residential Development Standards. The proposed amendments to the Residential Development Standards are intended to address a scope of work generated by the City Council in August of 2016.

Based upon an evaluation of the draft regulations, the staff has prepared a table of proposed substantive amendments that are intended to capture the Planning Commission's recommended amendment, the proposed alternative amendment, the source of the proposed amendment, and a staff recommendation and the basis for the staff recommendation.

In recommending amendments, the staff has focused primarily on recommendations that would: 1) clarify the regulations or eliminate unintended consequences; 2) result in increased compliance with the Council's scope of work; or 3) improve the administration of the proposed regulations.

The attached table incorporates the original staff recommended amendments (included in the June 5 City Council packet as Exhibit 7) as the first two items in the attached table.

Draft Page #	Planning Commission Recommendation	Proposed Amendment	Source	Staff Recommendation / Rationale
Amendments identified June 5, 2017				
1	Page 19, Section F(3) – Lot Coverage (Hardscape & sports court allowance)	The proposed code allows up to 20% of the landscaping area provided on the site may be used for hardscape (e.g., decks, patios, walkways, etc). In addition to the hardscape allowance, up to 1,200 square feet of the landscaping may be used for a pervious recreational improvement (e.g. a pervious sports court or similar recreational improvement).	Amend the code to allow up to 10% of the landscaping to be used as hardscape. Eliminate the sports court exception to hardscape limitations.	Staff review <u>Adopted proposed amendment.</u> The scope of work provided by the City Council required review of the lot coverage standard to address concerns about the relative size of new homes compared to existing house stock. Generally, the current lot coverage regulations limit impervious surface in a manner similar to the Planning Commission’s recommended regulations. Special exceptions and allowances have been eliminated, resulting in a more predictable permitting outcome. However, the proposed allowance for 20% hardscape and sports court areas will result in an increase in overall hardscape on the site (generally in excess of the current allowances). Consequently, this amendment appears inconsistent with the Council’s scope of work.
2	Pages 45, 47-48, and 87 – Tree Permit (Tree permit and retention thresholds)	The proposed code requires a permit to remove trees with a diameter of 24 inches or greater. Retention of trees during development is focused	Amend the code such that the size threshold requiring a tree removal permit is the same diameter as the trees subject to retention. For example, trees over	Staff review <u>Adopted proposed amendment.</u> The tree removal permit is the main administrative tool used by the City to ensure compliance with tree retention requirements of the tree code. If the threshold for tree permits is not the same as the threshold for retention, the City cannot ensure compliance with the tree code during development.

Draft Page #	Planning Commission Recommendation	Proposed Amendment	Source	Staff Recommendation / Rationale	
	on retaining trees with a diameter of 10 inches or greater.	10 inches in diameter require a permit and are subject to retention if associated with development.			
Gross Floor Area					
3	Pages 17-18, Allowances to increase GFA by 5%	<p>Accessory Dwelling Units may increase the allowed GFA by 5%, provided the total GFA does not exceed 45%, 5,000 square feet or the zone based caps.</p> <p>Accessible homes may also increase the increase the allowed GFA by 5%, provided the total GFA does not exceed 45% or the zone based caps. The 5,000 square foot limit does not apply to accessible homes.</p>	<p>Limit the accessible homes seeking the 5% increase in GFA to a maximum of 5,000 square feet (similar to ADUs).</p> <p>Reduce the 5,000 square foot threshold for both ADUs and accessible homes to 4,000 square feet.</p>	Dan Grausz	<p><u>No staff recommendation.</u> This is a policy question best addressed by the Council.</p> <p>This item was discussed by the Planning Commission.</p>

Building Height					
4	Page 18, 23 - Building Height	Maximum building height is 30 feet measured from average building elevation. Average building elevation is measured from existing grade.	Amend the average building elevation calculation to measure maximum height from existing or finished grade, whichever is lower.	Dan Grausz.	<u>No staff recommendation.</u> This is a policy question best addressed by the Council. This item was discussed by the Planning Commission.
Lot Coverage (also item #1 above)					
5	Pages 18-19 – Lot coverage	Limit lot coverage based upon the net lot area. Net lot area is the total lot area, less areas constrained by easements.	Limit lot coverage based upon the total lot area (not the net lot area). Alternatively, limit lot coverage based upon a revised definition of net lot area, to exclude vehicle access easements.	Dan Grausz Staff review	Staff recommends excluding vehicle access easements from the lot area when calculating allowed lot coverage. Vehicle access easements, if included in the lot coverage limits, would be deducted from the allowed lot coverage of 40%, reducing the total amount of area available for house design. Vehicle access easements are also not available for landscaping (as they are assumed to be fully paved for access).
Tree (also item #2 above)					
7	Page 44, Exemptions from Tree permit	Several types of tree removal are exempt from the tree code: <ul style="list-style-type: none"> • Emergency removal • Small trees (defined) • Undesirable trees (listed) 	Limit exemptions to: <ul style="list-style-type: none"> • Small trees • Noxious weeds • Pruning Emergency removals could obtain permit	Dan Grausz	<u>No staff recommendation.</u> This is a policy question best addressed by the Council. This item was discussed by the Planning Commission.

		<ul style="list-style-type: none"> • Trees in view easements • Pruning 	within 14 days of removal		
8	Pages 45-48, Tree removal and approval section (19.10.040), and Tree retention for development (19.10.060)	These sections were initially organized with the intent to clarify that the requirements for permit review and retention were based upon whether removal was associated with development, and the scale of the development.	Consolidate and clarify these sections.	Dan Grausz Staff review	<u>Adopt proposed amendment.</u> Staff recommends revising these sections for clarification and to consolidate duplicated language.
9	Page 46, Tree removal not associated with a development proposal	A tree permit is required for tree removal that is not otherwise part of a development proposal. No retention or replanting is required.	Prohibit removal of an exceptional tree and require replacement of all removed trees.	Dan Grausz	<u>No staff recommendation.</u> This is a policy question best addressed by the Council. This item was discussed by the Planning Commission.
10	Page 46, Tree removal with a development proposal	The Planning Commission focused primarily on single family development. Explicit requirements for tree retention in multifamily zones appear to have been inadvertently eliminated.	Clarify that tree retention is required for multifamily development.	Dan Grausz	<u>Adopt proposed amendment.</u> Staff recommends revising this section to clarify that tree retention is required for multifamily zoning designations.

11	Pages 46-47, 84, Tree retention requirements and Reasonable Best Efforts	Require a minimum retention of 30% of trees “plus” reasonable best efforts to retain trees on site. Reasonable best efforts is defined (page 84)	Eliminate the definition of “reasonable best efforts” and define in tree chapter. The threshold test for reasonable best efforts would be: <ul style="list-style-type: none"> • Single family – being unable to construct 80% of the allowed GFA; • Subdivision – being unable to create an otherwise allowed lot; • Multifamily – being unable to construct an apartment unit. 	Dan Grausz	<u>No staff recommendation.</u> This is a policy question best addressed by the Council. This item was discussed by the Planning Commission.
12	Page 48, Tree Replacement	Replace removed trees based upon a replacement ratio of 1:1, 2:1, and 4:1, depending on the diameter of the tree removed.	Increase the replacement ratios to 2:1, 3:1, and 4:1 respectively.	Dan Grausz	<u>No staff recommendation.</u> This is a policy question best addressed by the Council. This item was discussed by the Planning Commission.

			Modify replacement trees threshold such that any tree over 10" would require 3:1 replacement		
13	Page 49, Tree replacement	Allow the City Arborist discretion in authorizing smaller replacement trees or reducing the number of replacement trees based upon anticipated site conditions and success of replacement plantings.	Clarify that smaller trees may not be shrubs. Limit the reduction of replacement tree numbers to 20% of the required plantings (e.g., 8 of 10)	Dan Grausz	<u>No staff recommendation.</u> This is a policy question best addressed by the Council. This item was discussed by the Planning Commission.
14	Page 49-50, Tree Protection Standards	Specify minimum protection standards for retained trees. Allow for additional protection measures based on ISA Best Management Practices.	Eliminate specific protection measures and required compliance with ISA Best Management Practices.	Dan Grausz	<u>Adopt proposed amendment.</u> Staff recommends revising this section to only reference the ISA Best Management Practices. This item was discussed with Planning Commission.
15	Page 52, Trees on Public Property	Require an annual permit for removal of trees in City parks, subject to specific requirements.	Require that trees removed from City parks be replaced at the same ratio as private development.	Dan Grausz	<u>Staff does not recommend adopting this amendment.</u> The Parks Department regularly plants hundreds to thousands of trees in the parks as part of its regular programming. This requirement appears unnecessary and may reduce flexibility for the Parks Department in managing city parks.

					The Parks Department reports the number of trees in your biennial report to the City Council.
16	Page 52, Tree removal on public property	<p>Allow for a private property owner to remove trees in the public street right-of-way, provided the arborist determines removal is required for:</p> <ul style="list-style-type: none"> • Access to private property • Installation of required public improvements • Removal of a hazardous tree <p>Pruning is allowed if 60% of neighbors within 300 feet agree.</p>	<p>Limit removal for:</p> <ul style="list-style-type: none"> • Access to private property • Installation of required public improvements <p>Pruning would be allowed for:</p> <ul style="list-style-type: none"> • To address hazardous trees • 60% of neighbors within 300 feet agree 	Dan Grausz	<p><u>No staff recommendation.</u> This is a policy question best addressed by the Council.</p> <p>This item was discussed by the Planning Commission.</p>
Variance Criteria					
17	Page 71 – Variances	Allow for an application for a variance to any numeric standard, except for the standards in Chapter 19.07.	Prohibit the application for a variance to minimum lot area requirements, gross floor area, building	Dan Grausz	<p><u>Staff does not recommend adopting this amendment.</u> There are some circumstances where allowing for a variance to these standards is appropriate to avoid a regulatory takings. The variance criteria have been revised to limit variances to only those circumstances where a variance is warranted.</p>

			height, or lot coverage.		<p>If additional limitations on variances (e.g., to avoid abuse) is desired, staff recommends further revising the criteria for approval.</p> <p>This item was discussed by the Planning Commission.</p>
Code Interpretations					
18	Page 78 – Code Interpretations	Code interpretations may be appealed to the Hearing Examiner.	Allow for appeals of code interpretations whenever they are related to decision on a land use application	Dan Grausz	<p><u>No staff recommendation.</u> This is a policy question best addressed by the Council.</p> <p>This item was not discussed by the Planning Commission as part of this code amendment.</p>

MEMORANDUM

To: Mercer Island

From: Bob Bengford AICP, partner, MAKERS

Date: June 13, 2017

Re: MAKERS Analysis of Mercer Island's Draft Amendments to the Residential Development Standards

MAKERS has assisted Staff in reviewing proposed residential development standards amendments and providing graphics to help illustrate key changes. As the proposals have evolved over the past few months, we were asked to provide an analysis of the current Planning Commission recommended draft. This analysis focuses on the following updates:

- Adjustment to the side yard setbacks (19.02.020.C.1.c)
- Maximum gross floor area (19.02.020.D)
- Building height limit (19.02.020.E)
- Lot coverage (19.02.020.F)
- Tree retention (19.10.060)

The table on the following pages focuses on the relative impact of change from the existing regulations. For each proposal element, the table includes a problem statement (based on the Council Adopted Scope of Work and Planning Commission discussion), includes a summary of the proposal, perceived benefits, drawbacks, and conclusions. Please note that some of the benefits may be perceived as drawbacks from the property owners' perspective. Also note that in some cases, alternative code options are noted in the conclusion column. These are "considerations" in light of the discussion of relative benefits and drawbacks of the proposal.

While the conclusions are provided for each of the code proposal concepts, it's important to consider how all of these provisions might collectively work together. A summary is included following the chart to document which provisions have the biggest impacts (both in terms of meeting objectives and impacts to development opportunities) and how all the provisions might work together.

Analysis Chart

Proposal	Benefits	Drawbacks	Conclusions
Adjustment to the side yard setbacks (19.02.020.C.1.c)			
<p>Problem statement: Massing of large new homes are incompatible with the established character of neighborhood and creating privacy and shade/shadow impacts on adjacent properties. In some cases, very wide lots result in very wide homes that “wall off” the street.</p>			
<p>i-ii. Total depth & minimum depth. For larger lots (wider than 90’), the sum of the side yards shall be at least 17 percent of the lot width. The minimum individual side yard setback shall be 5’ or at least 33% of the total side yard depth. <i>For example, if a lot is 120’ wide, the combined depth is 20.4’ (120 x 17%). The minimum individual side yard would be 6.7’.</i></p>	<ul style="list-style-type: none"> Emphasizes an equitable sliding scale approach that slowly increase the side yard based on the width of the lot. Although setback increases are modest, the proposal would reduce the impacts of new development (on applicable lot sizes) on existing development (compared to existing standards). 	<ul style="list-style-type: none"> Using the above lot example illustrates that this change results in adjustments that could be perceived to be so small, that they are barely perceptible (particularly on the side where the smaller setback is allowed). The minimum depth provisions still allows a home to be much closer to one property line than the other. Code concepts maybe confusing to some; other code concepts may accomplish same goal while being easier to understand. Proposal reduces the envelope on which property owners can build on (although in very limited amounts). 	<ul style="list-style-type: none"> Concept is one of several proposed that will help (in very limited capacity in this case) in reducing building massing impacts on existing homes. A graphic might help explain the minimum side yard depth rule (33%) The benefits of adjustment are quite small when considering the sizes of the lot and opportunity for smaller setback on one side. Consider simplified code options to accomplish the same compatibility/fairness goals: <ul style="list-style-type: none"> Require individual side yard setbacks to be 8.5 or 9% of lot width to simplify standard ensure more generous side setbacks on both sides. Require a 10’ min. side yard setback on both sides for lots wider than 90’
<p>iii. Variable side yard depth requirement. Adjusts side yard based on building height, including an increase in side setback to 7.5’ where the façade is between 15-18’ tall (depending on roof form) and 10’ for taller facades (>25’). Lots below 6,000sf exempt.</p>	<ul style="list-style-type: none"> Logical increase in setback based on the increased height of facades along side yard; reduces impact of new development compared to existing standards. 	<ul style="list-style-type: none"> Text used in subsections (a) and (b) could be confusing to some (graphics would help). Proposal reduces the envelope on which property owners can build on (although in limited amounts). 	<ul style="list-style-type: none"> Concept is one of several proposed that will help in reducing building massing impacts on existing homes. Graphics would be helpful in clarifying these standards, particularly the 33% rule in subsection (ii)(1). Other code alternative to accomplish the same goal:

Proposal	Benefits	Drawbacks	Conclusions
			<ul style="list-style-type: none"> ○ Sloped or daylight plane rule (increase setback based on height of structure alongside property line -previously considered)
Adjustment to the maximum gross floor area (19.02.020.D)			
Problem statement: New homes are relatively large in mass / bulk, which may be incompatible with the established character of neighborhood.			
<p>1. Reduce the maximum gross floor area:</p> <p>40% of the lot area (reduced from 45%) or (whichever is less):</p> <ul style="list-style-type: none"> ○ 5,000sf in the R-8.4 zone ○ 8,000sf in the R-9.6 zone ○ 10,000sf in the R-12 zone ○ 12,000sf in the R-15 zone 	<ul style="list-style-type: none"> ● Proposal will reduce the overall massing of new homes. ● Proposal may discourage some properties from redeveloping due to construction/real estate economics. 	<ul style="list-style-type: none"> ● Proposal significantly reduces allowable building area on a property and may discourage redevelopment of some properties. 	<ul style="list-style-type: none"> ● Of all the existing code elements, this likely has the biggest impact in reducing the massing impacts of new development. ● The GFA provision alone may not help reduce the perceived bulk of a building visible from the street or any vantage point- but it will reduce the overall massing impact, collectively, on the surroundings.
<p>2. Calculating extra-height floor area:</p> <p>Proposed language calculates extra height floor area based on their relative massing impact:</p> <ul style="list-style-type: none"> ○ 10-16' floor height area measured at 150% rate ○ >16' floor height measured at 200% rate 	<ul style="list-style-type: none"> ● Spaces are calculated more on their actual massing impact. 	<ul style="list-style-type: none"> ● Homes are penalized from using desirable extra height spaces. ● The language in (a) and (b) is somewhat confusing (a simple graphic might help clarify concept). 	<ul style="list-style-type: none"> ● Approach is logical given it focuses on the overall massing impacts.
<p>3. Options to achieve 45% maximum GFA:</p> <ul style="list-style-type: none"> ○ Floor area split between home and detached accessory building (with ADU); ○ Home contains an attached ADU; or 	<ul style="list-style-type: none"> ● Provision offers flexibility that may be needed to integrate an ADU ● Provision offers flexibility for larger first floor-plates desirable for “age in place” situations. 	<ul style="list-style-type: none"> ● Provision increases the allowed bulk of new development (though not over what’s currently allowed). ● The “accessible” design bonus has the potential to be a very attractive option to increase GFA. 	<ul style="list-style-type: none"> ● Though concept allows for greater massing impacts, it’s a trade-off for an affordable housing unit that is much needed in city and supported by existing policies. ● An evaluation of the success of this type of policy balance is appropriate 3-4 years after adoption, if adopted.

Proposal	Benefits	Drawbacks	Conclusions
<ul style="list-style-type: none"> o Home contains at least one floor meeting special accessibility requirements. 			
Adjustment to the building height limit (19.02.020.E)			
Problem statement: Massing of large new homes are incompatible with the established character of neighborhood (e.g. looming over existing, shorter homes).			
<p>I-2. Reduce the maximum building height:</p> <p>On the downhill side of home on sloping lot, reduce the maximum height from 35' to 30 (from average building elevation to highest point of a pitched roof).</p>	<ul style="list-style-type: none"> • The change reduces the maximum height on downhill sides of homes by 5' 	<ul style="list-style-type: none"> • The change reduces flexibility for building heights on sloping lots. 	<ul style="list-style-type: none"> • The proposal will help to reduce impacts from tall homes on sloping lots.
Adjustment to the lot coverage provisions(19.02.020.F)			
Problem statement: Ensure that the regulatory standards for new homes is focused on the bulk, scale, and aesthetics of the neighborhood. Reduce exceptions or exemptions from the standard and improve predictability for property owner and neighborhood..			
<p>I. Change in lot coverage approach:</p> <p>The proposed approach changes from a strict impervious area standard to a landscaped area standard, where up to 20% of the landscaped area can be hardscape improvements (but not driveways).</p>	<ul style="list-style-type: none"> • The change offers greater flexibility to property owners in designing hardscape features in their front, side, and rear yards. 	<ul style="list-style-type: none"> • The change allows for a sizable reduction in the total impervious area permitted on a site. 	<ul style="list-style-type: none"> • Whereas the above changes to the residential code are crafted to reduce building massing impacts on adjacent properties, this proposal as currently drafted may allow for more impervious areas (in the form of hardscape elements) than the current regulations. • Previous discussions focused on the amount of landscaping in the front yard, since that's the most visible part of lot. Whereas driveways are excluded from the 20% hardscape area calculations, this provision allows for reduced landscaped areas in the front yards.
Adjustment to the tree retention provisions (19.10.060)			

Proposal	Benefits	Drawbacks	Conclusions
<p>Problem statement: Neighborhood redevelopment with large homes are resulting in the removal of more large trees, and thus changing the established character of the community. Clarify the standard and improve predictability for property owner and neighborhood.</p>			
<p>A. Applicability: Proposed language clarifies when tree retention is applicable: Additions of >500sf on lots >6,000sf, new SF dwellings & new subdivisions.</p>	<ul style="list-style-type: none"> Proposed language clarifies when tree retention is applicable 		<ul style="list-style-type: none"> The clarification is useful
<p>B-C. Tree retention for new homes & additions:</p> <ul style="list-style-type: none"> Retain at least 30% of trees (min 10" diameter) over rolling 5 year period. Reasonable best efforts to retain large trees outside the area of land disturbance Provide tree replacement 	<ul style="list-style-type: none"> Proposal provides a more predictable standard that should help protect more trees than under existing standards. 	<ul style="list-style-type: none"> From a development standpoint, new provision creates more challenges in siting and designing new homes and additions, particularly if and when many of the existing trees and their driplines are currently within the allowable building envelope. 	<ul style="list-style-type: none"> 30% rule appears to be a reasonable compromise between preservation and development based on MAKERS earlier site redevelopment analysis (of possible redevelopment sites), particularly as most of the larger trees on lots with established homes tend to be deep in the back yard or along property lines.
<p>E. Retention of priority trees: Proposed language adds a definition for priority trees and allows extra credit (150%) for their preservation.</p>	<ul style="list-style-type: none"> Proposal adds greater flexibility to property owner and prioritizes trees that have a greater positive visual and environmental impact 	<ul style="list-style-type: none"> Clarifying /demonstrating conformance with priority trees criteria (a & b) could be a challenge. 	<ul style="list-style-type: none"> Concept is logical and encourages preservation of higher value trees.
<p>F. Retention of exceptional trees: Proposed language adds a definition for exceptional trees (based on threshold diameter for a broad range of trees) and requires the preservation of such trees with exceptions for health/safety and where such trees prevent development of at least 50% of maximum floor area.</p>	<ul style="list-style-type: none"> Proposal will lead to preservation of more exceptional trees than under existing standards. 	<ul style="list-style-type: none"> Proposal could create a very significant challenge in redeveloping some properties. Since proposal focuses on maximum floor area over available building envelope, there could be interpretation challenges in how that floor area could be expected to be configured on the 	<ul style="list-style-type: none"> Concept is logical and encourages preservation of higher value trees. Clarification in how the 50% maximum gross floor area can be configured on a site is recommended. For instance, would it be assumed that a flat-roofed 3-story home could be configured into a corner of the available building envelope?

Proposal	Benefits	Drawbacks	Conclusions
		unencumbered portion of the building envelope.	

Summary – Most Impactful Concepts

Overall, the following amendments will likely result in the highest degree of impact to new development. This assessment is necessarily qualitative, and may benefit from additional review after 3 to 5 years to determine whether the communities desired results are being achieved or require further review.

Top 3 Most Impactful Concepts	Notes
1. Maximum floor area reduction (19.02.020.D.1)	<p>The change from maximum 0.45 to 0.40 is the most significant item in the list of changes since it reduces the maximum possible overall massing of homes.</p> <p>In some cases, this amendment might not result in a perceived massing reduction from the street, but it will be a total mass reduction that would likely be noticeable on at least two sides of the lot. Note however, that the proposed exceptions provide an opportunity to bring the total floor area back up to 0.45 (though it may be assumed that these situations might be in the minority).</p>
2. Exceptional tree provision (19.10.06.F)	<p>This concept will have a much bigger impact on affected properties than the maximum floor area provision, but it's likely to affect fewer properties due to its "exceptional" nature. The 50% rule provides a threshold to ensure the site have reasonable development potential.</p>
3. Lot coverage updates (19.02.020.F)	<p>This concept allows a 20% increase in the impervious yard areas over existing standards. While other proposals seek to reduce the visual impacts of new developments, this concept allows for increased impacts. The ground level and non-driveway nature of these improvements, however, should reduce negative visual impacts of this change, however.</p>



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

**AB 5322
June 19, 2017
Special Business**

**KING COUNTY'S "ACCESS FOR ALL" BALLOT
MEASURE PRESENTATION**

Proposed Council Action:

Receive presentation from 4CULTURE.

DEPARTMENT OF	City Manager (Julie Underwood)
COUNCIL LIAISON	n/a
EXHIBITS	1. Access For All (AFA) Fact Sheet
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

Jim Kelly, Executive Director from 4CULTURE will be at the Council meeting on Monday night to present information on the Access For All (AFA) program, approved by the King County Council on May 1, 2017, which has been placed on the August 1 primary ballot as Proposition 1.

If approved by voters, Access for All will fund non-profit arts, heritage and science organizations to increase cultural equity and access programs for 7 years from a 0.1% sales tax expected to produce approximately \$67 million dollars in 2018. Access for All has three parts: the public school access program; the regional organization access program; and the community based organization access program.

This presentation is for information purposes only. The Council will not be discussing or taking a position on this ballot measure.

RECOMMENDATION

City Manager

Receive presentation.

ACCESS FOR ALL (AFA)

Summary

The Access For All (AFA) program, approved by the King County Council on May 1, 2017, has been placed on the August 1 primary ballot as **Proposition 1**. If approved by voters, Access for All will fund non-profit arts, heritage and science organizations to increase cultural equity and access programs for 7 years from a .1% sales tax expected to produce approximately \$67 million dollars in 2018. Access for All has three parts: the public school access program; the regional organization access program; and the community based organization access program.

Public School Access Program

- Nearly 10% of all AFA funds will support a **Public School Access Program** providing bus transportation and field trip fees, cultural education plans and coordinators, and in-school programs in all 19 King County public school districts. **All cultural organizations receiving funds through AFA can participate in the Public School Access Program, and all schools may participate.** AFA will prioritize services for schools with the highest percentage of students qualifying for free or reduced-cost meals.

Regional Cultural Organizations

- Organizations with annual revenues over \$1,250,000 and annual attendance over 50,000 are considered Regional Cultural Organizations. Those with annual revenues over \$3 million are considered Regional even if annual attendance is below 50,000. Woodland Park Zoo, Pacific Science Center, Museum of Flight, Seattle Aquarium, Burke Museum, SIFF and Village Theatre are examples of Regional Cultural Organizations.
- Regional Cultural Organizations receive grants **based on a formula that ranks them by their annual revenues and attendance**, with attendance given twice the weight. Regional Cultural Organizations will receive up to 15% of their annual budgets. Because of this required ranking and the 15% cap, AFA limits the amount of funds that will be allocated to Regional Cultural Organizations in any year. 4Culture estimates that if AFA allocated funds based on 2016 figures, it would allocate 56% of AFA funds to Regional Cultural Organizations. The remaining AFA funds will be granted to Community Based Cultural Organizations.
- Each Regional Cultural Organizations must use at least 20% of its allocated AFA funds each year on programs that support the **Public School Access program**. This is in addition to the nearly 10% of AFA funds dedicated to the Public School Access Program described above.
- Each Regional Cultural Organizations must also spend at least 15% of its annual AFA funds to provide **equity inclusion benefits**, which include providing free and low-cost attendance for county residents who have economic and other barriers to access; providing free access to curriculum-related arts, science and heritage programs for public school students throughout the county and otherwise working to improve access to cultural programs to underserved King County residents.

- At least 15% of each Regional Cultural Organization's annual AFA funds must support **geographic equity benefits** by targeting the development of new cultural centers throughout King County and supporting cultural services, programs and activities in cultural centers; and partnering with community-based cultural organizations, through direct investment or in-kind support, on priority projects and initiatives identified in the subarea plans

Community Based Cultural Organizations

- All remaining AFA funds will be used to support **Community Based Cultural Organizations (CBOs) -- non-profit arts, heritage and science groups with annual revenues less than \$1,250,000** that have publicly available programs/events. CBOs will receive grants thru annual programs managed by 4Culture similar to its current grant programs.
- Community based organizations can receive up to 15% of their annual operating budgets each year, to expand their services and outreach through AFA. In addition, to address historic funding inequities, AFA may provide CBO groups organized of, by and for communities that face cultural and economic barriers up to thirty percent of their annual budgets.
- Each King County Council district must receive at least \$1,000,000 of support for its Community Based Cultural Organizations every year through Access for All.
- Small cultural organizations can apply under the umbrella of a fiscal sponsor if they lack federal "501c3" designation. A social service organization that provides significant arts, heritage or science related programming as part of its overall services also may apply for AFA funds.

Focus on Heritage

"Community heritage organizations" are a special focus of AFA and they will receive \$4.5 million each year. Community heritage organizations are defined as CBOs whose primary purpose is the advancement and preservation of anthropology, heritage or natural history and primarily serve communities in a council district in which no Regional Cultural Organization has its principal location; or whose primary purpose is the preservation of barns, outbuildings and agriculture-related community spaces. Four of the nine King County council districts currently have no Regional Cultural Organization (Districts 1,5,7,9).

Cultural Start Ups

10% of AFA Community Based Cultural Organization funds will be distributed as seed money to for new cultural organizations and to foster development of cultural centers throughout King County.

Implementation

After approval of AFA by the voters, King County will adopt an Access For All Implementation Plan including specific guidelines on program administration and oversight.

- **The plan will include a countywide cultural equity plan and four plans for North, suburban East, rural East and South King County.** They will identify priority projects and

initiatives and provide recommendations for achieving the intended cultural access goals over time.

- The Implementation Plan will establish a 4Culture equity advisory committee whose purpose is to provide oversight for achieving the equity and inclusion outcomes goals of the program. Each King County councilmember will nominate one member of a 4Culture equity advisory committee and the committee will be confirmed by the King County council.

Access for All Funding Projection Summary (Assuming 2016 Regional Cultural Organization budgets)		Percentage of the Total
.01% Sales Tax Revenue <u>Estimate (FY 2018)</u>	\$67,996,000	
1. Regional Cultural Org Admin Cap -- 1.25%	\$849,950	1.25%
2. Public School Access Program -- 10% of remaining funds (\$67,146,050)	\$6,714,605	9.88%
3. Regional Cultural Orgs Grants Pool --70% of remaining funds (\$60,431,445):	\$42,302,012	
A. Estimated Regional Orgs Actual Total Awards with 15% Cap*	\$38,290,743	
* Excess amount because of 15% of operating budget cap falls to CBO Pool	\$4,011,268	
1) 50% may be used for general public benefits	\$19,145,372	28.16%
2) 50% of grants restricted for specific uses	\$19,145,372	
-20% for Public School Access Programs	\$7,659,149	11.26%
-15% for Equity inclusion	\$5,743,611	8.45%
-15% for Geographic equity	\$5,743,611	8.45%
		28.16%
4. CBO Award Pool = All remaining funds (includes the estimated Regional Orgs excess amount of \$4,011,268)	\$22,139,702	32.56%
- Program Administration Cap (8%)	\$ 1,771,176	2.60%

-Startups/Cultural Centers (10% of funds remaining after administrative costs)	\$ 2,036,853	3.00%
- Minimum for Community Heritage Organizations or CBOs in KC Council Districts without a Regional Cultural Organization	\$ 4,500,000	6.61%
- REMAINING FOR ALL OTHER CBCO USES (operations, facilities, projects, etc.):	\$ 13,831,673	20.34%
		100.00%

Fiscal Impact

King County Council staff analyses of Access for All legislation indicated that the proposal for a 0.1 percent sales tax for Access for All represents the maximum funding amount allowed under state law, which provides for the program to be funded by a sales tax increase of up to 0.1 percent. According to the Washington State Department of Revenue staff, state law would allow for imposing a tax increment of less than 0.1 percent to fund the program.

The 0.1 percent sales tax increase is projected to raise \$67.4 million for Access for All in 2018, and \$142.8 million in the 2019/2020 biennium, and \$531 million over the life of the seven year program¹.

For reference, Table 1 below shows the breakdown of the total combined sales tax rate for three different types of areas that represent rates in most King County jurisdictions effective April 1, 2017.

Table 1. Breakdown of Total Combined Sales Tax Rate in King County
(Effective April 1, 2017)

	Rural areas (Non-RTA ²)	Suburban (RTA, non-Seattle)	Seattle
State	6.50%	6.50%	6.50%
County General Fund	0.15%	0.15%	0.15%
City General Fund	0.85%	0.85%	0.85%
County Metro Transit	0.90%	0.90%	0.90%
County MIDD	0.10%	0.10%	0.10%
County/City Criminal Justice	0.10%	0.10%	0.10%
Sound Transit	n/a	1.40%	1.40%
Seattle Transportation Benefit District (TBD)	n/a	n/a	0.10%
TOTAL	8.60%	10.00%	10.10%

Table 2 below shows the impact of the Access for All sales tax for households at varying levels of median household income.

¹ Based on King County Office of Economic and Financial Analysis (OEFA) August 2016 King County Sales and Use Taxbase Forecast.

² Regional Transit Authority district

Table 2. Annual Impact of Access for All Sales Tax to Households at Various Income Levels³

	% of Median Household Income				
	30%	60%	100%	120%	150%
Annual Household Income	\$24,106	\$48,213	\$80,354	\$96,425	\$120,531
Current Combined Sales Tax Paid Annually (10.00%)	\$1,306	\$2,219	\$3,045	\$3,590	\$4,276
Access for All Sales Tax Paid Annually (0.10%)	\$13	\$22	\$30	\$36	\$43
TOTAL Sales Tax (10.10%)	\$1,319	\$2,241	\$3,075	\$3,626	\$4,319
% of Household Income	5.47%	4.65%	3.83%	3.76%	3.58%

It should be noted that RCW 82.14.410, enacted in 2001, stipulates that a local sales tax rate increase implemented after December 1, 2000, must exempt sales of lodging from such local sales tax, if this tax would cause the combined tax rate on lodging to exceed 12 percent or the actual rate that existed on December 1, 2000 if greater than 12 percent. Currently, the combined tax rate for lodging, with 60 or more rooms, exceeds 12 percent for most jurisdictions in King County⁴. Therefore, if passed, the Access for All sales tax will not be applied to the lodging tax for most jurisdictions in King County.

At year end, a fund balance may remain due to various reasons. State legislation does not provide guidelines on how the remaining funds available each year should be allocated in subsequent years. These funds will be added to the tax proceeds of the subsequent year and distributed according to the allocation provisions of the proposed ordinance.

³ Analysis based on Washington State DOR alternative tax model provided by PSB using 2015 Median Household Income levels for King County determined by inflated CPI levels.

⁴ King County Regional Transit Authority (RTA) Tax Reporting Change for Lodging – *Effective April 1, 2017*. http://dor.wa.gov/Docs/Pubs/SpecialNotices/2017/sn_Apr_17_KingCoRTA.pdf.

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.

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

Report	Warrants	Date	Amount
Check Register	187345-187398	6/08/2017	\$ 182,856.75
			\$ 182,856.75

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187346	06/08/2017	ATTORNEY & NOTARY SUPPLY 6 Notary Journals to comply w/	P0095174	OH008271	05/19/2017	135.30
00187347	06/08/2017	B&B UTILITIES & EXCAVATION LLC 3838 WMW WATER SYSTEM IMPROVEM	P94025	#2	04/30/2017	100,453.00
00187348	06/08/2017	BP SQUARED LLC I-90 Mobility Parking Survey	P0095311	5362017	05/21/2017	8,000.00
00187349	06/08/2017	BYAM, MYLES MILEAGE EXPENSE		OH008252	05/24/2017	109.14
00187350	06/08/2017	CARTWRIGHT, ANALISA FUEL FOR JEEP #468		OH008257	06/06/2017	48.25
00187351	06/08/2017	CENTURYLINK PHONE EXPENSE JUNE 2017		OH008249	05/20/2017	4,726.90
00187352	06/08/2017	CENTURYLINK BUSINESS SERVICES PHONE USE MAY 2017		1408458208	05/03/2017	3,550.26
00187353	06/08/2017	CENTURYLINK-ACCESS BILL PHONE USE MAY 2017		5161XLB2S3	05/08/2017	6.59
00187354	06/08/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		OH008279	06/09/2017	1,331.00
00187355	06/08/2017	CITY OF SEATTLE De-escalation Training - CIT -	P0095271	OH008275	05/31/2017	795.00
00187356	06/08/2017	COLE, DONALD FLEX SPEND ACCT REIMB		OH008242	05/26/2017	219.95
00187357	06/08/2017	COMCAST Internet Charges/Fire	P0095266	OH008273	05/18/2017	168.75
00187358	06/08/2017	COMPLETE OFFICE OFFICE SUPPLIES MAY 2017		OH008268	05/31/2017	3,276.17
00187359	06/08/2017	DALY, RYAN FLEX SPEND ACCT REIMB		OH008245	05/26/2017	1,000.00
00187360	06/08/2017	DRUSCHBA, JOHN F MILEAGE EXPENSE		OH008253	05/30/2017	34.24
00187361	06/08/2017	DUNN LUMBER COMPANY INVENTORY PURCHASES	P0095218	4739919	05/25/2017	594.27
00187362	06/08/2017	FLETCHER, BRUCE FLES SPEND ACCT REIMB		OH008281	06/09/2017	777.14
00187363	06/08/2017	GLOBAL EQUIPMENT CO INC VOLUNTEER WORK STATION EQUIPME	P0095281	110893146	04/08/2017	230.78
00187364	06/08/2017	GRAINGER INVENTORY PURCHASES	P0095225	9454612210	05/24/2017	195.38
00187365	06/08/2017	HALL, MARK A PERMIT REFUND		1701218	06/05/2017	936.00
00187366	06/08/2017	HANSEN, TIMOTHY P MILEAGE EXPENSE		OH008255	06/02/2017	12.31
00187367	06/08/2017	HEITMAN, STEVE PER DIEM REIMB		OH008265	05/26/2017	138.45
00187368	06/08/2017	HENDRIX, JEFFREY H Install patrol kitchen cabinet	P0095291	OH008274	06/01/2017	2,271.95
00187369	06/08/2017	HOOMAN, ELLIE FLEX SPEND ACCT REIMB		OH008280	06/09/2017	434.78
00187370	06/08/2017	HORSCHMAN, BRENT FLEX SPEND ACCT REIMB		OH008246	05/26/2017	234.60
00187371	06/08/2017	KAHAN, JOHN REFUND HYDRANT METER DEPOSIT		OH008266	05/18/2017	2,900.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187372	06/08/2017	KC HOUSING AUTHORITY Rental assistance for EA clien	P93574	00802130016	06/01/2017	275.38
00187373	06/08/2017	KC HOUSING AUTHORITY Rental assistance for EA clien	P93574	00802130015	06/01/2017	154.00
00187374	06/08/2017	KELLEY, CHRIS M MILEAGE EXPENSE		OH008254	05/18/2017	17.44
00187375	06/08/2017	LINESCAPE OF WASHINGTON 2015 LINESCAPE RETAINAGE RELEA	P0095081	RETAINAGE2015	06/01/2017	3,837.20
00187376	06/08/2017	MASTERMARK Notary Stamp for (Riddel)	P0095211	2489469	05/22/2017	27.49
00187377	06/08/2017	MATTSON, JULIE PROFESSIONAL LICENSE		OH008270	06/05/2017	100.00
00187378	06/08/2017	MERCIER, HOLLY PERMIT TECH CERT TEST		OH008259	04/23/2017	199.00
00187379	06/08/2017	MI EMPLOYEES ASSOC PAYROLL EARLY WARRAANTS		OH008277	06/09/2017	148.75
00187380	06/08/2017	NOEL, BRIAN W PER DIEM REIMB		OH008262	06/07/2017	352.00
00187381	06/08/2017	OVERLAKE OIL INV 183250/183521/183330/18344	P93482	183330/183442/18	05/04/2017	8,384.67
00187382	06/08/2017	PARR, RYAN PER DIEM REIMB		OH008264	06/05/2017	156.50
00187383	06/08/2017	PUGET SOUND ENERGY ENERGY USE JUNE 2017		OH008251	05/24/2017	25,656.19
00187384	06/08/2017	REEVE, MILTON OVERPAYMENT REFUND		OH008267	06/07/2017	371.67
00187385	06/08/2017	ROSTOV, HERSCHEL P FLEX SPEND ACCT REIMB		OH008282	06/09/2017	1,261.80
00187386	06/08/2017	SCHMALHOFER, GEORGE F PER DIEM REIMB		OH008261	06/07/2017	145.25
00187387	06/08/2017	SCHUMACHER, CHAD C FLEX SPEND ACCT REIMB		OH008283	06/09/2017	1,245.00
00187388	06/08/2017	SEIFERT, MIKE FIREARMS MAINT/CLEANING SUPPLI		OH008258	06/01/2017	333.14
00187389	06/08/2017	SPIETZ, ALLISON FLEX SPEND ACCT REIMB		OH008247	05/26/2017	22.44
00187390	06/08/2017	SWAN, MARY PARKING FEE		OH008260	06/05/2017	29.00
00187391	06/08/2017	T&L NURSERY INC HANGING FLOWER BASKETS	P0095149	308624	05/17/2017	3,080.00
00187392	06/08/2017	TAWNEY, LAURA FLEX SPEND ACCT REIMB		OH008284	06/09/2017	188.20
00187393	06/08/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH008278	06/09/2017	230.00
00187394	06/08/2017	US POSTMASTER Bulk Mailing Permit Deposit -	P0095287	OH008276	06/01/2017	250.60
00187395	06/08/2017	VAN PELT, HANNAH OFFICE SUPPLIES MAY 2017		OH008269	05/25/2017	90.95
00187396	06/08/2017	VERIZON WIRELESS VZ Billing for B. Park for Apr	P93481	9786294669	05/23/2017	1,704.32
00187397	06/08/2017	VERIZON WIRELESS IGS WIFI, IGS LOANER, IGS MDC1	P93565	9786294674	05/23/2017	1,424.72

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187398	06/08/2017	VICKERS MICHAEL L CONFERENCE EXPENSES		OH008263	06/07/2017	590.83
Total						<u>182,856.75</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
	00187371	KAHAN, JOHN	REFUND HYDRANT METER DEPOSIT	2,900.00
	00187365	HALL, MARK A	PERMIT REFUND	936.00
	00187384	REEVE, MILTON	OVERPAYMENT REFUND	371.67
P0095218	00187361	DUNN LUMBER COMPANY	INVENTORY PURCHASES	322.08
P0095148	00187361	DUNN LUMBER COMPANY	INVENTORY PURCHASES	120.78
P0095199	00187361	DUNN LUMBER COMPANY	INVENTORY PURCHASES	120.78
P0095200	00187364	GRAINGER	INVENTORY PURCHASES	86.35
P0095225	00187364	GRAINGER	INVENTORY PURCHASES	55.78
P0095180	00187364	GRAINGER	INVENTORY PURCHASES	53.25
<i>Org Key: 814072 - United Way</i>				
	00187393	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	230.00
<i>Org Key: 814074 - Garnishments</i>				
	00187354	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00187379	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRAANTS	148.75
<i>Org Key: CA1100 - Administration (CA)</i>				
P0095373	00187396	VERIZON WIRELESS	VZ Billing for B. Park for Apr	153.52
	00187390	SWAN, MARY	PARKING FEE	29.00
<i>Org Key: CM1100 - Administration (CM)</i>				
P0095174	00187346	ATTORNEY & NOTARY SUPPLY	6 Notary Journals to comply w/	135.30
P0095373	00187396	VERIZON WIRELESS	VZ Billing for J. Underwood fo	115.76
P0095211	00187376	MASTERMARK	Notary Stamp for (Riddel)	27.49
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P0095311	00187348	BP SQUARED LLC	I-90 Mobility Parking Survey	8,000.00
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	185.97
P0095373	00187396	VERIZON WIRELESS	VZ Billing for K. Segle April	80.02
<i>Org Key: CT1100 - Municipal Court</i>				
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	284.18
<i>Org Key: DS1100 - Administration (DS)</i>				
	00187378	MERCIER, HOLLY	PERMIT TECH CERT TEST	199.00
<i>Org Key: FN1100 - Administration (FN)</i>				
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	214.45
<i>Org Key: FR1100 - Administration (FR)</i>				
	00187351	CENTURYLINK	PHONE EXPENSE JUNE 2017	168.06
	00187367	HEITMAN, STEVE	PER DIEM REIMB	138.45
P0095266	00187357	COMCAST	Internet Charges/Fire	106.35
P0095264	00187357	COMCAST	Internet Charges/Fire	62.40
<i>Org Key: FR2100 - Fire Operations</i>				
P0095263	00187396	VERIZON WIRELESS	Cell Charges/Fire	16.24
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	590.33
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	182.64
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	146.07
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	118.34
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	21.65
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00187351	CENTURYLINK	PHONE USE MAY 2017	2,142.35
	00187351	CENTURYLINK	PHONE EXPENSE JUNE 2017	500.60
P0095331	00187397	VERIZON WIRELESS	IGS WIFI, IGS LOANER, IGS MDC1	160.04
<i>Org Key: MT2100 - Roadway Maintenance</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	298.37
P0095218	00187361	DUNN LUMBER COMPANY	GRINDING WHEELS	30.63
	00187383	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	14.78
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	12.59
<i>Org Key: MT2500 - ROW Administration</i>				
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	170.56
<i>Org Key: MT3200 - Water Pumps</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	2,148.05
	00187351	CENTURYLINK	PHONE EXPENSE JUNE 2017	238.76
	00187351	CENTURYLINK	PHONE USE MAY 2017	59.69
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00187360	DRUSCHBA, JOHN F	MILEAGE EXPENSE	34.24
	00187366	HANSEN, TIMOTHY P	MILEAGE EXPENSE	12.31
<i>Org Key: MT3400 - Sewer Collection</i>				
P0095081	00187375	LINESCAPE OF WASHINGTON	2015 LINESCAPE RETAINAGE RELEA	3,837.20
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00187352	CENTURYLINK BUSINESS SERVICES	PHONE USE MAY 2017	3,550.26
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	3,321.26
	00187351	CENTURYLINK	PHONE USE MAY 2017	505.01
P94553	00187396	VERIZON WIRELESS	INV 9786213082 PS 18 & 24 WIRE	78.04
	00187353	CENTURYLINK-ACCESS BILL	PHONE USE MAY 2017	6.59
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93481	00187396	VERIZON WIRELESS	2017 PUBLIC WORKS CELLULAR SER	1,260.74
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	324.51
<i>Org Key: MT4200 - Building Services</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	4,749.17
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	4,547.10
<i>Org Key: MT4300 - Fleet Services</i>				
P93482	00187381	OVERLAKE OIL	INV 183250/183521/183330/18344	8,384.67
	00187350	CARTWRIGHT, ANALISA	FUEL FOR JEEP #468	48.25
<i>Org Key: MT4403 - Customer Response - Water</i>				
	00187374	KELLEY, CHRIS M	MILEAGE EXPENSE	17.44

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT4501 - Water Administration</i>				
	00187351	CENTURYLINK	PHONE USE MAY 2017	53.73
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
P0095149	00187391	T&L NURSERY INC	HANGING FLOWER BASKETS	3,080.00
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	795.11
<i>Org Key: PO1100 - Administration (PO)</i>				
P0095291	00187368	HENDRIX, JEFFREY H	Install patrol kitchen cabinet	2,271.95
P0095315	00187397	VERIZON WIRELESS	May cell phone bill	1,224.67
<i>Org Key: PO1350 - Police Emergency Management</i>				
	00187398	VICKERS MICHAEL L	CONFERENCE EXPENSES	445.58
	00187386	SCHMALHOFER, GEORGE F	PER DIEM REIMB	145.25
	00187398	VICKERS MICHAEL L	PER DIEM REIMB	145.25
<i>Org Key: PO2200 - Marine Patrol</i>				
	00187380	NOEL, BRIAN W	PER DIEM REIMB	352.00
<i>Org Key: PO3100 - Investigation Division</i>				
	00187382	PARR, RYAN	PER DIEM REIMB	156.50
<i>Org Key: PO4100 - Firearms Training</i>				
	00187388	SEIFERT, MIKE	FIREARMS MAINT/CLEANING SUPPLI	333.14
<i>Org Key: PO4300 - Police Training</i>				
P0095271	00187355	CITY OF SEATTLE	De-escalation Training - CIT -	795.00
<i>Org Key: PR1100 - Administration (PR)</i>				
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	310.27
	00187351	CENTURYLINK	PHONE EXPENSE JUNE 2017	102.72
<i>Org Key: PR3500 - Senior Services</i>				
P0095287	00187394	US POSTMASTER	Bulk Mailing Permit Deposit -	250.60
<i>Org Key: PR4100 - Community Center</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	5,091.43
	00187351	CENTURYLINK	PHONE USE MAY 2017	51.36
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	16.79
<i>Org Key: PR6100 - Park Maintenance</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	2,532.29
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
	00187351	CENTURYLINK	PHONE USE MAY 2017	90.37
	00187351	CENTURYLINK	PHONE EXPENSE JUNE 2017	86.34
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	1,060.56
	00187351	CENTURYLINK	PHONE USE MAY 2017	261.48
<i>Org Key: PR6600 - Park Maint-School Related</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	381.69
<i>Org Key: PR6700 - I90 Park Maintenance</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	160.10
<i>Org Key: PY4616 - Flex Admin 2016</i>				
	00187356	COLE, DONALD	FLEX SPEND ACCT REIMB	219.95
<i>Org Key: PY4617 - Flex Spending Admin 2017</i>				
	00187385	ROSTOV, HERSHEL P	FLEX SPEND ACCT REIMB	1,261.80
	00187387	SCHUMACHER, CHAD C	FLEX SPEND ACCT REIMB	1,245.00
	00187359	DALY, RYAN	FLEX SPEND ACCT REIMB	1,000.00
	00187362	FLETCHER, BRUCE	FLES SPEND ACCT REIMB	777.14
	00187370	HORSCHMAN, BRENT	FLEX SPEND ACCT REIMB	234.60
	00187369	HOOMAN, ELLIE	FLEX SPEND ACCT REIMB	217.39
	00187369	HOOMAN, ELLIE	FLEX SPEND ACCT REIMB	217.39
	00187392	TAWNEY, LAURA	FLEX SPEND ACCT REIMB	188.20
	00187389	SPIETZ, ALLISON	FLEX SPEND ACCT REIMB	22.44
<i>Org Key: WG104R - Thrift Shop Repairs</i>				
P0095281	00187363	GLOBAL EQUIPMENT CO INC	VOLUNTEER WORK STATION	230.78
<i>Org Key: WP122R - Vegetation Management</i>				
	00187395	VAN PELT, HANNAH	OFFICE SUPPLIES MAY 2017	90.95
<i>Org Key: WW527R - 3838 WMW Water Improvements</i>				
P94025	00187347	B&B UTILITIES & EXCAVATION LLC	3838 WMW WATER SYSTEM	100,453.00
<i>Org Key: YF1100 - YFS General Services</i>				
	00187358	COMPLETE OFFICE	OFFICE SUPPLIES MAY 2017	710.41
	00187349	BYAM, MYLES	MILEAGE EXPENSE	109.14
	00187377	MATTSON, JULIE	PROFESSIONAL LICENSE	100.00
P93565	00187397	VERIZON WIRELESS	Mobile broadband services for	40.01
<i>Org Key: YF1200 - Thrift Shop</i>				
	00187383	PUGET SOUND ENERGY	ENERGY USE MAY 2017	543.69
	00187351	CENTURYLINK	PHONE USE MAY 2017	303.45
	00187351	CENTURYLINK	PHONE EXPENSE JUNE 2017	162.98
<i>Org Key: YF2600 - Family Assistance</i>				
P93574	00187372	KC HOUSING AUTHORITY	Rental assistance for EA clien	275.38
P93574	00187373	KC HOUSING AUTHORITY	Rental assistance for EA clien	154.00
Total				182,856.75

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.

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

Report	Warrants	Date	Amount
Check Register	187399-187524	6/15/2017	\$ 747,796.80
			\$ 747,796.80

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187399	06/15/2017	ABBOTT, RICHARD LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	104.90
00187400	06/15/2017	ABLEIDINGER, JERRY Conflict. -EHT	P0095383	OH008285	06/02/2017	150.00
00187401	06/15/2017	ACCESS DATA ENTRY, BLACK BOX STORAGE,	P0095411	2059924	05/31/2017	405.78
00187402	06/15/2017	ADAMS, RONALD E LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	109.00
00187403	06/15/2017	ARSCENTIA Run Like a Girl sign	P0095342	201702101	05/24/2017	369.60
00187404	06/15/2017	AUGUSTSON, THOR LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	110.00
00187405	06/15/2017	AWC JUNE 2017		OH008289	06/10/2017	335.50
00187406	06/15/2017	BARNES, WILLIAM LEOFF1 Medicare Reimb		JULY2017A	06/13/2017	1,768.01
00187407	06/15/2017	BECKWITH CONSULTING GROUP ECONOMIC DEVELOPMENT GRANT	P93486	OH008286	06/01/2017	11,400.00
00187408	06/15/2017	BELLEVUE, CITY OF 2017 EMTG Academy Fees	P0095306	32001	05/16/2017	2,940.00
00187409	06/15/2017	BELLEVUE, CITY OF 2017 Specialized Recreation Se	P93475	1002017	05/17/2017	2,142.00
00187410	06/15/2017	BEN'S CLEANER SALES INC PRESSURE WASHER PARTS	P0095333	283483	05/24/2017	132.24
00187411	06/15/2017	BEST PARKING LOT CLEANING INC INV C156853/157053/156959 2017	P0095302	157480/157554/15	05/17/2017	39,988.93
00187412	06/15/2017	BLUELINE GROUP SUB BASIN 27A.9 SEWER & DRAIN	P85542	13323	05/01/2017	2,222.25
00187413	06/15/2017	BOOTH, GLENDON D LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	104.90
00187414	06/15/2017	BREWTON MD, LUKE Clinical consultations in 2017	P93569	OH008287	05/16/2017	150.00
00187415	06/15/2017	BROOKS, KENNETH WRPA CONFERENCE EXPENSE		OH008292	06/12/2017	159.67
00187416	06/15/2017	BROTHERS IN BATTLE LLC Basic Irons Class/White and Gi	P0095307	156	05/01/2017	413.60
00187417	06/15/2017	CADMAN INC 5/8"-MINUS ROCK (62.34 TONS)	P0095260	5440615	05/03/2017	1,474.35
00187418	06/15/2017	CALLAGHAN, MICHAEL LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	110.00
00187419	06/15/2017	CAMDEN GARDENS Aljoya & Aubrey Davis Park Sha	P94071	63053	06/01/2017	424.88
00187420	06/15/2017	CDW GOVERNMENT INC Adobe Creative Cloud License R	P0095250	JBD1915	05/31/2017	3,324.94
00187421	06/15/2017	CESSCO INVENTORY PURCHASES	P0095368	6896	05/31/2017	266.84
00187422	06/15/2017	CHRISTIANSEN, ANNE Instructor payment - course #1	P0095386	16849	06/09/2017	650.15
00187423	06/15/2017	CINTAS CORPORATION #460 2017 Rug cleaning services for	P93815	460132322/460122	05/04/2017	99.00
00187424	06/15/2017	CLEANERS PLUS 1 Uniform cleaning	P0095366	76411	06/01/2017	156.37

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187425	06/15/2017	CONFIDENTIAL DATA DISPOSAL Shredding	P0095318	92953	05/31/2017	175.00
00187426	06/15/2017	COOPER, ROBERT LEOFF1 Excess Benefit		JULY2017A	06/13/2017	1,566.16
00187427	06/15/2017	CORK, TAMBI A PER DIEM REIMB		OH008294	06/12/2017	304.80
00187428	06/15/2017	CORRECTIONAL INDUSTRIES ACCTG staff shirt order	P0095310	T055327	05/26/2017	77.27
00187429	06/15/2017	CREATIVE HOUSE BRANDING INV MI050817A PUBLIC WORKS	P0095292	MI050817A	05/22/2017	375.93
00187430	06/15/2017	CRYSTAL AND SIERRA SPRINGS 2017 ANNUAL PO FOR WATER DELIV	P94425	1455831052017	05/20/2017	240.28
00187431	06/15/2017	CULLIGAN Water Service/Fire	P0095355	201706672721	05/31/2017	203.78
00187432	06/15/2017	CUMMINS INC GENERATOR MAINT CITY HALL	P91927	00149834	04/30/2017	26,809.80
00187433	06/15/2017	DAILY JOURNAL OF COMMERCE RESIDENTIAL STREET OVERLAY	P0095323	3325521	05/22/2017	532.00
00187434	06/15/2017	DATAQUEST LLC Background checks for voluntee	P93568	2461	05/31/2017	64.50
00187435	06/15/2017	DEEDS, EDWARD G LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	111.00
00187436	06/15/2017	DELL MARKETING L.P. Additional Fire Workstation	P0095234	10163487290	05/01/2017	18,481.62
00187437	06/15/2017	DEVENY, JAN P LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	111.00
00187438	06/15/2017	DKS ASSOCIATES Consulting services for	P0095277	0063577	05/12/2017	6,515.00
00187439	06/15/2017	DOWD, PAUL LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	111.00
00187440	06/15/2017	DUNN LUMBER COMPANY POLICE KITCHEN CABINETS	P0095285	4751500	05/30/2017	4,308.65
00187441	06/15/2017	ELSOE, RONALD LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	108.00
00187442	06/15/2017	EMMANUEL DAY SCHOOL Childcare payment for Emergenc	P93576	OH008298	06/06/2017	1,241.90
00187443	06/15/2017	FASTSIGNS BELLEVUE "POLICE USE ONLY" SIGNS	P0095322	B88710	05/23/2017	165.00
00187444	06/15/2017	FERGUSON ENTERPRISES INC INVENTORY PURCHASES	P0095335	0553609	05/24/2017	4,754.08
00187445	06/15/2017	FINLON, PETER C LIFEGUARD CERTIFICATION		OH008295	06/08/2017	249.50
00187446	06/15/2017	FIRE PROTECTION INC SECURITY MONITORING SERVICES	P0095399	38836	06/01/2017	254.25
00187447	06/15/2017	FORSMAN, LOWELL LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	104.90
00187448	06/15/2017	GEOTECH CONSULTANTS INC Geotech consultation	P0095279	45719	05/15/2017	694.00
00187449	06/15/2017	GLOBAL EQUIPMENT CO 12CRI PIPE RACKS	P0095360	110998898	05/04/2017	1,552.25
00187450	06/15/2017	GOLDER ASSOCIATES INC INV 476521 2017 SOIL REMEDIATI	P0094782	480850	05/09/2017	2,043.47

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187451	06/15/2017	GOODMAN, J C LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	110.00
00187452	06/15/2017	GOODSELL POWER EQUIPMENT SAW CHAINS	P0095297	713726/7/5/3/0	05/02/2017	614.72
00187453	06/15/2017	GOODYEAR TIRE & RUBBER CO, THE INV 195-1138028 TIRE INVENTORY	P0095303	1951138028	05/15/2017	2,276.77
00187454	06/15/2017	GRAINGER INVENTORY PURCHASES	P0095226	9455487661	05/25/2017	233.43
00187455	06/15/2017	HACH COMPANY POCKET COLORIMETER II (CHLORIN	P0095275	10467319	05/23/2017	1,047.38
00187456	06/15/2017	HAGSTROM, JAMES FRLEOFF1 Retiree Medical Expen		JULY2017B	06/13/2017	178.65
00187457	06/15/2017	HARRIGAN LEYH FARMER & Professional services - I-90 L	P0095429	10	06/09/2017	411,345.79
00187458	06/15/2017	HDR ENGINEERING INC INV 1200019377 FREEMAN AVE	P92697	1200050867	05/09/2017	18,664.52
00187459	06/15/2017	HOME DEPOT CREDIT SERVICE INVENTORY PURCHASES	P0095392	0094803010043	06/09/2017	513.69
00187460	06/15/2017	HONEYWELL, MATTHEW V Professional services - Invoic	P0095430	978	06/06/2017	400.00
00187461	06/15/2017	HORIZON INV 3M229055 FL-0382 REPAIR PA	P0095298	3M230428	05/24/2017	235.64
00187462	06/15/2017	JAMES G MURPHY CO YFS USES BOX TRUCK		22097	06/14/2017	10,515.67
00187463	06/15/2017	JB INSTANT LAWN INC 640 SQ FT OF SOD	P0095332	566153	05/01/2017	322.30
00187464	06/15/2017	JOHNSON, CURTIS LEOFF1 Medicare Reimb		JULY2017A	06/13/2017	980.58
00187465	06/15/2017	KPG I-90 traffic analysis, review	P93025	43117	05/10/2017	33,409.91
00187466	06/15/2017	KUHN, DAVID LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	110.00
00187467	06/15/2017	LAW OFFICE OF SAMUEL A Professional Services - Invoic	P0095272	26901	05/10/2017	4,189.00
00187468	06/15/2017	LEE, WALLACE LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	109.00
00187469	06/15/2017	LEOPOLD, FREDERIC LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	146.90
00187470	06/15/2017	LEYDE, CASEY MILEAGE EXPENSE		OH008290	06/06/2017	117.18
00187471	06/15/2017	LOISEAU, LERI M LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	107.00
00187472	06/15/2017	LYONS, STEVEN LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	135.60
00187473	06/15/2017	MIHS DRILL TEAM Rental 24062 complete. Returni	P0095384	24062	06/02/2017	150.00
00187474	06/15/2017	MOE, JIM MILEAGE EXPENSE		OH008291	06/02/2017	49.22
00187475	06/15/2017	MYERS, JAMES S LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	104.90
00187476	06/15/2017	NOVAK, JOHN SUPPLIES		OH008293	06/02/2017	142.05

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187477	06/15/2017	OLDCASTLE PRECAST INC SEWER MANHOLE RISERS	P0095380	010211778/010C09	05/24/2017	784.70
00187478	06/15/2017	PACIFIC AIR CONTROL INC HP10 & 13 FLUSH COILS	P0095282	3239	05/19/2017	1,172.05
00187479	06/15/2017	PACIFIC GOLF & TURF INV 2-29198 FL-0433 REPAIR PAR	P0095296	229198	05/05/2017	640.89
00187480	06/15/2017	PACIFIC NW NAGINATA FEDERATION Instructor payment - course #1	P0095390	17001	06/09/2017	1,153.60
00187481	06/15/2017	PACIFIC RUBBER INV 3061994 FL-0395 REPAIR PAR	P0095294	3061994	05/19/2017	225.61
00187482	06/15/2017	PART WORKS INC. PLUMBING SUPPLIES	P0095367	INV13502	05/31/2017	1,656.33
00187483	06/15/2017	PEBBLE @ MIPC, THE Preschool scholarships for EA	P93577	OH008305	05/10/2017	411.30
00187484	06/15/2017	PERRONE CONSULTING INC PS INV 17107-01 GEOTECHNICAL 8410	P0095327	1710701	05/12/2017	3,051.75
00187485	06/15/2017	POT O' GOLD INC Coffee equipment and supplies	P0095280	0106921/0105623	05/15/2017	453.99
00187486	06/15/2017	PRAIRIE EQUIPMENT COMPANY INV 2390 MANHOLE DEBRIS CATCHE	P94199	2390	03/24/2017	629.22
00187487	06/15/2017	PROVOST, ALAN LEOFF1 Excess Benefit		JULY2017A	06/13/2017	1,449.36
00187488	06/15/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH008304	06/06/2017	28.04
00187489	06/15/2017	PUGET SOUND ENERGY ENERGY USE JUNE 2017		OH008296	06/05/2017	3,319.41
00187490	06/15/2017	QUENCH USA INC Quarterly billing for Quench f	P93564	200719255	06/01/2017	237.60
00187491	06/15/2017	RAMSAY, JON LEOFF1 Medicare Reimb		JULY2017A	06/13/2017	584.61
00187492	06/15/2017	RETAIL POINT OF SALE INC Receipt paper rolls - bulk ord	P0095344	15153	05/19/2017	136.00
00187493	06/15/2017	RICOH USA INC Cost Per Copy/Fire	P0095267	5048643915	05/23/2017	94.39
00187494	06/15/2017	ROMAINE ELECTRIC CORP Batteries/7607	P0095350	1117215	05/12/2017	353.85
00187495	06/15/2017	RON'S STUMP REMOVAL & INV 8411 ROW TREE WORK	P0094756	8410	05/17/2017	10,805.00
00187496	06/15/2017	RUCKER, MANORD J LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	127.00
00187497	06/15/2017	SCHOENTRUP, WILLIAM LEOFF1 Medicare Reimb		JULY2017A	06/13/2017	932.19
00187498	06/15/2017	SEATTLE PUBLIC UTILITIES May 2017 SPU charge for Retail	P0095340	OH008307	04/30/2017	39,928.00
00187499	06/15/2017	SITWISE DESIGN PLLC Civil Engineering Design for M	P0095230	17040	05/22/2017	8,010.00
00187500	06/15/2017	SMITH, RICHARD LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	200.80
00187501	06/15/2017	TEC EQUIPMENT INC Misc. Apparatus Parts	P0095309	221680S/221107S/	04/26/2017	171.64
00187502	06/15/2017	THOMPSON, JAMES LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	123.30

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187503	06/15/2017	TOOLE DESIGN GROUP LLC Bollard Evaluation and	P90825	7071MAR05/APR06	04/27/2017	4,510.34
00187504	06/15/2017	TOOLEY, NORMAN LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	107.00
00187505	06/15/2017	UNDERWATER SPORTS INC. Equipment repair #20013592	P0095375	259949	06/07/2017	257.59
00187506	06/15/2017	UNITED SITE SERVICES Restroom rental for sports fie	P93945	1145315131/39159	05/17/2017	299.05
00187507	06/15/2017	US HEALTHWORKS MEDICAL GROUP Dive Team physical-Schroeder	P0095319	0725512/0726501	05/12/2017	1,129.00
00187508	06/15/2017	US POSTMASTER PERMIT 53		OH008288	06/14/2017	2,272.21
00187509	06/15/2017	USABlueBook INVENTORY PURCHASES	P0095359	262775/267717	05/18/2017	379.97
00187510	06/15/2017	VERIZON WIRELESS MDC Charges/Fire	P0095348	9786294673	05/23/2017	925.97
00187511	06/15/2017	WA LEGAL MESSENGERS INC Legal Messenger Service -	P0095248	316166	05/24/2017	15.00
00187512	06/15/2017	WA ST TREASURER'S OFFICE Remit May 2017 MI Court Transm	P0095273	OH008301	05/31/2017	27,186.35
00187513	06/15/2017	WA ST TREASURER'S OFFICE Remit May 2017 NC Court Transm	P0095274	OH008300	05/31/2017	3,858.19
00187514	06/15/2017	WALLACE, THOMAS LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	109.00
00187515	06/15/2017	WASPC WASPC conference fee	P0095317	DUES201700567/IN	02/13/2017	225.00
00187516	06/15/2017	WATAI Car Ped Collision Training Cla	P0095326	OH008302	05/12/2017	500.00
00187517	06/15/2017	WCIA Notary Bond (Spietz)	P0095247	13966	05/30/2017	40.00
00187518	06/15/2017	WEGNER, KEN LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	104.90
00187519	06/15/2017	WHEELER, DENNIS LEOFF1 Medicare Reimb		JULY2017B	06/13/2017	104.90
00187520	06/15/2017	WHISTLE WORKWEAR SAFETY BOOTS & MISC. WORK CLOT	P0095334	SHO2833	05/28/2017	197.98
00187521	06/15/2017	WIMACTEL INC PAYPHONE IN POLICE LOBBY	P0095410	000164656	06/01/2017	60.50
00187522	06/15/2017	XEROX CORPORATION PRINTER SUPPLIES		230051666	06/01/2017	702.55
00187523	06/15/2017	ZEE MEDICAL Quarterly Refill City Hall Inv	P0095289	OH008303	06/01/2017	1,089.97
00187524	06/15/2017	ZEP MANUFACTURING CO. INVENTORY PURCHASES	P0095270	9002833138	05/18/2017	162.75
					Total	747,796.80

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	11,096.88
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	6,143.97
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	5,330.97
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	2,045.07
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	1,328.76
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	1,033.64
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	809.22
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	639.65
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	585.84
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	387.49
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	299.97
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	299.97
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	278.60
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	180.39
P0095383	00187400	ABLEIDINGER, JERRY	Conflict. -EHT	150.00
P0095384	00187473	MIHS DRILL TEAM	Rental 24062 complete. Returni	150.00
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	138.88
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	117.89
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	117.87
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	64.06
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	50.47
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	44.63
P0095273	00187512	WA ST TREASURER'S OFFICE	Remit May 2017 MI Court Transm	31.81
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	7.82
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	7.14
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	2.18
P0095274	00187513	WA ST TREASURER'S OFFICE	Remit May 2017 NC Court Transm	1.37
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0095339	00187498	SEATTLE PUBLIC UTILITIES	May 2017 SPU charge for Retail	20,900.00
P0095340	00187498	SEATTLE PUBLIC UTILITIES	April 2017 SPU charge for Reta	19,028.00
P0095335	00187444	FERGUSON ENTERPRISES INC	INVENTORY PURCHASES	4,754.08
P0095343	00187459	HOME DEPOT CREDIT SERVICE	INVENTORY PURCHASES	178.89
P0095286	00187454	GRAINGER	INVENTORY PURCHASES	147.90
P0095270	00187524	ZEP MANUFACTURING CO.	INVENTORY PURCHASES	162.75
P0095359	00187509	USABlueBook	INVENTORY PURCHASES	108.74
P0095226	00187454	GRAINGER	INVENTORY PURCHASES	85.53
P0095369	00187421	CESSCO	INVENTORY PURCHASES	69.83
<i>Org Key: 814083 - Vol Life Ins - States West Lif</i>				
	00187405	AWC	JUNE 2017	335.50
<i>Org Key: CA1100 - Administration (CA)</i>				
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	38.68
P0095248	00187511	WA LEGAL MESSENGERS INC	Legal Messenger Service -	15.00
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P0095272	00187467	LAW OFFICE OF SAMUEL A	Professional Services - Invoice	4,189.00
P0095430	00187460	HONEYWELL, MATTHEW V	Professional services - Invoice	400.00
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095429	00187457	HARRIGAN LEYH FARMER &	Professional services - I-90 L	411,345.79
P0095276	00187465	KPG	I-90 traffic analysis, review	21,942.42
<i>Org Key: CM1200 - City Clerk</i>				
P0095247	00187517	WCIA	Notary Bond (Spietz)	40.00
<i>Org Key: CM1400 - Communications</i>				
P0095235	00187420	CDW GOVERNMENT INC	Adobe Creative Cloud License R	918.27
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P0095328	00187523	ZEE MEDICAL	Quarterly Refill City Hall Inv	101.81
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<i>Org Key: DS1100 - Administration (DS)</i>				
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	38.70
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
P0095279	00187448	GEOTECH CONSULTANTS INC	Geotech consultation	694.00
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P0095277	00187438	DKS ASSOCIATES	Consulting services for	6,515.00
<i>Org Key: DS4550 - Utility Inspection (Clearing)</i>				
P0095334	00187520	WHISTLE WORKWEAR	SAFETY BOOTS & MISC. WORK CLOT	197.98
<i>Org Key: FN1100 - Administration (FN)</i>				
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	24.00
<i>Org Key: FR1100 - Administration (FR)</i>				
P0095190	00187420	CDW GOVERNMENT INC	Docks for Fire Plan Review	353.91
P0095355	00187431	CULLIGAN	Water Service/Fire	203.78
P0095267	00187493	RICOH USA INC	Cost Per Copy/Fire	94.39
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	50.69
<i>Org Key: FR2100 - Fire Operations</i>				
P0095087	00187436	DELL MARKETING L.P.	Additional Fire Workstation	964.68
P0095348	00187510	VERIZON WIRELESS	MDC Charges/Fire	925.97
P0095350	00187494	ROMAINE ELECTRIC CORP	Batteries/7607	353.85
P0095309	00187501	TEC EQUIPMENT INC	Misc. Apparatus Parts	171.64
<i>Org Key: FR4100 - Training</i>				
P0095306	00187408	BELLEVUE, CITY OF	2017 EMTG Academy Fees	2,940.00
P0095307	00187416	BROTHERS IN BATTLE LLC	Basic Irons Class/White and Gi	413.60
<i>Org Key: FR5100 - Community Risk Reduction</i>				
	00187476	NOVAK, JOHN	SUPPLIES	142.05
<i>Org Key: GGM001 - General Government-Misc</i>				
P0095280	00187485	POT O' GOLD INC	Coffee equipment and supplies	426.49
P0095364	00187523	ZEE MEDICAL	First Aid Supplies MICEC	180.13
P0095262	00187523	ZEE MEDICAL	MICEC Medical supplies - ice p	173.25
P93529	00187523	ZEE MEDICAL	First Aid replenishment for LB	137.28
P0095280	00187485	POT O' GOLD INC	Water cooler	27.50
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	50.70
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
	00187500	SMITH, RICHARD	LEOFF1 Medicare Reimb	200.80
	00187406	BARNES, WILLIAM	LEOFF1 Medicare Reimb	163.70
	00187469	LEOPOLD, FREDERIC	LEOFF1 Medicare Reimb	146.90
	00187464	JOHNSON, CURTIS	LEOFF1 Medicare Reimb	143.30
	00187491	RAMSAY, JON	LEOFF1 Medicare Reimb	136.20
	00187472	LYONS, STEVEN	LEOFF1 Medicare Reimb	135.60
	00187496	RUCKER, MANORD J	LEOFF1 Medicare Reimb	127.00
	00187456	HAGSTROM, JAMES	LEOFF1 Medicare Reimb	124.60
	00187502	THOMPSON, JAMES	LEOFF1 Medicare Reimb	123.30
	00187435	DEEDS, EDWARD G	LEOFF1 Medicare Reimb	111.00
	00187437	DEVENY, JAN P	LEOFF1 Medicare Reimb	111.00
	00187439	DOWD, PAUL	LEOFF1 Medicare Reimb	111.00
	00187404	AUGUSTSON, THOR	LEOFF1 Medicare Reimb	110.00
	00187418	CALLAGHAN, MICHAEL	LEOFF1 Medicare Reimb	110.00
	00187451	GOODMAN, J C	LEOFF1 Medicare Reimb	110.00
	00187466	KUHN, DAVID	LEOFF1 Medicare Reimb	110.00
	00187402	ADAMS, RONALD E	LEOFF1 Medicare Reimb	109.00
	00187468	LEE, WALLACE	LEOFF1 Medicare Reimb	109.00
	00187514	WALLACE, THOMAS	LEOFF1 Medicare Reimb	109.00
	00187441	ELSOE, RONALD	LEOFF1 Medicare Reimb	108.00
	00187497	SCHOENTRUP, WILLIAM	LEOFF1 Medicare Reimb	108.00
	00187471	LOISEAU, LERI M	LEOFF1 Medicare Reimb	107.00
	00187504	TOOLEY, NORMAN	LEOFF1 Medicare Reimb	107.00
	00187399	ABBOTT, RICHARD	LEOFF1 Medicare Reimb	104.90
	00187413	BOOTH, GLENDON D	LEOFF1 Medicare Reimb	104.90
	00187447	FORSMAN, LOWELL	LEOFF1 Medicare Reimb	104.90
	00187475	MYERS, JAMES S	LEOFF1 Medicare Reimb	104.90
	00187518	WEGNER, KEN	LEOFF1 Medicare Reimb	104.90
	00187519	WHEELER, DENNIS	LEOFF1 Medicare Reimb	104.90
P0095329	00187456	HAGSTROM, JAMES	FRLEOFF1 Retiree Medical Expen	54.05
<i>Org Key: GGM606 - Excess Retirement-Fire</i>				
	00187406	BARNES, WILLIAM	LEOFF1 Excess Benefit	1,604.31
	00187426	COOPER, ROBERT	LEOFF1 Excess Benefit	1,566.16
	00187487	PROVOST, ALAN	LEOFF1 Excess Benefit	1,449.36
	00187464	JOHNSON, CURTIS	LEOFF1 Excess Benefit	837.28
	00187497	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	824.19
	00187491	RAMSAY, JON	LEOFF1 Excess Benefit	448.41
<i>Org Key: IS2100 - IGS Network Administration</i>				
P0095411	00187401	ACCESS	DATA ENTRY, BLACK BOX STORAGE,	405.78
P0095111	00187420	CDW GOVERNMENT INC	SAP Standard Support 1 yr	358.81
P0095410	00187521	WIMACTEL INC	PAYPHONE IN POLICE LOBBY	60.50
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<i>Org Key: MT2100 - Roadway Maintenance</i>				
	00187489	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	3,319.41
P0095297	00187452	GOODSELL POWER EQUIPMENT	REPAIR & SERVICE POWER EQUIPME	383.75
P0095332	00187463	JB INSTANT LAWN INC	640 SQ FT OF SOD	322.30

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095297	00187452	GOODSELL POWER EQUIPMENT	SAW CHAINS	230.97
P0095260	00187417	CADMAN INC	5/8"-MINUS ROCK (62.34 TONS)	117.95
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: MT2200 - Vegetation Maintenance</i>				
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	10.81
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
P94476	00187495	RON'S STUMP REMOVAL &	INV 8411 ROW TREE WORK	5,910.00
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: MT3000 - Water Service Upsizes and New</i>				
P0095260	00187417	CADMAN INC	5/8"-MINUS ROCK (62.34 TONS)	73.72
<i>Org Key: MT3100 - Water Distribution</i>				
P0095360	00187449	GLOBAL EQUIPMENT CO 12CRI	PIPE RACKS	776.13
P0095359	00187509	USABlueBook	VIBRATION-REDUCING GLOVES	271.23
P0095260	00187417	CADMAN INC	5/8"-MINUS ROCK (62.34 TONS)	88.46
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: MT3150 - Water Quality Event</i>				
P0095275	00187455	HACH COMPANY	POCKET COLORIMETER II (CHLORIN	1,008.45
P0095275	00187455	HACH COMPANY	PH 7.00 BUFFER SOLUTION (20 PK	38.93
<i>Org Key: MT3200 - Water Pumps</i>				
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	10.81
<i>Org Key: MT3300 - Water Associated Costs</i>				
P0095097	00187436	DELL MARKETING L.P.	2 Desktop -> 1 Laptop conversi	4,353.83
	00187474	MOE, JIM	MILEAGE EXPENSE	49.22
	00187470	LEYDE, CASEY	MILEAGE EXPENSE	39.06
<i>Org Key: MT3400 - Sewer Collection</i>				
P94698	00187411	BEST PARKING LOT CLEANING INC	INV C156853/157053/156959 2017	3,466.65
P0095380	00187477	OLDCASTLE PRECAST INC	SEWER MANHOLE RISERS	784.70
P94199	00187486	PRAIRIE EQUIPMENT COMPANY	INV 2390 MANHOLE DEBRIS CATCHE	629.22
P0095301	00187459	HOME DEPOT CREDIT SERVICE	DRILL & MIXER	200.06
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: MT3500 - Sewer Pumps</i>				
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
	00187470	LEYDE, CASEY	MILEAGE EXPENSE	78.12
<i>Org Key: MT3800 - Storm Drainage</i>				
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 156786 2017-18 ON CALL CC	9,326.63
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 156851 2017-18 ON CALL CCT	7,849.37
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 156998 2017-18 ON CALL CCT	3,229.05
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 156968 2017-18 ON CALL CCT	3,202.45
P0095327	00187484	PERRONE CONSULTING INC PS	INV 17107-01 GEOTECHNICAL 8410	3,051.75
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 156958 2017-18 ON CALL CCT	2,834.80
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 157052 2017-18 ON CALL CC	2,780.65

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 157526 2017-18 ON CALL CCT	2,487.10
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 157480 2017-18 ON CALL CCT	2,347.93
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 157554 2017-18 ON CALL CCT	2,084.30
P0095360	00187449	GLOBAL EQUIPMENT CO 12CRI	PIPE RACKS	776.12
P0095302	00187411	BEST PARKING LOT CLEANING INC	INV 157156 2017-18 ON CALL CCT	380.00
P0095260	00187417	CADMAN INC	5/8"-MINUS ROCK (62.34 TONS)	221.15
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P0095250	00187420	CDW GOVERNMENT INC	Director Laptop	1,693.95
P0095292	00187429	CREATIVE HOUSE BRANDING	INV MI050817A PUBLIC WORKS	375.93
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	141.24
P94425	00187430	CRYSTAL AND SIERRA SPRINGS	2017 ANNUAL PO FOR WATER DELIV	87.23
P0095399	00187446	FIRE PROTECTION INC	SECURITY MONITORING SERVICES	84.75
<i>Org Key: MT4200 - Building Services</i>				
P0095282	00187478	PACIFIC AIR CONTROL INC	HP10 & 13 FLUSH COILS	1,172.05
P0095400	00187432	CUMMINS INC	GENERATOR MAINT CITY HALL	493.16
P0095403	00187432	CUMMINS INC	SHOP GENERATOR MAINT	388.97
P0095401	00187432	CUMMINS INC	GENERATOR MAINT PORTABLE	385.92
P0095402	00187432	CUMMINS INC	GENERATOR MAINT PORTABLE	373.75
P0095322	00187443	FASTSIGNS BELLEVUE	"POLICE USE ONLY" SIGNS	165.00
P0095399	00187446	FIRE PROTECTION INC	SECURITY MONITORING SERVICES	84.75
P0095404	00187482	PART WORKS INC.	PLUMBING SUPPLIES	34.10
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	10.81
<i>Org Key: MT4300 - Fleet Services</i>				
P0095303	00187453	GOODYEAR TIRE & RUBBER CO, THE	INV 195-1138028 TIRE INVENTORY	2,276.77
P0095296	00187479	PACIFIC GOLF & TURF	INV 2-29198 FL-0433 REPAIR PAR	640.89
P0095294	00187481	PACIFIC RUBBER	INV 3061994 FL-0395 REPAIR PAR	225.61
P0095295	00187461	HORIZON	INV 3M229055 FL-0382 REPAIR PA	133.09
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	10.81
<i>Org Key: MTBE04 - Wayfinding Sign Program</i>				
P93486	00187407	BECKWITH CONSULTING GROUP	ECONOMIC DEVELOPMENT GRANT	11,400.00
<i>Org Key: PO1100 - Administration (PO)</i>				
P0095317	00187515	WASPC	WASPC conference fee	150.00
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	145.31
P0095317	00187515	WASPC	WASPC membership fee	75.00
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0095392	00187459	HOME DEPOT CREDIT SERVICE	RUBBER HOSES & FITTINGS FOR	134.74
<i>Org Key: PO1700 - Records and Property</i>				
P0095318	00187425	CONFIDENTIAL DATA DISPOSAL	Shredding	175.00
P0095284	00187523	ZEE MEDICAL	Medical supplies	109.62
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<i>Org Key: PO2100 - Patrol Division</i>				
P0095366	00187424	CLEANERS PLUS 1	Uniform cleaning	156.37
<i>Org Key: PO2201 - Dive Team</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095319	00187507	US HEALTHWORKS MEDICAL GROUP	Dive Team physicals-Noel, Kiss	756.00
P0095319	00187507	US HEALTHWORKS MEDICAL GROUP	Dive Team physical-Schroeder	373.00
P0095375	00187505	UNDERWATER SPORTS INC.	Dive equipment repairs	199.34
P0095320	00187505	UNDERWATER SPORTS INC.	Equipment repair #20013592	58.25
<i>Org Key: PO4300 - Police Training</i>				
P0095326	00187516	WATAI	Car Ped Collision Training Cla	500.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P93475	00187409	BELLEVUE, CITY OF	2017 Specialized Recreation Se	2,142.00
	00187508	US POSTMASTER	PERMIT 53	936.11
P93564	00187490	QUENCH USA INC	Quarterly billing for Quench f	60.21
<i>Org Key: PR2100 - Recreation Programs</i>				
	00187508	US POSTMASTER	PERMIT 53	936.10
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	11.99
<i>Org Key: PR2103 - Aquatics Programs</i>				
	00187445	FINLON, PETER C	LIFEGUARD CERTIFICATION	249.50
<i>Org Key: PR2104 - Special Events</i>				
P0095382	00187403	ARSCENTIA	Run Like a Girl sign	184.80
<i>Org Key: PR2108 - Health and Fitness</i>				
P0095390	00187480	PACIFIC NW NAGINATA FEDERATION	Instructor payment - course #1	1,153.60
P0095386	00187422	CHRISTIANSEN, ANNE	Instructor payment - course #1	650.15
<i>Org Key: PR4100 - Community Center</i>				
P0095361	00187523	ZEE MEDICAL	MICEC AED supplies	207.59
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	70.62
<i>Org Key: PR5900 - Summer Celebration</i>				
	00187508	US POSTMASTER	PERMIT 53	400.00
<i>Org Key: PR6100 - Park Maintenance</i>				
P0095368	00187421	CESSCO	SHARPEN MOWER BLADES	197.01
	00187415	BROOKS, KENNETH	WRPA CONFERENCE EXPENSE	159.67
P94425	00187430	CRYSTAL AND SIERRA SPRINGS	2017 ANNUAL PO FOR WATER DELIV	153.05
P0095333	00187410	BEN'S CLEANER SALES INC	PRESSURE WASHER PARTS	132.24
P0095298	00187461	HORIZON	DROP SPREADER	92.65
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	12.00
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P93815	00187423	CINTAS CORPORATION #460	2017 Rug cleaning services for	99.00
P0095399	00187446	FIRE PROTECTION INC	SECURITY MONITORING SERVICES	84.75
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.62
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0095381	00187506	UNITED SITE SERVICES	Restroom rental for sports fie	77.53
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	10.81

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P94071	00187419	CAMDEN GARDENS	Aljoya & Aubrey Davis Park Sha	424.88
P0095310	00187428	CORRECTIONAL INDUSTRIES ACCTG	staff shirt order	77.27
P0095289	00187523	ZEE MEDICAL	FIRST AID SUPPLIES	12.66
P0095298	00187461	HORIZON	IRRIGATION FITTINGS	9.90
<i>Org Key: WG101R - City Hall Building Repairs</i>				
P0095285	00187440	DUNN LUMBER COMPANY	POLICE KITCHEN CABINETS	4,308.65
<i>Org Key: WG105R - Community Center Bldg Repairs</i>				
P0095230	00187499	SITWISE DESIGN PLLC	Civil Engineering Design for M	8,010.00
<i>Org Key: WG110T - Computer Equip Replacements</i>				
P0095234	00187436	DELL MARKETING L.P.	Server Cluster Memory Upgrade	6,021.04
P0095233	00187436	DELL MARKETING L.P.	Memory Update for DB Server	3,039.14
P0095024	00187436	DELL MARKETING L.P.	1 2017 Laptop Replacement	2,102.94
P0095097	00187436	DELL MARKETING L.P.	2 Desktop -> 1 Laptop conversi	1,999.99
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
	00187462	JAMES G MURPHY CO	YFS USES BOX TRUCK	10,515.67
<i>Org Key: WG550R - Fuel Clean Up</i>				
P0094782	00187450	GOLDER ASSOCIATES INC	INV 476521 2017 SOIL REMEDIATI	2,043.47
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P0094756	00187495	RON'S STUMP REMOVAL &	Mercer Island Parks Spring 201	2,310.00
<i>Org Key: WP122R - Vegetation Management</i>				
P0094756	00187495	RON'S STUMP REMOVAL &	Mercer Island Parks Spring 201	1,320.00
P93945	00187506	UNITED SITE SERVICES	Volunteer Event Portable Restr	221.52
<i>Org Key: WP720R - Recurring Park Projects</i>				
P0095367	00187482	PART WORKS INC.	BATHROOM STALL & URINAL SCREEN	1,622.23
<i>Org Key: WR101R - Residential Street Improvement</i>				
P0095323	00187433	DAILY JOURNAL OF COMMERCE	RESIDENTIAL STREET OVERLAY	532.00
<i>Org Key: WR103F - Emer Repair - Freeman Landing</i>				
P91447	00187458	HDR ENGINEERING INC	INV 1200019377 FREEMAN AVE	16,731.12
<i>Org Key: WR140C - Pedestrian & Bicycle Facility</i>				
P93900	00187465	KPG	TRAFFIC ENGINEERING	530.89
<i>Org Key: WR517R - SE 40th (E of ICW) (W Leg)</i>				
P93900	00187465	KPG	TRAFFIC ENGINEERING	4,590.34
<i>Org Key: WR544C - ICW Crosswalk at SE 32nd</i>				
P93025	00187465	KPG	CONSTUCTION SERVICES	5,489.26
P93025	00187465	KPG	DESIGN - ICW CROSSWALK ENHANCE	857.00
<i>Org Key: WS512R - Sewer Repair at Sub-Basin 27</i>				
P85542	00187412	BLUELINE GROUP	SUB BASIN 27A.9 SEWER & DRAINAGE	2,222.25
<i>Org Key: WS901G - Sewer System Generator Repl</i>				
P91927	00187432	CUMMINS INC	PS 17, 18 , 24 GENERATOR PURCH	25,168.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: WW102P - Water Model and Fire Flow Anal</i>				
P92697	00187458	HDR ENGINEERING INC	2016 MERCER ISLAND WATER MODEL	1,933.40
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P90825	00187503	TOOLE DESIGN GROUP LLC	Bollard Evaluation and	4,510.34
P0095260	00187417	CADMAN INC	5/8"-MINUS ROCK (62.34 TONS)	973.07
<i>Org Key: XP710R - Luther BB Minor Capital LEVY</i>				
P0094756	00187495	RON'S STUMP REMOVAL &	Mercer Island Parks Spring 201	1,265.00
<i>Org Key: YF1100 - YFS General Services</i>				
P93568	00187434	DATAQUEST LLC	Background checks for volunteer	64.50
P93564	00187490	QUENCH USA INC	Quarterly billing for Quench s	59.13
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<i>Org Key: YF1200 - Thrift Shop</i>				
P0095344	00187492	RETAIL POINT OF SALE INC	Receipt paper rolls - bulk ord	136.00
P93564	00187490	QUENCH USA INC	Quarterly billing for Quench s	118.26
	00187522	XEROX CORPORATION	PRINTER SUPPLIES	70.62
<i>Org Key: YF2500 - Family Counseling</i>				
P93569	00187414	BREWTON MD, LUKE	Clinical consultations in 2017	150.00
<i>Org Key: YF2600 - Family Assistance</i>				
P93576	00187442	EMMANUEL DAY SCHOOL	Preschool scholarships for EA	641.90
P0095313	00187442	EMMANUEL DAY SCHOOL	Childcare payment for Emergenc	600.00
P93577	00187483	PEBBLE @ MIPC, THE	Preschool scholarships for EA	411.30
P93578	00187488	PUGET SOUND ENERGY	Utility Assistance for Emerenc	28.04
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00187427	CORK, TAMBI A	PER DIEM REIMB	304.80
P0095342	00187403	ARSCENTIA	Mercerdale sign production (MI	184.80
Total				747,796.80



CITY OF MERCER ISLAND CERTIFICATION OF PAYROLL

PAYROLL PERIOD ENDING	6.2.17
PAYROLL DATED	6.9.17
Net Cash	\$ 514,442.54
Net Voids/Manuals	\$ 9,696.74
Net Total	\$ 524,139.28
Federal Tax Deposit - Key Bank	\$ 100,328.01
Social Security and Medicare Taxes	\$ 48,419.38
Medicare Taxes Only (Fire Fighter Employees)	\$ 2,011.39
Public Employees Retirement System 1 (PERS 1)	\$ -
Public Employees Retirement System 2 (PERS 2)	\$ 23,239.51
Public Employees Retirement System 3 (PERS 3)	\$ 6,152.42
Public Employees Retirement System (PERSJM)	\$ 616.04
Public Safety Employees Retirement System (PSERS)	\$ 221.88
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$ 25,653.43
Regence & LEOFF Trust - Medical Insurance	\$ 15,313.51
Domestic Partner/Overage Dependiant - Insurance	\$ 1,604.33
Group Health Medical Insurance	\$ 1,027.99
Health Care - Flexible Spending Accounts	\$ 2,573.51
Dependent Care - Flexible Spending Accounts	\$ 1,974.55
United Way	\$ 230.00
ICMA Deferred Compensation	\$ 28,493.40
Fire 457 Nationwide	\$ 12,084.32
Roth - ICMA	\$ 50.00
Roth - Nationwide	\$ 620.00
401K Deferred Comp	\$ -
Garnishments (Chapter 13)	\$ 1,331.00
Child Support	\$ 967.96
Mercer Island Employee Associationa	\$ 148.75
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	\$ 944.30
AFLAC - Supplemental Insurance Plans	\$ 900.81
Coffee Fund	\$ 72.00
Transportation	\$ 105.00
HRA - VEBA	\$ 4,119.55
Miscellaneous	\$ -
Tax & Benefit Obligations Total	\$ 281,228.38

TOTAL GROSS PAYROLL	\$ 805,367.66
----------------------------	----------------------

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 MAY 15, 2017

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:02 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin (participated by phone until arriving in person at 5:10 pm), and Councilmembers Wendy Weiker, Jeff Sanderson, Dan Grausz, David Wisenteiner (arrived at 5:04 pm) and Benson Wong were present.

AGENDA APPROVAL

It was moved by Sanderson; seconded by Weiker to:

Approve the agenda as presented.

Passed 5-0

FOR: 5 (Bassett, Grausz, Sanderson, Weiker, Wong)

ABSENT: 2 (Bertlin, Wisenteiner)

EXECUTIVE SESSION

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(I) for 60 minutes.

At 5:04 pm, Mayor Bassett convened an Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes.

At 6:00 pm, Mayor Bassett adjourned the Executive Session and the Regular Meeting resumed.

SPECIAL BUSINESS

Safe Boating and Paddling Week Proclamation

Mayor Bassett proclaimed May 20 – 26, 2017 as Safe Boating & Paddling Week. The Mayor asked all Mercer Island residents to dedicate themselves to learning about and practicing safe boating, including wearing life jackets.

Public Works Week Proclamation

Mayor Bassett proclaimed May 21 – 27, 2017 as Public Works Week. The Mayor asked citizens to join the Council in honoring our Public Works Department professionals, engineers, managers, and employees, and in recognizing the substantial contributions they have made to our health, safety, welfare, and quality of life.

CITY MANAGER REPORT

City Manager Julie Underwood presented her report to the Council about the state of the City. She noted several upcoming events in the community:

- King County Metro will be holding a community discussion on May 16, from 6:30 - 7:30 pm at MICEC prior to renewing 630 Shuttle service in Mercer Island.
- Upcoming Affordable Housing Week Events

- Mercer Island Chamber of Commerce is hosting a Town Center Parking Meeting scheduled May 18, from 9:00 - 10:00 am at the Mercer Island Fire Station, 3030 78th Ave., SE.
- Dog Walking community discussion at Pioneer Park on Saturday, May 23, at 5:30 pm. Staff will meet with participants at the kiosk on island Crest Way at SE 68th St, provide a 10-minute update and then proceed to leading a walk through the park.

City Manager Underwood praised Mercer Island PD on their successful "Bike to School Event". She noted several summer job openings with the City. She advised that this would be a great way to get involved and help provide a valuable service to the community, while making a little extra money during the summer.

APPEARANCES

Jim Stanton, 7812 SE 78th St, Neighbors in motion, regarding TIP agenda item spoke about the need for safe bike routes through the community.

Kirk Griffin, 7845 SE 73rd Pl, Neighbors in motion, echoed previous speaker's comments about TIP agenda item. Spoke about the need for safe bike routes through the community.

Jeff Koontz, 4234 E Mercer Way, Neighbors in motion, thanked staff with traffic engineering team for their partnership throughout the year to address the need for safe bike routes through the community. Thanked Council for providing the opportunity for the community to give feedback on the TIP. Spoke about the section between 86th and Island Crest Way shoulder improvements being proposed by City staff.

Daniel Thompson, 7265 N Mercer Way, spoke about second reading of appeals and review processes code amendments. Asked Council to send building permit appeals to the Hearing Examiner if they decide to allow for appeals.

Salim Nice, 5619 89th Ave SE, praised the efforts of the Council and the Planning Commission in undertaking the residential code update. Spoke in support of the City providing neighbors with notice of application and notice of decision as is being considered. He also requested Council consider providing citizens with the ability to appeal to the Hearing Examiner.

CONSENT CALENDAR

Payables: \$559,652.57 (05/04/2017)

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

Payroll: \$852,539.65 (05/12/2017)

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

Minutes: May 1, 2017 Regular Meeting Minutes and May 4, 2017 Special Meeting Minutes

Recommendation: Adopt the May 1, 2017 Regular Meeting Minutes and May 4, 2017 Special Meeting Minutes as written.

AB 5291 Island Crest Way Resurfacing Phase 2 Project Close Out

Recommendation: Accept the completed Island Crest Way Resurfacing Phase 2 project and authorize staff to close out the contract.

AB 5302 First Quarter 2017 Financial Status Report

Recommendation: Receive report.

It was moved by Bertlin; seconded by Wisenteiner to:

Approve the Consent Calendar and recommendations therein.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

REGULAR BUSINESS

AB 5301 I-90 Loss of Mobility Status Report

City Manager Julie Underwood advised of a mailer scheduled to be sent out to the community regarding temporary traffic improvements being facilitated by Sound Transit to help mitigate impacts due to closure of the I-90 center roadway.

City Attorney Kari Sand advised that the City filed a motion for preliminary injunction in follow-up to the lawsuit filed by the City claiming breach of contract. The motion is tentatively scheduled to be heard on May 23. The date should be finalized on Wednesday, May 17.

Chief Ed Holmes spoke about the City's plan for parking impacts from the closure of South Bellevue Park and Ride, as well as increase traffic in the town center.

Assistant City Manager Kirsten Taylor, spoke about discussions taking place with local business owners to see how the current parking permit program is working for them. She advised that staff has made many requests for Sound Transit to come address the community, she noted that they have committed to holding a community meeting, but have not yet set a date.

AB 5303 Public Hearing and Approval of a Public Benefit Rating System Application for Pioneer Park Youth Club.

Planning Manager Evan Maxim provided a brief presentation on public benefit rating system application for Pioneer Park Youth Club.

Mayor Bassett opened the public hearing at 7:04 pm.

Emma Sparrow, Seattle, Barn Manager Mercer Island Saddle Club. Spoke about the need for tax relief to financially be able to maintain the property.

Michelle Martin, 7427 91st Ave SE, Member of Mercer Island Saddle Club, spoke in support of providing tax relief to the property due to the valuable charitable services they provide the community.

Tina Lanzinger, 4115 97th Ave SE, Member of Mercer Island Saddle Club, spoke in support of approving the application. Advised that there is a lot of foot traffic utilizing the open space on the property from Pioneer Park.

Ira Appleman, 9039 E Shorewood Drive, spoke in support of the application stating that the property helps preserve the rural character of the island.

Mayor Bassett closed the public hearing at 7:10 pm.

It was moved by Weiker; seconded by Wisenteiner to:

Pass Resolution No. 1531, approving the proposed public benefit rating system current use assessment for 3.41 acres of the Pioneer Park Youth Club property.

Passed 7-0

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

AB 5299 Public Hearing for Interim Zoning Ordinance Allowing Light Rail Facilities as a Permitted Use Within the I-90 Center Roadway Portion of the Public Institution Zone

City Attorney Kari Sand provided a history on the interim zoning ordinance allowing light rail facilities as a permitted use within the I-90 center roadway portion of the Public Institution zone.

Mayor Bassett opened the public hearing at 7:16 pm.

Ira Appleman, 9039 E Shorewood Drive, spoke against the interim zoning ordinance.

Mayor Bassett closed the public hearing at 7:20 pm.

City Attorney Kari Sand responded to Mr. Appleman's concern about the City accepting Sound Transit's building permit if the City originally concluded that the light rail station is not a permitted use in the public institution zone.

AB 5294 Public Hearing and Preview of the 6-Year Transportation Improvement Program

City Engineer Patrick Yamashita presented the 2018-2023 Transportation Improvement Program (TIP). He noted that chapter 35.77 RCW requires the City to update the TIP annually by July 1.

Mayor Bassett opened the public hearing at 7:49 pm.

There being no comments, Mayor Bassett closed the public hearing at 7:50 pm.

City Engineer Yamashita noted that City Council adoption of the final TIP is expected June 19, 2017.

AB 5300 Initiate Street Vacation Process for a Portion of Freeman Avenue

Public Works Director Jason Kintner presented background information about the vacation of a portion of Freeman Avenue and detailed specific issues the City would face if it maintained ownership.

It was moved by Wong; seconded by Bertlin to:

Pass Resolution No. 1529, initiating proceedings for the vacation of a portion of Freeman Avenue SE and setting the public hearing dates.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

AB 5298 Appeals and Review Processes Code Amendments (2nd Reading & Adoption)

Development Services Director Scott Greenberg reviewed the proposed code changes discussed during first reading of the ordinance regarding appeals and review processes on May 1, 2017. He also noted the changes that were made to the ordinance at Council's direction.

It was moved by Grausz; seconded by Sanderson to:

Adopt Ordinance No. 17C-12, amending Mercer Island City Code Titles 3, 15, 17 and 19 and repealing Chapter 3.28 MICC regarding development permit appeals procedures and actions as amended. Add the following to Section 10 of Ordinance No. 17C-12, MICC 19.15.010(E), Ministerial Actions:

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Major Single-Family Dwelling Building Permit	Code Official	Chapter 19.02 MICC but not Title 15 MICC or Title 17 MICC	Hearing examiner

And to change the appeal authority for SEPA Threshold Determination in Section 10 of Ordinance No. 17C-12, MICC 19.15.010(E) and Section 19.07.120(T), Administrative Actions from Superior Court to Hearing Examiner.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Grausz; seconded by Wisenteiner to:

Ask the Planning Commission to include on their next work plan the issue of building permit appeals. Focusing on the appeals of page 2 of Agenda Bill 5298.

Passed 7-0

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

It was moved by Sanderson; seconded by Wisenteiner to:

Pass Resolution No. 1530, amending development and construction permit fees to add a "Public

Notice Fee” that can be applied on a case-by-case basis for major single-family dwelling building permit applications that require a Notice of Application.

FAILED 3-3-1

FOR: (Bassett, Sanderson, Wong)

AGAINST: (Grausz, Wisenteiner, Weiker)

ABSTAIN: (Bertlin)

After deliberation, the Council directed staff who are working on complying with the new noticing requirements, to track these hours on their time sheet to allow later review of the impacts to workload and determine if additional staffing is needed.

OTHER BUSINESS

Councilmember Absences

There were none.

Planning Schedule

City Manager Underwood noted the next Council Meeting is scheduled for June 5, 2017. The Island Crest Park field improvement plan will be on the Agenda as well as the first reading of the Planning Commission’s Residential Code update recommendations. The Council has Executive Sessions scheduled for May 16 and May 22.

City Manager Underwood noted a Special Meeting has been scheduled for July 24. The 2017 mini-planning session which had been scheduled for mid-June has been suspended due to workload.

Mayor Bassett noted that he will be absent from the July 24, 2017 meeting. Councilmember Weiker advised that she will be absent from the May 22, 2017 Executive Session.

Board Appointments

There were none.

Councilmember Reports

Councilmember Wisenteiner noted June 3 is National Letterboxing Day. He praised Julie and Kirsten’s efforts for the Prospective Council Candidate meeting.

Deputy Mayor Bertlin attended Eastside Transportation Partnership meeting.

Councilmember Sanderson thanked Julie for her first City Manager Report.

Councilmember Weiker advised that Eastside Transportation Partnership is attempting to decide if they are a networking forum, or an advocacy group. She praised MIYFS Director Goodwin for a “Staying Connected to Your Children” flyer.

Councilmember Wong noted SCA public issues committee presented on the Veteran’s and Human Services levy that is expected on the November ballot. There is also a cultural access levy expected on the ballot in August.

ADJOURNMENT

The Regular Meeting adjourned at 9:52 pm.

Bruce Bassett, Mayor

Attest:

Ellie Hooman, Deputy City Clerk



***REVISED* CITY COUNCIL MINUTES**
SPECIAL MEETING
JUNE 12, 2017

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 6:04 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Jeff Sanderson, Wendy Weiker (arrived at 6:05 pm), David Wisenteiner and Benson Wong (arrived at 6:20 pm) were present. Councilmember Grausz was absent.

SPECIAL BUSINESS

AB 5314 Public Hearing on Residential Development Standards Code Amendments

Mayor Bassett opened the public hearing at 6:05 pm.

Planning Manager Evan Maxim provided a brief presentation reviewing the Planning Commission's recommended residential code amendments.

David Hoffman, 335 116th Ave SE, Bellevue, Master Builders Association, thanked the Planning Commission and Council for their work on the updates proposed. Master Builder's Architects are concerned about changes made to the floor area ratio recommendations.

Marc Rousso, 8020 SE 34th, Jaymarc Homes, advised that comments have been sent in to staff and Council via email regarding the 88 pages of recommendations published on June 2nd. Councilmember Wisenteiner requested specifics on what changes Mr. Rousso and Jaymarc Homes have made in past project on 74th to show good faith in developing in a way that is acceptable to the community. Mr. Rousso advised they chose to decrease the facade and how the garage was presented to make it more appealing to the neighbors and reduced the floor area.

George Steirer, 7233 Douglas Ave SE, Snoqualmie, Planned Permits, expressed concern about the process for code interpretations. While the Council may agree with the current staff's intent with code interpretations, it is hard to know what future staff's intent may be if there isn't clear direction. Doesn't believe that utility easements should be taken out of net lot area.

Allen Housepian, 4344 90th Ave SE, spoke about the need to have additional space in homes as more and more people work from their homes. Advised that there is no hope of Mercer Island retaining a character in the future of development. Restrictions will only lower property values.

Phil McCullough, from McCullough Architects in Seattle, spoke about a plans document that was distributed to the Council. Expressed concerns about single story homes with daylight basements being excluded under the new code recommendations. Spoke in support of the May draft and expressed concern about the updated draft published.

Randy Koehler, 3056 70th Ave SE, spoke in opposition of the draft and the process. Expressed concern about hidden agendas. Asked Council to take an approach to work with homeowners to utilize their property how they wish in a way that is sustainable.

Mark Coen, 3220 73rd Ave SE, stated that he supports growth that is responsible and reflective of citizens' needs. He encouraged the Council to listen to what people are saying and have that reflected in the code updates. He thinks this code rewrite is not as restrictive as it could be in certain areas. He recognized that developers follow the rules, but believes that the issue is that the rules are not balanced.

Vickie Carper, 9827 SE 42nd Pl, provided a picture to the Council, and read a Alfred Skinner quote. Spoke about homes recently developed where trees were removed and are now ugly. Expressed concerns about diminished property value due to larger homes blocking other properties views.

David Youssefnia, 8214 SE 30th St, spoke in support of the Planning Commission's recommendation to make sports courts exempt from lot area restrictions. Displayed how sports courts do allow water to drain and requested Council to allow them in the new code.

Jim Hummer, 3058 61st SE, spoke about spacing of trees. Asked Council to consider changing set-backs to a sliding scale dependent on house size. Spoke in favor of requiring a construction management plan on large developments.

Dick Winslow, 3761 77th Ave SE, spoke in support of responsible development in the City of Mercer Island retaining the character of the community.

Kristin Hart, 17 Brook Bay Road, spoke about the difficulty that is already in place when a citizen wants to remodel or build a new home. Requested the Council delay changing the code to provide more time for discussion.

Lynn Hagerman, 3058 61st Ave SE, spoke about community interest and support for reasonable code changes addressing massive buildings. Asked the Council to approve the recommended changes presented by the Planning Commission. Support staff's recommendation to remove the sports field exemption. Requests Council limit construction to 2 years.

Lucia Pirzio-Biroli, 4212 West Mercer Way, advised that Mercer Island is the most restrictive development code in any jurisdiction she has worked. Most contentious portion of the recommendation has to do with the reduction of building height.

Carolyn Boatsman, 3210 74th Ave SE, spoke about the need for reduction of maximum building height. Expressed concerns with removing trees 10" or larger.

Barbara Shuman, 3434 74th Ave SE, spoke about frustration with having 7 different construction sites near her home for most of the last year. Advised that that construction crews are creating large ugly staging areas with storage for heavy equipment. Expressed concerns about open pits at the construction sites posing a danger to neighborhood children.

Mary "Molly" Mahoney, 3024 60th Ave SE, presented the Council with a video on her cell phone of construction visible from her front door.

Dan Thompson, 7265 North Mercer Way, expressed concerns that the code recommendations will still allow for larger houses than are presently allowed under the code. Requested Council reject the covered parking restriction reduction.

Charles Zwick, 7422 SE 32nd Street, expressed concerns with restricting covered parking. Vehicles will be forced to park on the already congested streets. More vehicles parked on the street will also present additional dangers to runners and cyclists using the roads.

Suzanne Skone, 2834 60th Ave SE, requested the Council to respect the process the Planning Commission went through and approve the recommendations as presented.

Nancy H Spaeth, 8320 SE 34th St, spoke about homes being torn down at 8400 SE 37th St. Expressed concerns about developers pressuring longtime residents to sell and leave the island.

Shauna Youssefnia, 8214 SE 30th St, requested to support the comments of speaker David Youssefnia regarding sport courts exemption in code recommendations.

Dennis Su, 4184 Crestwood Pl, expressed concerns about the trend of certain large developers in the community requiring the need for strict guidelines. Requested Council have the Design Commission review all plans instead of setting specific percentages or numbers for development.

Robert Thorpe, 5800 W Mercer Way, expressed concern about added complexity for obtaining building permits. Spoke in support of the Planning Commission's recommendations.

Phyllis Chang, 2988 74th Ave SE, expressed the view that additional changes need to be made to the code updates before they are approved. Requested the Council consider the future of the Island.

Erik Jansen, 9428 SE 54th St, spoke in support of neighborhood rights. Asked Council to keep the code simple and enforce it strictly.

Tom Acker, 2427 84th Ave SE, spoke in support of preserving the character of the neighborhood in a way that is respectful of private property rights. Expressed concerns with limiting the amount of covered parking on property.

Mayor Bassett closed the public hearing at 7:47 pm.

Planning Manager Maxim reviewed the schedule of upcoming hearings regarding the residential code amendments.

After discussion, the Council requested staff create a running document to capture questions from Councilmembers as they come up.

ADJOURNMENT

The meeting was adjourned at 7:55 pm.

Bruce Bassett, Mayor

Attest:

Ellie Hooman, Deputy City Clerk



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

**AB 5321
June 19, 2017
Consent Calendar**

**CITY COUNCIL RULES OF PROCEDURE
AMENDMENTS ADOPTION**

Proposed Council Action:

Adopt amendments to the City Council Rules of Procedure.

DEPARTMENT OF	City Manager (Kirsten Taylor, Ed Holmes, Ali Spietz)
COUNCIL LIAISON	Dan Grausz Wendy Weiker David Wisenteiner
EXHIBITS	<ol style="list-style-type: none"> 1. Redlined Version of Amendments to the City Council Rules of Procedures 2. Clean Version of Amendments to the City Council Rules of Procedures
2017-2018 CITY COUNCIL GOAL	5. City Manager Role and Council-Staff Relations
APPROVED BY CITY MANAGER	

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

SUMMARY

Background

At the January 2016 City Council Planning Session, a Council Effectiveness Subcommittee ("Subcommittee") was formed to review and propose amendments to the City Council Rules of Procedure ("Rules"). Councilmembers Grausz, Weiker, and Wisenteiner, along with staff representatives Assistant City Manager Kirsten Taylor and Police Chief Ed Holmes were assigned to the Subcommittee. The Subcommittee discussions included topics identified by the full Council and updates suggested by the City's staff Leadership Team.

Council Direction

At the May 1, 2017 City Council meeting, the Council reviewed proposed amendments and policy recommendations to the City Council Rules of Procedure (AB 5269). In addition to policy considerations, Council considered non-substantive edits to help clarify information, correct references, or organize the Rules for ease of reference, with no further direction given to staff. Council provided direction on the following eight policies:

1. Council Meeting Day – Section 3.2(1)

Council meetings will move to the 1st and 3rd Tuesdays of the month beginning in September 2017.

2. Meeting Start Time – Section 3.2(1)

The regular meeting start time will remain at 7:00 pm. Study sessions and special meetings will remain at 6:00 pm.

3. Hour of Adjournment – Section 3.2(1)

The hour of adjournment provision has been removed from the Rules.

4. Councilmember Absences – Section 3.3(1) and (11)

Staff will return in the fall with recommendations regarding the notification and recording of excused versus unexcused Councilmember absences.

5. City Manager Report – Section 3.3(6)

The “City Manager Report” will be added to the regular meeting agenda.

6. Appearances Follow-Up – Section 3.3(7)

The following language has been added to the Rules: “Traditionally, the Council does not respond to comments made at the meeting, however the City Manager may direct staff to follow up with the speaker as appropriate.”

7. Paper Agenda Packets Delivery – Section 4.3 (page 13)

The Rules have been updated to reflect the discontinuation of home delivery of paper agenda packets. Councilmembers will have 24/7 access to pick up their packets from the locked HAM radio room that is accessed from the Police Department lobby (located across the lobby from the Caucus Room).

8. Boards and Commissions Appointments and Vacancies – Section 8.5 and 8.6 (page 20)

There were no changes to the process for Boards and Commissions appointments and vacancies.

Public Communications

Upon approval of this agenda item, staff will provide public notice and will schedule regular Council meetings to be held the first and third Tuesdays of each month beginning with the September 5, 2017 City Council meeting. Staff will provide ample notice to the community through social media, MI Weekly, City Website and other venues to notify the community of the new City Council meeting dates.

RECOMMENDATION

Assistant City Manager, Police Chief, and City Clerk

MOVE TO: Adopt the amendments to the City Council Rules of Procedure.

CITY OF MERCER ISLAND

CITY COUNCIL

RULES OF PROCEDURE



ADOPTED

April 19, 2004

AMENDED

August 2, 2004

February 21, 2006

June 19, 2006

June 19, 2017

TABLE OF CONTENTS

<u>SECTION NO.</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1	<u>Governance and Authority</u>	3
2	<u>Council Organization</u>	4
3	<u>Council Meetings</u>	46
34	Agenda Preparation	813
45	<u>Council Protocols</u>	914
56	<u>Ordinances/City Documents</u>	1116
6	Mayor and Deputy Mayor	12
7	<u>Council Relations with City Staff</u>	1319
8	<u>City Boards and Commissions</u>	1420
9	<u>Council Subcommittees</u>	1623
10	Council Work Program	17
1110	Suspension and Amendment of Rules	1827
1211	Sanctions for Rule Violations	1928
Appendix A	<u>Parliamentary Rules and Motions</u>	<u>2027</u>
Appendix B	<u>Council Chambers Code of Conduct</u>	<u>29</u>
Appendix C	<u>Process to Fill a Mercer Island City Council Vacancy</u>	<u>30</u>

SECTION 1 GOVERNANCE AND AUTHORITY

1.1 Council-Manager Form of Government

The City of Mercer Island is a Council-Manager form of government. As described in the municipal code and chapter 35A.13 of the Revised Code of Washington (“RCW”), certain responsibilities are vested in the City Council and the City Manager. This form of government prescribes that a City Council’s role is that of a legislative policy-making body which determines not only the local laws that regulate community life, but also determines what public policy is and gives direction to the City Manager to administer the affairs of the city government in a businesslike and prudent manner.

1.2 Rules of Procedure

The Mercer Island City Council hereby establishes the following Rules of Procedure (“Rules”) pursuant to the authority set forth in Mercer Island City Code (“MICC”) 2.06.050(A), for the conduct of Council meetings, proceedings and business. These Rules shall be in effect upon adoption by the Council and until such time as they are amended or new Rules adopted in the manner provided by these Rules.

1.3 Orientation of New Councilmembers

The City Manager will host an orientation program for newly-elected or appointed Councilmembers, including guidance on the Open Government Trainings Act, which requires training in the fundamentals of the Open Public Meetings Act (OPMA), Public Records Act (PRA), and records retention requirements.

1.4 Mentoring of New Councilmembers

Current Councilmembers shall seek out opportunities to mentor newly elected or appointed Councilmembers to help them gain an understanding of their role as Councilmember.

SECTION 2 COUNCIL ORGANIZATION

2.1 Swearing-In. New Councilmembers shall be sworn in by the City Clerk.

2.2 Election of Mayor and Deputy Mayor. The Council shall elect a Mayor and Deputy Mayor for a term of two years. The City Clerk shall conduct the elections for Mayor and Deputy Mayor at the first Council meeting of each even-numbered year as follows:

- (1) Any Councilmember may nominate a candidate; no second is needed.
- (2) Nominations are closed by a motion, second and 2/3 vote of Council.
- (3) If only one (1) nomination is made, it is appropriate to make a motion and obtain a second to instruct the City Clerk to cast a unanimous ballot for that nomination. Approval is by majority vote of Councilmembers present.
- (4) If more than one (1) nomination is made, an open election is conducted by roll call vote.
- (5) To be elected, the nominee needs a majority vote of the Council.
- (6) Elections will continue until a Mayor and Deputy Mayor are elected by a majority vote of the Council.
- (7) The City Clerk shall declare the nominee receiving the majority vote as the new Mayor. The new Mayor shall declare the nominee receiving the majority vote as the new Deputy Mayor. The Clerk shall swear the individuals into office.

2.3 Duties of Officers.

(1) Mayor. The Mayor serves as the Presiding Officer and acts as chair at all meetings of the Council. The Mayor may participate in all deliberations of the Council in the same manner as any other members and is expected to vote in all proceedings, unless a conflict of interest exists. The Mayor does not possess any power of veto. The Mayor may not move an action, but may second a motion. The Mayor is assigned as the ceremonial representative at public events and functions. The Mayor is vested with the authority to initiate and execute proclamations.

(2) Deputy Mayor. The Deputy Mayor serves as the Presiding Officer in the absence of the Mayor and assumes ceremonial representative responsibilities when needed. If both the Mayor and Deputy Mayor are absent, the Mayor will appoint another Councilmember as acting Mayor. If the Mayor fails to appoint an acting Mayor, the Councilmembers present shall elect one of its members to serve as Presiding Officer until the return of the Mayor or Deputy Mayor.

(3) Presiding Officer. The Presiding Officer shall:

- (i) Preserve order and decorum in the Council Chambers;
- (ii) Observe and enforce these Rules;
- (iii) Call the meeting to order;
- (iv) Keep the meeting to its order of business;

- (v) Recognize Councilmembers in the order in which they request the floor. The Presiding Officer, as a Councilmember, shall have only those rights, and shall be governed in all matters and issues by the same rules and restrictions as other Councilmembers;
- (vi) Appoint Councilmembers to serve on Council ~~€~~Subcommittees, ad hoc committees and to serve as liaisons to advisory boards and commissions; Appointment citizens to serve on advisory boards and committees (with affirmation from the Council); and
- (vii) Impose Councilmember sanctions for violation of these Rules consistent with Section ~~12-11~~ of these Rules.

2.4 Filling a Council Vacancy. If a vacancy occurs in the office of Councilmember, the Council will follow the procedures outlined in RCW 42.12.070. In order to fill the vacancy until an election is held, the Council will widely distribute and publish a notice of the vacancy, the procedure by which the vacancy will be filled, and an application form. The Process to Fill a Mercer Island City Council Vacancy is outlined in Appendix C to these Rules.

SECTION 23. COUNCIL MEETINGS

3.1 General Meeting Guidelines

- (1) **Open Public Meeting Act.** All Council meetings shall comply with the requirements of the Open Meetings Act (chapter 42.30 RCW). All regular meetings and special meetings of the Council shall be open to the public.
- (2) **Meeting Cancellation.** Any Council meeting may be canceled by a majority vote or consensus of the Council. The Mayor or City Manager may cancel a Council meeting for lack of agenda items, adverse weather conditions or due to an emergency.
- (3) **Quorum.** Four members of the Council shall constitute a quorum and are necessary for the transaction of City business. In the absence of a quorum, the members present may adjourn that meeting to a later date.
- (4) **Attendance and Absences.** Pursuant to RCW 35A.13.020, Councilmembers shall comply with RCW 35A.12.060, Vacancy for non-attendance, which reads as follows: “In addition a council position shall become vacant if the councilmember fails to attend three consecutive regular meetings of the council without being excused by the council.” Councilmembers shall contact the Mayor or City Manager’s office no later than 5:00 p.m. of the day of the meeting requesting he/she be excused from the meeting and stating the reason for such absence. Failure to comply, except in cases of emergency, shall result in an unexcused absence. During Councilmember Absences (Other Business), the Mayor shall note if Councilmember’s absence is excused or unexcused. The clerk will make the appropriate notation in the minutes.
- (5) **Councilmember Seating.** At the dais, the Mayor shall sit in Chair #4, the center seat at the dais, the Deputy Mayor shall sit to the Mayor’s right or left, in Chair #3 or #5. The Mayor will determine the seats of the remaining Councilmembers.
- (6) **City Clerk and Minutes.** The City Clerk (or authorized designee) shall attend all regular and special Council meetings and keep an account of all proceedings of the Council (minutes) in accordance with the statutory requirements RCW 35.23.151 and RCW 42.32.030. The minutes from previous meetings will be posted on the City website in draft format prior to Council meetings as part of the Council packet. Councilmembers are encouraged to inform the City Clerk and City Manager of any errors or proposed changes in advance of the meeting. If a Councilmember wishes to make any corrections to the minutes, they must request to have the set of minutes pulled from the Consent Calendar and make a motion to revise the minutes. Any corrections to the minutes will be so noted and the draft minutes will be revised with the corrections. Once the Council has approved the minutes (as presented or revised), the final version of the minutes will be posted to the City’s website and archived as the City’s official record.

- (7) Council Chambers Code of Conduct.** The City Hall Council Chambers Code of Conduct is attached as Appendix B to these Rules.

2.13.2 Types of Meetings

- (1) Regular Meetings.** The Council's regular meetings will be held the first and third Mondays-Tuesdays of each month in the City Hall Council Chambers (9611 SE 36th Street, Mercer Island)City Hall.

Regular Council meetings will begin at the hour of 7:00 p.m., and will make every effort to adjourn no later than 10:00 p.m. ~~The Council may continue past this time of adjournment by a two-thirds (2/3) vote of the Councilmembers in attendance at the meeting.~~

If any ~~Monday~~ Tuesday on which a meeting is scheduled falls on a legal holiday, the meeting shall be held at 7:00 p.m. on the first business day following the holiday, or on another day designated by a majority vote of the Council.

- (2) Special Meetings.** A special meeting is any Council meeting other than a regular Council meeting. Notice shall be given at least 24 hours in advance specifying the time and place of the meeting and the business to be transacted. A special Council meeting may be scheduled by the Mayor, City Manager or at the request of a majority of the Councilmembers.

- ~~**(3) Study Sessions.**~~ Study sessions will be held at 6:00 p.m., when needed and may be called by the Mayor, City Manager or by a majority of the Councilmembers.

~~Study sessions will be informal meetings for the purpose of reviewing forthcoming programs, receiving progress reports on current programs or projects, or receiving other similar information.~~

~~No final decisions can be made at a study session. Decisions on those issues will be scheduled for a regular or special council meeting.~~

- (43) Emergency Meetings.** An emergency meeting is a special Council meeting called without ~~24-24~~-hour notice. An emergency meeting may only be called as a result of an emergency involving injury or damage to persons or property or the likelihood of such injury or damage or when time requirements of a ~~24-24~~-hour notice would make notice impractical and increase the likelihood of such injury or damage. Emergency meetings may be called by the City Manager or the Mayor. The minutes will indicate the reason for the emergency.

- (54) Executive (Closed) Sessions-Meetings.** An executive session is a portion of a Council meeting that is closed except to the Council, City Manager, City Attorney and staff members and/or consultants authorized by the City Manager. The public is

restricted from attendance. Executive sessions may be held during regular or special Council meetings and will be announced by the Mayor or the Chair. Executive session ~~subjects are~~ may be held for limited purposes consistent with ~~pursuant to Chapter~~ RCW 42.30.110(1) and RCW 42.30.140(4)(a). ~~RCW,~~ Permissible topics include: ~~ing~~ considering real property acquisition and sale, public bid contract performance, complaints against public officers and employees, review of collective bargaining agreements, public employment applications and evaluations, and certain attorney-client discussions. Before convening an executive session, the Mayor or Chair shall announce the purpose of the meeting. Pursuant to RCW 42.23.070(4), Councilmembers must maintain the confidentiality of all written materials and verbal information provided during Executive Sessions to ensure that the City's position is not compromised. Confidentiality also includes information provided to Councilmembers outside of Executive Sessions when the information is considered exempt from production under the Public Records Act, chapter 42.56 RCW. If a Councilmember unintentionally discloses Executive Session material with another party, that Councilmember shall promptly inform the City Manager and/or the Council of the disclosure.

- (5) Planning Sessions.** Each year the Council shall hold an annual planning session (2- or 3-day retreat) during the first quarter of the year. During this planning session, the Council will agree upon City Council Goals for the next two years. The Council may hold additional planning sessions during the year.

2.23.3 Order of Regular Council Meeting Agenda

- (1) Call Meeting to Order & Roll Call.** The Mayor calls the meeting to order. The City Clerk will take roll call and record names of those present and absent in the minutes. Any absent Councilmember who has called the Mayor or City Manager's Office prior to 5:00 p.m. on the day of the meeting to advise of such absence will be deemed excused. ~~The Mayor will announce the attendance of Council members and indicate any Council Member who is not in attendance and whether or not the Council Member has an excused absence.~~
- (2) Agenda Approval/Amendment.** Agenda items may be added to a regular Council meeting agenda after the meeting notice is published, if a Councilmember or City Manager explains the necessity and receives a majority vote of the Council. The Mayor may, with the concurrence of the Councilmembers, take agenda items out of order.
- (3) Executive Sessions.** Executive sessions ~~made~~ may be held before, during or after the open session portion of either a regular or special meeting. See Section 3.2(4).
- (4) Study Sessions.** Study sessions will be held, when needed, from at 6:00-7:00 p.m. before a regular meeting, ~~when needed and~~ They may be called by the Mayor, City Manager or by a majority of Councilmembers. Study sessions will be informal

meetings for the purpose of reviewing forthcoming programs and projects, receiving progress reports on current programs or projects, or receiving other similar information. No final decisions can be made at a study session. Decisions on those issues will be scheduled for a regular or special Council meeting.

~~(3)(5)~~ **Special Business and Proclamations and Presentations.** Special Business Items may include the presentation of a proclamation or other presentation to elected officials, staff, or the public by the City or presentations to the City or any official made by someone else. A Proclamation is defined as an official announcement made by either the Council or the Mayor on behalf of the Council. The purpose of a Proclamation is to recognize the efforts of a particular group or increase awareness of an activity. City Council Proclamations are defined as those non-controversial events which have a major citywide impact. City Council ~~The Mayor and City Manager shall determine approval of Proclamation requests that have a strong local advocate or a local relevance to Mercer Island or City issues and events. Proclamations shall be publicly read at a Council meeting and presented to a representative of the event during the Council meeting. Mayor's Proclamations are defined as those non-controversial events which are requested by and for a special interest group within the City. Mayor's Proclamations are signed by the Mayor and forwarded to a representative of the event. The Mayor and City Manager shall determine if the Proclamation request is for a City Council Proclamation or a Mayor's Proclamation. Controversy is defined as a dispute, especially a lengthy and public one, between sides holding opposing views.~~

~~(6)~~ **City Manager Report.** In an effort to keep the Council and public informed of City business, the City Manager may provide an oral report, make comments, extend compliments, express concerns, or make announcements concerning any topic during this time.

~~(47)~~ **Citizen Comment/"Appearances" (Public Comment).** During the Appearances section of the regular meeting agenda, M ~~m~~ embers of the audience are invited to address the Council regarding ~~may comment on any matter, except items before the Council requiring a public hearing, any quasi-judicial matters, or campaign-related matters. Each person addressing the Council will step up to the podium, give their name and address for the record, and shall limit their~~ comments are limited to three (3) minutes, except that for a person speaking on behalf of a group, comments are limited to five (5) minutes. The Mayor will announce these time periods at the commencement of Appearances. Persons addressing the Council will be requested to step up to the podium and give their name and address for the record. ~~No speaker may convey or donate his or her time for speaking to another speaker. The Mayor may grant additional time for citizen comments.~~

The Mayor may allow citizens to comment on individual agenda items at times during any regularly scheduled Council meeting other than the regularly scheduled Citizen Comment~~Appearances~~ period.

All remarks will be addressed to the Council as a whole, and not to individual Councilmembers or staff members. Any person making personal, impertinent, or slanderous remarks, or who becomes boisterous, threatening, or personally abusive while addressing the Council, may be requested by the Mayor to leave the meeting. The Council cannot accept comments on any campaign-related matters (elections for individual offices or ballot propositions) except under specific circumstances where consideration of a ballot measure is on the Council agenda. RCW 42.17A.555.

The City Clerk will ~~record~~ summarize all citizen comments in the minutes. Traditionally, the Council does not respond to comments made at the meeting, however the City Manager may direct staff to follow up with the speaker as appropriate appropriate. ~~At the next scheduled regular Council meeting, the City Manager will report on such citizen comments and advise the Council whether the matter was referred to City staff, a Council Committee, placed on a future City Council meeting or other City response. Citizen comments that do not request City staff action but merely are advising the City Council of the citizen's position on a policy matter will not be included in the City Manager's report.~~

- ~~(5)~~ **Minutes.** The City Clerk will keep an account of all proceedings of the Council in accordance with the statutory requirements, and proceedings will be entered into a minute book constituting the official record of the Council. ~~The City Council will approve minutes from prior Council meetings by majority affirmative vote. Council meeting minutes will not be revised without a majority affirmative vote of the Council.~~
- (68) Consent Calendar.** Consent Calendar items have either been fully considered by a Council ~~Committee Subcommittee~~ or are considered to be routine and non-controversial and may be approved by one motion. Items on the Consent Calendar include, without limitation, payables, payroll, minutes, resolutions and ordinances discussed at a previous Council meeting, bid awards, and previously authorized agreements. A Councilmember may remove a consent agenda item from the consent calendar for separate discussion and action. If removed, that item will become the first item of business under Regular Business of the same meeting.
- (79) Public Hearings.** There are two types of public hearings: legislative and quasi-judicial. The Mayor will state the public hearing procedures before each public hearing. Citizens may comment on public hearing items.
- (i) Legislative Public Hearings.** The purpose of a legislative public hearing is to obtain public input on legislative or policy decisions, including without limitation, review by the Council of its comprehensive ~~land use~~ plan or biennial budget.

- (ii) **Quasi-Judicial Public Hearings.** The purpose of a quasi-judicial public hearing is to decide issues involving the rights of specific parties including, without limitation, certain land use matters such as site specific rezones and, preliminary long plats, and variances.

The Council's decision on a quasi-judicial matter must be based upon and supported by the "record" in the matter. The "record" consists of all testimony or comment presented at the hearing and all documents and exhibits that have been submitted.

In quasi-judicial hearings, Councilmembers shall comply with all applicable laws including without limitation the appearance of fairness doctrine (~~Chapter~~ 42.36 RCW). The appearance of fairness doctrine prohibits ex parte (outside the hearing) communications with limited exceptions requiring disclosure on the record; prohibits a Councilmember from making a determination on the matter in advance of the hearing; requires the hearing to be fair and impartial; and prohibits the participation of any Councilmember who has a conflict of interest or financial interest in the outcome of the hearing.

A Councilmember shall consult with the City Attorney to determine whether or not he or she should recuse themselves from the quasi-judicial hearing discussion and decision.

- (810) Regular Business.** Regular Business items are all other regular Council business, including resolutions and ordinances requiring Council action.

- (911) Other Business.** The Council will discuss upcoming Councilmember absences (and the Mayor will note excused or unexcused absences), the Planning Schedule, Board and/or Commission appointments and Councilmember reports. During Councilmember reports, Councilmembers may report on significant activities since the last meeting; provided, however, that Councilmembers may not enter into debate or discussion on any item raised during a Council report.

- (1012) Adjournment.** With no further business to come before the Council, the Mayor adjourns the meeting.

~~2.3 COUNCILMEMBER SEATING~~

~~A Councilmember's seat at the dais will be determined as follows:~~

- ~~(1) The Mayor shall sit in Chair #4, the center seat at the dais, the Deputy Mayor shall sit to the Mayor's right or left, in Chair #3 or #5 and the City Manager shall sit to the Mayor's left or right, in Chair #5 or #3.~~

- ~~(2) The Mayor will determine the seats of the remaining Councilmembers.~~

SECTION 34. AGENDA PREPARATION

34.1 The City Manager in consultation with the Mayor and Deputy Mayor will prepare an agenda for each Council meeting. ~~setting forth a brief general description of each.~~ The City Clerk will prepare an agenda packet for each Council meeting specifying the time and place of the meeting. Each item shall be titled to include a brief description of the item to be considered by the Council.

34.2 An item may be placed on a Council meeting agenda by (1) the City Manager; (2) the Mayor; or (3) two or more Councilmembers. any of the following methods:

- ~~(1) — By the City Manager;~~
- ~~(2) — By two (2) or more Councilmembers; or~~
- ~~(3) — By the Mayor.~~

~~Preparation of any agenda bill and supporting documents will be limited by the one (1) hour rule set forth in Rule 7.8 herein.~~

34.3 Agenda materials will be posted to the City's website and a link to the online packet will be emailed to an established mailing list (including Council and staff) available at City Hall for the Council, City staff, media and public by 5:00 p.m. on the Thursday before the meeting. If the deadline cannot be met, the Council and the established mailing list will be notified of when it will be posted. Hard copies of agenda materials will be available in the HAM radio room in the Police Department lobby, for Councilmembers requesting such to pick up.

34.4 The City Manager will prepare and keep current the Planning Schedule, the calendar of agenda items for all Council regular and special meetings. The Council may use the agenda bill "Recommendation" language for making a motion.

SECTION 45. COUNCIL PROTOCOLS

- 45.1 Roberts Rules/Council Rules.** All Council discussion shall be governed by *Roberts Rules of Order, Newly Revised* or by these Rules. Examples of parliamentary rules and motions are shown in Appendix A to these Rules. In the event of a conflict, these Rules shall control. The City Attorney shall decide all questions of interpretations of these Rules and other questions of a parliamentary nature ~~which that~~ may arise ~~at~~ during a Council meeting.
- 45.2 ~~Citizen Comment Protocols~~ Appearances (Public Comment).** Council agrees to adhere to the following protocols during ~~Citizen Comment~~ Appearances:
- (1) Council shall listen attentively to the citizen comments.
 - (2) Council shall avoid discourteous behavior such as lengthy or inappropriate sidebar discussions or nonverbal, disparaging actions when citizens are speaking.
 - (3) Council shall not engage in debate or discussion with any individual citizen but may be recognized by the Mayor in order to ask the citizen clarifying questions.
 - ~~(4) The Mayor will summarize at the end of citizen comment that the City Manager will be responding to comments requesting staff action at the next regularly scheduled Council meeting or that Council appreciates the citizen input on the other policy matters.~~
- 45.3 Discussion Protocols.** Council agrees to adhere to the following protocols for Council discussion and debate:
- (1) Be courteous and professional at all times.
 - (2) Avoid discourteous behavior such as lengthy or inappropriate sidebar discussions or nonverbal disparaging actions when colleagues or staff are speaking.
 - (3) Be recognized by the Mayor before speaking.
 - (4) Be respectful of the City Manager and staff.
 - (5) Speak in turn after being recognized.
 - (6) Do not personally criticize other members who vote against or disagree with you.
 - (7) Do not be repetitive in your arguments or discussion.
 - (8) Respect ~~each other~~ each other's differences, honor disagreements, vote and move on.
- 45.4 Council Decisions.** Councilmembers recognize that they are part of a legislative or corporal body. As such, when the Council has voted to approve or pass an agenda item, the members agree not to contact staff to encourage actions inconsistent with such Council action or take other action adversely impacting staff resources. Councilmembers may not bring any approved action up for reconsideration following Council review and approval of such agenda item except by majority vote. The Council's goal is to make final decisions and not to revisit or reconsider such decisions.
- 45.5 No Surprise Rule.** Councilmembers should use best efforts to contact ~~call each other and~~ the City Manager ~~on key issues~~ to advise of emerging issues.

Generally, Councilmembers agree not to propose substantial amendments and/or revisions to any agenda item unless they provide each other and City staff 24-hours' advance notice to review any written proposal. If this 24-24-hour rule is not met, a Councilmember may present his or her proposal at a Council meeting, but the Council shall not vote, discuss, debate or take other action on such proposal until the following regular City Council meeting.

To provide staff the necessary preparation time, Councilmembers will use best efforts to provide staff advance notice of any questions or concerns they may have regarding an agenda item prior to a public meeting, if possible.

5.6 Possible Quorum. Any member of the Council can attend any City board, commission, ad hoc, or subcommittee meeting; however, if a quorum of the Council (4 or more Councilmembers) is present at any of these meetings, Councilmembers shall "self-police" by not sitting together and not discussing City business. For community or regional meetings where there may be 4 or more Councilmembers in attendance, the City Clerk may notice the meetings for possible quorum.

4.65.7 Councilmember In-Person Representation. If a Councilmember appears on behalf of the City before another governmental agency or, a community organization, ~~or through the media,~~ for the purpose of commenting on an issue, the Councilmember must state the majority position of the Council, if known, on such issue. Personal opinions and comments which differ from the Council majority may be expressed if the Councilmember clarifies that these statements do not represent the Council's position but rather those of the individual Councilmember. Councilmembers must obtain other Councilmember's concurrence before representing another Councilmember's views or positions with ~~the media,~~ another governmental agency or community organization.

5.8 Use of City Letterhead. Use of City letterhead by the Council shall be confined to conduct of official City business or communicating messages of the City. City letterhead of any kind shall only be used by the Council at the direction of the Mayor or his or her designee. Individual Councilmembers shall not use City letterhead to communicate individual or personal messages or opinions.

5.9 Mail. Mail which Councilmembers receive during the week will be placed in their respective mailboxes at City Hall (located outside the City Manager's office) as it arrives. Councilmembers will have access to their mailboxes during regular business hours. Accumulated mail will be included with hard copy agenda packets or placed on the dais before Council meetings.

SECTION 56. ORDINANCES/CITY DOCUMENTS

56.1 Review. All ordinances, resolutions, contracts, motions, amendments and other City documents shall be reviewed by the City Attorney. An individual Councilmember may contact the City Attorney to request the preparation of motions for a Council meeting. No ordinance, resolution or contract shall be prepared for presentation to the Council, unless requested by a majority of the Council or by the City Manager.

6.2 Signing. The Mayor, City Clerk and City Attorney sign all ordinances and/or resolutions approved by the Council, immediately following the meeting. If the Mayor is unavailable, the Deputy Mayor signs the ordinances and/or resolutions.

5.26.3 Ordinances. The following rules shall apply to the introduction, adoption and/or amendment of all ordinances:

(1) **First Reading of Ordinances.** An ordinance shall be scheduled for first reading at any regular or special Council meeting. ~~First reading of any ordinance shall be amending Title 19 of the Mercer Island City Code, shall be advertised as a public hearing consistent with MICC 19.14.010(D)(4) and shall be listed on the Council's agenda as a public hearing. All other ordinances shall be listed on the Council's agenda as regular business. The City Council will consider all public testimony and any~~ A majority of the Councilmember may direct the City Manager/City Attorney to prepare any amendments to the ordinance for consideration during second reading and adoption.

(2) **Second Reading/Adoption of Ordinances.** An ordinance that has previously been introduced for first reading may be scheduled for second reading and adoption at any regular or special Council meeting as either regular business or as a part of the consent calendar. ~~Second reading and adoption of an ordinance may be advertised as a public hearing if the City Council has directed staff to continue the public hearing to second reading. If the public hearing has not been continued, the City Council may still consider public testimony prior to adoption. The ordinance shall be listed on the Council's agenda as either regular business or as a part of the consent calendar.~~

Any amendments that a majority of the Council ~~any Councilmember~~ has directed the City Manager/City Attorney to prepare will be included as proposed amendments in the Council packet for the Council's consideration. ~~In the event that~~ if further amendments (other than clerical, punctuation or other non-substantive amendments) are requested at second reading, the ordinance ~~shall~~ may be continued to the next regular Council meeting for adoption.

(3) **Exceptions.** This Rule shall not apply to:

- (i) any housekeeping ordinances that the City Manager recommends be adopted at first reading;
- (ii) any budget amending ordinances; or
- (iii) any ordinances that Council determines require an effective date precluding a second reading, so long as Council suspends this Rule pursuant to Section ~~11~~10.

This Rule shall not apply to public emergency ordinances, necessary for the protection of public health, public safety, public property or public peace consistent with RCW 35A.11.12.

SECTION 6. — MAYOR AND DEPUTY MAYOR

6.1 — ~~The Presiding Officer at all meetings of the Council shall be the Mayor, and in the absence of the Mayor, the Deputy Mayor will act in that capacity. If both the Mayor and Deputy Mayor are absent, the Mayor will appoint another Council member as acting Mayor. If the Mayor fails to appoint an acting Mayor, the Council members present shall elect one of its members to serve as Presiding Officer until the return of the Mayor or Deputy Mayor.~~

6.2 — ~~The Presiding Officer shall:~~

- ~~(1) — Preserve order and decorum in the Council chambers;~~
- ~~(2) — Observe and enforce these Rules;~~
- ~~(3) — Recognize Council members in the order in which they request the floor. The Presiding Officer, as a Council Member, shall have only those rights, and shall be governed in all matters and issues by the same rules and restrictions as other Council members;~~
- ~~(4) — Appoint Council members to serve on City Council Committees, ad hoc committees and to serve as liaisons to advisory boards and commissions; Recommend appointment of citizens to serve on advisory boards and committees; and~~
- ~~(5) — Impose Council member sanctions for violation of these Rules consistent with Section 12 of these Rules.~~

6.3 — ~~Mayor and Deputy Mayor Elections~~

- ~~(1) — Any Council Member may nominate a candidate; no second is needed.~~
- ~~(2) — Nominations are closed by a motion, second and 2/3 vote of Council.~~
- ~~(3) — If only one (1) nomination is made, it is appropriate to make a motion and obtain a second to instruct the City Clerk to cast a unanimous ballot for that nomination. Approval is by majority vote of Council members present.~~
- ~~(4) — If more than one (1) nomination is made, an open election is conducted by roll call vote.~~
- ~~(5) — To be elected, the nominee needs a majority vote of the Council.~~
- ~~(6) — Elections will continue until a Mayor and Deputy Mayor are elected by a majority vote of the Council.~~
- ~~(7) — The City Clerk shall declare the nominee receiving the majority vote as the new Mayor. The new Mayor shall declare the nominee receiving the majority vote as the new Deputy Mayor. The Clerk shall swear the individuals into office.~~

SECTION 7. COUNCIL RELATIONS/COMMUNICATIONS WITH CITY STAFF

- 7.1** Councilmembers will focus primarily on policy matters and *not* administrative issues.
- 7.2** The City Manager is the primary point of contact between the Council and the staff.
- 7.3** There will be mutual respect from both City staff and Councilmembers of their respective roles and responsibilities when, and if, expressing criticism in a public meeting.
- 7.4** City staff will acknowledge the Council as policy makers, and the Councilmembers will acknowledge City staff as administering the Council's policies.
- 7.5** Individual Councilmembers will copy the City Manager on any written requests for information. The City Manager shall copy the entire Council on written responses to an individual Councilmember's request for information. All written informational material requested by individual Councilmembers shall be delivered by City staff, after approval by the City Manager, to all Councilmembers with a notation indicating which Council Member requested the information.
- 7.6** Councilmembers shall not attempt to coerce or influence City staff in the selection of personnel, the awarding of contracts, the selection of consultants, the processing of development applications, the granting of City licenses or permits, interpretation and implementation of Council policy, or in any other matter involving the administration of City business.
- 7.7** The Council shall not attempt to change or interfere with the operating rules and practices of any City department.
- 7.8** No Councilmember shall direct the City Manager or Department Directors to initiate any action or prepare any report that is significant in nature, or initiate any significant project or study without the consent of a majority of the Council. A matter shall be deemed to be "significant" if it would require more than one (1) hour of staff time. Once notified that a request for information or staff support would require more than one (1) hour, the Councilmember may seek to place the request on an upcoming Council agenda consistent with Section 3-24.2.
- 7.9** Individual Councilmember requests for information can be made directly to the Department Director unless otherwise determined by the City Manager. If the request would create a change in work assignments or require the Department Director or his or her staff to work in excess of 1 hour, the request must be made through the City Manager.
- 7.10** Absent emergent situations, staff will respond to Councilmember emails or phone messages during business hours only.

SECTION 8. CITY BOARDS AND COMMISSIONS

- 8.1** Mercer Island's boards, commissions and ad hoc committees provide an invaluable service to the City. Their advice on a wide variety of subjects aids the Mayor and Councilmembers in the decision-making process. Effective citizen participation is an invaluable tool for local government.
- 8.2** These advisory bodies originate from different sources. Some are established by Title 3 of the Mercer Island City Code while others are established by motion or ordinance of the Council. It is at the discretion of the Council as to whether or not any advisory body should be established by ordinance. ~~Title 3 of the Mercer Island City Code establishes t~~The following advisory boards and commissions for 2004 are established:
- (1)** Design Commission
 - (2)** Planning Commission
 - (3)** Utility Board
 - (4)** ~~Youth and Family Services Board~~Community Advisory Board
 - (5)** Mercer Island Arts Council
 - (6)** Open Space Conservancy Trust Board
- 8.3** ~~Each board and commission shall adopt rules of procedure (or bylaws) to guide governance of their board or commission. is necessary to assure maximum productivity for these boards and commissions.~~The adoption of uniform shall adopt rules of procedure (or bylaws) to guide governance of their board or commission.
- 8.4** The Council may dissolve any advisory body that, in their opinion, has completed its working function or for any other reason.
- 8.5** Members and alternate members of all advisory bodies are recommended for appointment by the Mayor, following consultation with the Council Liaison and staff, during a regularly scheduled meeting, subject to Council approval.
- 8.6** Vacancies are advertised so that any interested citizen may submit an application. Applicants must be citizens of the City of Mercer Island if required by the Mercer Island City Code or if required by the Mayor. Councilmembers will be notified of any vacancy in any board or commission. Councilmembers are encouraged to solicit applications from qualified citizens. Applications shall be available from the Office of the City Clerk. The City Clerk will retain completed applications ~~for 2 weeks~~ for Council review.
- 8.7** Lengths of terms vary from one advisory body to another, but in all cases overlapping terms are intended. On ad hoc committees, where a specific project is the purpose, there will not be terms of office.
- 8.8** All meetings of advisory bodies are open to the public in accordance with Chapter 42.30 RCW, Open Public Meetings Act and require a minimum ~~24~~24-hour advance notice.

- 8.9** The number of meetings related to business needs of the advisory group may be set by the individual body, unless set forth in a resolution or ordinance or unless the number of meetings adversely impacts City staff resources, as determined by the City Manager.
- 8.10** Members may be removed, from any advisory committee, prior to the expiration of their term of office, by a majority vote of the Council.
- 8.11** All members of advisory bodies should be aware of the need to avoid any instance of conflict of interest. No individual should use an official position to gain a personal advantage.
- 8.12** The Council transmits referrals for information or action through the City Manager and the Council liaison to the advisory groups. These advisory groups transmit findings, reports, etc., to the Council through the City Manager and Council liaison.
- 8.13** While the City staff's role is one of assisting the boards and commissions, the City staff members are not employees of that body. Boards and commissions shall not direct City staff to perform research, gather information or otherwise engage in activities involving projects or matters that are not listed on the work plan unless approved by the Council or City Manager. The City staff members are directly responsible to his or her Department Director and the City Manager.
- 8.14** Annually, staff for the Planning Commission, Arts Council and Open Space Conservancy Trust Board shall develop a draft work plan and present the work plan to the Council for review, possible amendments and approval. Annually, staff shall develop a draft work program for each board and commission based upon the City Council's annual work plan. Staff will present the draft work program to each board and commission for input and revision. All board and commission work programs will then be presented to the City Council for review, possible amendments and approval. Boards and commissions shall not direct City staff to perform research, gather information or otherwise engage in activities involving projects or matters that are not listed on the work plan unless approved by the City Council or City Manager. Copies of board and commission agendas will be included in City Council regular meeting packets.
- 8.15** **Roles & Duties for Council Liaison.** The Mayor may appoint a Council liaison for any certain boards or commissions. The Council liaison shall report objectively on the activities of both the Council and the advisory group. ~~Any member of the Council is allowed to attend advisory committee meetings so long as a quorum is not present. The Council liaison shall report objectively on the activities of both the City Council and the advisory group.~~ The specific duties of a Council liaison are as follows:
- (1)** Attend meetings of the board or commission on a regular basis and sit or do not sit at the table or dais, as applicable.

- (2) ~~Except in quasi-judicial matters, may p~~Participate in discussion and debate of the board or commission, but ~~may not vote on any matter~~ (except for the Open Space Conservancy Trust as the Council Liaison is a voting member).
- (3) Represent the majority Council position, if known.
- (4) Participate in a manner that will not intimidate or inhibit the meetings and operations of the board or commission. Make comments in a positive manner ~~so as~~ to promote positive interaction between Council and the board or commission.
- (5) Be prepared to give Council regular and timely reports at every regular Council meeting. Take the lead on discussion items before the Council which pertain to the assigned board or commission.
- (6) With the Mayor, evaluate potential candidates for appointment to the board or commission. Based upon liaison and Council input, the Mayor will recommend appointment of ~~candidate~~candidate's subject to Council ~~approval~~affirmation.
- ~~(7) Schedule with Council an annual presentation by the board or commission and staff on the annual work program, projected goals and funding requirements. These presentations should be integrated with the annual budget process.~~
- ~~(8) Schedule with Council an annual presentation by staff on the annual work program, projected goals and funding requirements. These presentations should be integrated with the annual budget process.~~

SECTION 9 COUNCIL SUBCOMMITTEES

- 9.1** Council subcommittees are policy review and discussion arms of the Council. Subcommittees may study issues and develop recommendations for consideration by the Council. Subcommittees may not take binding action on behalf of the Council. Council Subcommittee structure shall be as determined by the Council in January of each year.
- 9.2** Subcommittees shall establish regular meeting schedules as determined by the Chair of the subcommittee.
- 9.3** Each subcommittee will have staff support assigned by the City Manager. Staff will work with the subcommittee chairs to set agendas, provide support materials and prepare reports.
- 9.4** The City Manager or Mayor may send issues directly to subcommittees for their review or a matter may be referred to a subcommittee by Council vote or consensus.
- 9.5** Subcommittee appointments (chairs and members) shall be made by the Mayor. The Mayor will consider the interests and requests of individual Councilmembers in making subcommittee assignments.
- 9.6** Membership of each subcommittee will consist of three (3) Councilmembers.
- 9.7** The Mayor will make subcommittee assignments each January in which there is an election of the Mayor and Deputy Mayor. The City Clerk will maintain the list of appointments to established subcommittees.

SECTION 10 — COUNCIL WORK PROGRAM PLAN

- 10.1** ~~The Council shall attend an annual planning session (2- or 3-day retreat) during the first quarter of each year. During this retreat, Council will agree upon an annual work program plan.~~
- 10.2** ~~The Council shall attend a mini planning session (retreat) at the end of the second quarter of each year. During this mini planning session, Council will review the progress on the annual work plan.~~
- 10.3** ~~Any modifications to this work program plan will require a formal majority affirmative vote; provided, however, that this Rule will not interfere with the City Manager performing his professional administrative duties including, without limitation, implementing additional staff work to improve the operation or functioning of the City and/or Council at any time.~~

SECTION 1110 SUSPENSION AND AMENDMENT OF RULES

1110.1 Any provision of these rules not governed by state law or ordinance, may be temporarily suspended by a two-thirds (2/3) majority vote of the Council.

1110.2 These rules may be amended or new rules adopted, by a majority vote of the Council.

SECTION 1211 SANCTIONS FOR RULE VIOLATIONS

1211.1 Councilmembers may be sanctioned for violation of these Rules in any of the following ways:

- (1) **Executive Session.** Two (2) or more Councilmembers may call an executive session under RCW 42.30.110(f) to discuss complaints brought against a public officer;
- (2) **Public Censure.** Public censure if a majority of Council supports public censure. During a regular Council meeting, the Mayor shall state in detail the Rule(s) violated and the Councilmember's conduct resulting in violation of the Rule. The Councilmember who is the subject of the sanction shall have the opportunity to rebut;
- (3) **Liaison Termination.** The Mayor may terminate subcommittee, board or liaison assignments; and/or
- (4) **Other.** Any other appropriate action decided by a majority of the Council.

**APPENDIX A
PARLIAMENTARY RULES AND MOTIONS**

- (1) If a motion does not receive a second, it dies and will not be included in the minutes. Motions that do not need a second include: nominations, withdrawal of motion, agenda order, request for a roll call vote, and point of order.
- (2) A motion that receives a tie vote is deemed to have failed.
- (3) When making motions, be clear and concise and do not include arguments for the motion within the motion.
- (4) After a motion and second, the Mayor will indicate the names of the Councilmembers making the motion and second.
- (5) No further citizen comments may be heard when there is a motion and a second on the floor and Council should attempt to ask questions of staff prior to such motion and second.
- (6) When the Council concurs or agrees to an item that does not require a formal motion, the Mayor will summarize the agreement at the conclusion of the discussion. Councilmembers may object to such summary if any feel the summary does not reflect the Council consensus.
- (7) If the maker of a motion wishes to withdraw their motion, the Mayor shall ask the Council if there is any objection to the maker withdrawing their motion. If none, the motion is withdrawn. If there is objection, the Council will vote whether the motion can be withdrawn. The text of the withdrawn motion and the fact of its withdrawal will not be included in the minutes. ~~A motion may be withdrawn by the maker of the motion, at any time, without the consent of the Council.~~
- (8) A motion to table is undebatable and shall preclude all amendments or debates of the issue under consideration. If the motion to table prevails, the matter may be "taken from the table" only by adding it to the agenda of a future regular or special meeting at which time discussion will continue; and if an item is tabled, it cannot be reconsidered at the same meeting.
- (9) A motion to postpone to a certain time is debatable as to the reason for the postponement but not to the subject matter of the motion; is amendable; and may be reconsidered at the same meeting. The question being postponed must be considered at a later time at the same meeting, or to a time certain at a future regular or special Council meeting.
- (10) A motion to postpone indefinitely is debatable as to the reason for the postponement as well as to the subject matter of the motion; is not amendable, and may be reconsidered at the same meeting only if it received an affirmative vote.

- (11) A motion to call for the question shall close debate on the main motion and is undebatable. This motion must receive a second and fails without a two-thirds' (2/3) vote; debate is reopened if the motion fails.
- (12) A motion to amend is defined as amending a motion that is on the floor and has been seconded, by inserting or adding, striking out, striking out and inserting, or substituting.
- (13) Motions that cannot be amended include: Motion to adjourn, agenda order, point of order, reconsideration and take from the table. A motion to amend an amendment is not in order.
- (14) Amendments are voted on first, then the main motion as amended (if the amendment received an affirmative vote).
- (15) The motion maker, Mayor or City Clerk should repeat the motion prior to voting.
- (16) At the conclusion of any vote, the Mayor will announce the results of the vote.
- (17) When a question has been decided, any Councilmember who voted in the majority may move for reconsideration.
- (18) Roll call votes will be taken if requested by a Councilmember.

APPENDIX B
CITY HALL COUNCIL CHAMBERS CODE OF CONDUCT

The Mercer Island City Council welcomes the public to Council meetings and dedicates time at these meetings to hear from the public on agenda items and other issues of concern.

It is important for all community members to feel welcome and safe during Council meetings. Audience members will be expected to treat all attendees with respect and civility.

Appearances Ground Rules:

Appearances is the time set aside for members of the audience to speak to the City Council about any issue during a Council meeting. The ground rules are:

- Please (1) speak audibly into the podium microphone, (2) state your name and address for the record, and (3) limit your comments to three minutes.
- Traditionally, the Council does not respond to comments made at the meeting, but will follow up, or have staff follow up, with the speaker if needed.
- Comments should be addressed to the entire Council, not to individual Councilmembers, staff members, or the audience.
- Audience members should refrain from applause or disapproval of individuals' comments.
- Any person who makes personal, impertinent, or slanderous remarks, or who becomes boisterous, threatening, or personally abusive while addressing the Council, may be requested to leave the meeting.
- The Council cannot accept comments on any campaign-related matters (elections for individual offices or ballot propositions) except under specific circumstances where consideration of a ballot measure is on the Council agenda. RCW 42.17A.555.

General Rules:

- Please silence cell phones, computers, tablets, and cameras while in the Council Chambers.
- Please limit conversations in the audience seating area. You may be asked to step into the lobby to continue a conversation.

APPENDIX C
PROCESS TO FILL A MERCER ISLAND CITY COUNCIL VACANCY

PURPOSE

To provide guidance to the City Council when a Mercer Island Councilmember position becomes vacant before the expiration of the official's elected term of office.

APPOINTMENT PROCESS

A Council position shall be officially declared vacant upon the occurrence of any of the causes of vacancy set forth in RCW 42.12.010. Under authority of RCW 42.12.070, the remaining members of the Council are vested with the responsibility for appointing a qualified person to fill the vacant position. Accordingly, the process should include all of the remaining Councilmembers in Council interviews, deliberations, and votes to appoint someone to fill the vacant position.

The Council should direct staff to begin the Councilmember appointment process and establish an interview and appointment schedule, so that the position is filled at the earliest opportunity. After the schedule is established, staff will notify applicants of the location, date and time of the interviews.

Applications received by the deadline date and time will be copied and circulated to Councilmembers.

NOTIFICATIONS AND SCHEDULING

The notice of vacancy shall be posted on the City's website and published at least two times in the Mercer Island Reporter.

Council shall determine a regular meeting or set a special meeting for interviewing candidates and possibly appointing someone to the vacant position.

Interviews and the appointment process may be continued to another day if any Councilmember is not able to attend or if the selection process is not concluded.

INTERVIEWS

Each applicant shall be given three to five minutes to introduce themselves and present their credentials and reasons for seeking appointment to the City Council. They shall also address the answers to these questions during their allotted time:

1. Why do you want to serve on the City Council?
2. What experiences, talents or skills do you bring to the Council and community that you would like to highlight?
3. Are there any regional issues or forums in which you have a particular interest or expertise? (e.g. transportation, water supply, human services, water quality, fiscal management, solid waste, parks & open space, etc.)
4. Do you want to serve on the City Council because of a particular local issue on which you want to work or are your interests more broadly distributed?

The Council reserves the right to ask additional questions of candidates during the interview.

At the close of Council questions, applicants will be afforded an opportunity to comment on any additional issues relevant to their candidacy.

The applicants' order of appearance will be determined by a random lot drawing.

DELIBERATIONS AND VOTING

Upon completion of the interviews, and as provided in the Open Public Meetings Act at RCW 42.30.110(1)(h), Councilmembers may convene into Executive Session to evaluate the qualifications of the applicants. However, all interviews and final action appointing a person to fill the vacancy shall be in a meeting open to the public.

In open session, the Mayor shall ask for nominations from the Councilmembers. No second to the motion is needed. Nominations are closed by a motion, a second and a majority vote of the Council.

The Mayor may poll the Council to ascertain that Councilmembers are prepared to vote. The City Clerk shall proceed with a roll-call vote.

Nominations and voting will continue until a nominee receives a majority vote of the remaining Councilmembers.

At any time during the election process, the Council may postpone elections until another open meeting if a majority vote has not been received, or if one of the remaining Councilmembers is not able to participate in a particular meeting.

The Mayor shall declare the nominee receiving the majority vote of all of the remaining Councilmembers as the new Councilmember who shall be sworn into office at the earliest opportunity, or no later than the next regularly scheduled Council meeting.

Under RCW 42.12.070(4), if the Council fails to appoint a qualified person to fill the vacancy within 90 days of the occurrence of the vacancy, the authority of the City Council to fill the vacancy ends and the King County Council is given the authority to fill the vacancy.

CITY OF MERCER ISLAND

CITY COUNCIL

RULES OF PROCEDURE



ADOPTED

April 19, 2004

AMENDED

August 2, 2004

February 21, 2006

June 19, 2006

June 19, 2017

TABLE OF CONTENTS

<u>SECTION NO.</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1	Governance and Authority	3
2	Council Organization	4
3	Council Meetings.....	6
4	Agenda Preparation.....	13
5	Council Protocols.....	14
6	City Documents	16
7	Council Relations with City Staff.....	19
8	City Boards and Commissions	20
9	Council Subcommittees	23
10	Suspension and Amendment of Rules.....	27
11	Sanctions for Rule Violations	28
Appendix A	Parliamentary Rules and Motions.....	27
Appendix B	Council Chambers Code of Conduct	29
Appendix C	Process to Fill a Mercer Island City Council Vacancy	30

SECTION 1 GOVERNANCE AND AUTHORITY

1.1 Council-Manager Form of Government

The City of Mercer Island is a Council-Manager form of government. As described in the municipal code and chapter 35A.13 of the Revised Code of Washington (“RCW”), certain responsibilities are vested in the City Council and the City Manager. This form of government prescribes that a City Council’s role is that of a legislative policy-making body which determines not only the local laws that regulate community life, but also determines what public policy is and gives direction to the City Manager to administer the affairs of the city government in a businesslike and prudent manner.

1.2 Rules of Procedure

The Mercer Island City Council hereby establishes the following Rules of Procedure (“Rules”) pursuant to the authority set forth in Mercer Island City Code (“MICC”) 2.06.050(A), for the conduct of Council meetings, proceedings and business. These Rules shall be in effect upon adoption by the Council and until such time as they are amended or new Rules adopted in the manner provided by these Rules.

1.3 Orientation of New Councilmembers

The City Manager will host an orientation program for newly-elected or appointed Councilmembers, including guidance on the Open Government Trainings Act, which requires training in the fundamentals of the Open Public Meetings Act (OPMA), Public Records Act (PRA), and records retention requirements.

1.4 Mentoring of New Councilmembers

Current Councilmembers shall seek out opportunities to mentor newly elected or appointed Councilmembers to help them gain an understanding of their role as Councilmember.

SECTION 2 COUNCIL ORGANIZATION

- 2.1 Swearing-In.** New Councilmembers shall be sworn in by the City Clerk.
- 2.2 Election of Mayor and Deputy Mayor.** The Council shall elect a Mayor and Deputy Mayor for a term of two years. The City Clerk shall conduct the elections for Mayor and Deputy Mayor at the first Council meeting of each even-numbered year as follows:
- (1) Any Councilmember may nominate a candidate; no second is needed.
 - (2) Nominations are closed by a motion, second and 2/3 vote of Council.
 - (3) If only one (1) nomination is made, it is appropriate to make a motion and obtain a second to instruct the City Clerk to cast a unanimous ballot for that nomination. Approval is by majority vote of Councilmembers present.
 - (4) If more than one (1) nomination is made, an open election is conducted by roll call vote.
 - (5) To be elected, the nominee needs a majority vote of the Council.
 - (6) Elections will continue until a Mayor and Deputy Mayor are elected by a majority vote of the Council.
 - (7) The City Clerk shall declare the nominee receiving the majority vote as the new Mayor. The new Mayor shall declare the nominee receiving the majority vote as the new Deputy Mayor. The Clerk shall swear the individuals into office.
- 2.3 Duties of Officers.**
- (1) **Mayor.** The Mayor serves as the Presiding Officer and acts as chair at all meetings of the Council. The Mayor may participate in all deliberations of the Council in the same manner as any other members and is expected to vote in all proceedings, unless a conflict of interest exists. The Mayor does not possess any power of veto. The Mayor may not move an action, but may second a motion. The Mayor is assigned as the ceremonial representative at public events and functions. The Mayor is vested with the authority to initiate and execute proclamations.
 - (2) **Deputy Mayor.** The Deputy Mayor serves as the Presiding Officer in the absence of the Mayor and assumes ceremonial representative responsibilities when needed. If both the Mayor and Deputy Mayor are absent, the Mayor will appoint another Councilmember as acting Mayor. If the Mayor fails to appoint an acting Mayor, the Councilmembers present shall elect one of its members to serve as Presiding Officer until the return of the Mayor or Deputy Mayor.
 - (3) **Presiding Officer.** The Presiding Officer shall:
 - (i) Preserve order and decorum in the Council Chambers;
 - (ii) Observe and enforce these Rules;
 - (iii) Call the meeting to order;
 - (iv) Keep the meeting to its order of business;

- (v) Recognize Councilmembers in the order in which they request the floor. The Presiding Officer, as a Councilmember, shall have only those rights, and shall be governed in all matters and issues by the same rules and restrictions as other Councilmembers;
- (vi) Appoint Councilmembers to serve on Council Subcommittees, ad hoc committees and to serve as liaisons to advisory boards and commissions; Appointment citizens to serve on advisory boards and committees (with affirmation from the Council); and
- (vii) Impose Councilmember sanctions for violation of these Rules consistent with Section 11 of these Rules.

2.4 Filling a Council Vacancy. If a vacancy occurs in the office of Councilmember, the Council will follow the procedures outlined in RCW 42.12.070. In order to fill the vacancy until an election is held, the Council will widely distribute and publish a notice of the vacancy, the procedure by which the vacancy will be filled, and an application form. The Process to Fill a Mercer Island City Council Vacancy is outlined in Appendix C to these Rules.

SECTION 3. COUNCIL MEETINGS

3.1 General Meeting Guidelines

- (1) Open Public Meeting Act.** All Council meetings shall comply with the requirements of the Open Meetings Act (chapter 42.30 RCW). All regular meetings and special meetings of the Council shall be open to the public.
- (2) Meeting Cancellation.** Any Council meeting may be canceled by a majority vote or consensus of the Council. The Mayor or City Manager may cancel a Council meeting for lack of agenda items, adverse weather conditions or due to an emergency.
- (3) Quorum.** Four members of the Council shall constitute a quorum and are necessary for the transaction of City business. In the absence of a quorum, the members present may adjourn that meeting to a later date.
- (4) Attendance and Absences.** Pursuant to RCW 35A.13.020, Councilmembers shall comply with RCW 35A.12.060, Vacancy for non-attendance, which reads as follows: "In addition a council position shall become vacant if the councilmember fails to attend three consecutive regular meetings of the council without being excused by the council." Councilmembers shall contact the Mayor or City Manager's office no later than 5:00 p.m. of the day of the meeting requesting he/she be excused from the meeting and stating the reason for such absence. Failure to comply, except in cases of emergency, shall result in an unexcused absence. During Councilmember Absences (Other Business), the Mayor shall note if Councilmember's absence is excused or unexcused. The clerk will make the appropriate notation in the minutes.
- (5) Councilmember Seating.** At the dais, the Mayor shall sit in Chair #4, the center seat at the dais, the Deputy Mayor shall sit to the Mayor's right or left, in Chair #3 or #5. The Mayor will determine the seats of the remaining Councilmembers.
- (6) City Clerk and Minutes.** The City Clerk (or authorized designee) shall attend all regular and special Council meetings and keep an account of all proceedings of the Council (minutes) in accordance with the statutory requirements RCW 35.23.151 and RCW 42.32.030. The minutes from previous meetings will be posted on the City website in draft format prior to Council meetings as part of the Council packet. Councilmembers are encouraged to inform the City Clerk and City Manager of any errors or proposed changes in advance of the meeting. If a Councilmember wishes to make any corrections to the minutes, they must request to have the set of minutes pulled from the Consent Calendar and make a motion to revise the minutes. Any corrections to the minutes will be so noted and the draft minutes will be revised with the corrections. Once the Council has approved the minutes

(as presented or revised), the final version of the minutes will be posted to the City's website and archived as the City's official record.

- (7) **Council Chambers Code of Conduct.** The City Hall Council Chambers Code of Conduct is attached as Appendix B to these Rules.

3.2 Types of Meetings

- (1) **Regular Meetings.** The Council's regular meetings will be held the first and third Tuesdays of each month in the City Hall Council Chambers (9611 SE 36th Street, Mercer Island).

Regular Council meetings will begin at the hour of 7:00 p.m., and will make every effort to adjourn no later than 10:00 p.m.

If any Tuesday on which a meeting is scheduled falls on a legal holiday, the meeting shall be held at 7:00 p.m. on the first business day following the holiday, or on another day designated by a majority vote of the Council.

- (2) **Special Meetings.** A special meeting is any Council meeting other than a regular Council meeting. Notice shall be given at least 24 hours in advance specifying the time and place of the meeting and the business to be transacted. A special Council meeting may be scheduled by the Mayor, City Manager or at the request of a majority of the Council.
- (3) **Emergency Meetings.** An emergency meeting is a special Council meeting called without 24-hour notice. An emergency meeting may only be called as a result of an emergency involving injury or damage to persons or property or the likelihood of such injury or damage or when time requirements of a 24-hour notice would make notice impractical and increase the likelihood of such injury or damage. Emergency meetings may be called by the City Manager or the Mayor. The minutes will indicate the reason for the emergency.
- (4) **Executive (Closed) Sessions.** An executive session is a portion of a Council meeting that is closed except to the Council, City Manager, City Attorney and staff members and/or consultants authorized by the City Manager. The public is restricted from attendance. Executive sessions may be held during regular or special Council meetings and will be announced by the Mayor or the Chair. Executive session may be held for limited purposes consistent with RCW 42.30.110(1) and RCW 42.30.140(4)(a). Permissible topics include: considering real property acquisition and sale, public bid contract performance, complaints against public officers and employees, review of collective bargaining agreements, public employment applications and evaluations, and certain attorney-client discussions. Before convening an executive session, the Mayor or Chair shall announce the purpose of the meeting. Pursuant to RCW 42.23.070(4), Councilmembers must maintain the confidentiality of all written materials and

verbal information provided during Executive Sessions to ensure that the City's position is not compromised. Confidentiality also includes information provided to Councilmembers outside of Executive Sessions when the information is considered exempt from production under the Public Records Act, chapter 42.56 RCW. If a Councilmember unintentionally discloses Executive Session material with another party, that Councilmember shall promptly inform the City Manager and/or the Council of the disclosure.

- (5) **Planning Sessions.** Each year the Council shall hold an annual planning session (2- or 3-day retreat) during the first quarter of the year. During this planning session, the Council will agree upon City Council Goals for the next two years. The Council may hold additional planning sessions during the year.

3.3 Order of Regular Council Meeting Agenda

- (1) **Call Meeting to Order & Roll Call.** The Mayor calls the meeting to order. The City Clerk will take roll call and record names of those present and absent in the minutes. Any absent Councilmember who has called the Mayor or City Manager's Office prior to 5:00 p.m. on the day of the meeting to advise of such absence will be deemed excused.
- (2) **Agenda Approval/Amendment.** Agenda items may be added to a regular Council meeting agenda after the meeting notice is published, if a Councilmember or City Manager explains the necessity and receives a majority vote of the Council. The Mayor may, with the concurrence of the Councilmembers, take agenda items out of order.
- (3) **Executive Sessions.** Executive sessions may be held before, during or after the open session portion of either a regular or special meeting. See Section 3.2(4).
- (4) **Study Sessions.** Study sessions will be held, when needed, from 6:00-7:00 p.m. before a regular meeting. They may be called by the Mayor, City Manager or by a majority of Councilmembers. Study sessions will be informal meetings for the purpose of reviewing forthcoming programs and projects, receiving progress reports on current programs or projects, or receiving other similar information. No final decisions can be made at a study session. Decisions on those issues will be scheduled for a regular or special Council meeting.
- (5) **Special Business and Proclamations.** Special Business Items may include the presentation of a proclamation or other presentation to elected officials, staff, or the public by the City or presentations to the City or any official made by someone else. A Proclamation is defined as an official announcement made by the Mayor on behalf of the Council. The purpose of a Proclamation is to recognize the efforts of a particular group or increase awareness of an activity. The Mayor and City Manager shall determine approval of Proclamation requests that have a strong

local advocate or a local relevance to Mercer Island or City issues and events. Proclamations shall be publicly read at a Council meeting and presented to a representative of the event during the Council meeting.

- (6) **City Manager Report.** In an effort to keep the Council and public informed of City business, the City Manager may provide an oral report, make comments, extend compliments, express concerns, or make announcements concerning any topic during this time.
- (7) **Appearances (Public Comment).** During the Appearances section of the regular meeting agenda, members of the audience are invited to address the Council regarding any matter, except items before the Council requiring a public hearing, any quasi-judicial matters, or campaign-related matters. Each person addressing the Council will step up to the podium, give their name and address for the record, and shall limit their comments to three (3) minutes. No speaker may convey or donate his or her time for speaking to another speaker. The Mayor may grant additional time for citizen comments.

The Mayor may allow citizens to comment on individual agenda items at times during any regularly scheduled Council meeting other than the regularly scheduled Appearances period.

All remarks will be addressed to the Council as a whole, and not to individual Councilmembers or staff members. Any person making personal, impertinent, or slanderous remarks, or who becomes boisterous, threatening, or personally abusive while addressing the Council, may be requested by the Mayor to leave the meeting. The Council cannot accept comments on any campaign-related matters (elections for individual offices or ballot propositions) except under specific circumstances where consideration of a ballot measure is on the Council agenda. RCW 42.17A.555.

The City Clerk will summarize all citizen comments in the minutes. Traditionally, the Council does not respond to comments made at the meeting, however the City Manager may direct staff to follow up with the speaker as appropriate .

- (8) **Consent Calendar.** Consent Calendar items have either been fully considered by a Council Subcommittee or are considered to be routine and non-controversial and may be approved by one motion. Items on the Consent Calendar include, without limitation, payables, payroll, minutes, resolutions and ordinances discussed at a previous Council meeting, bid awards, and previously authorized agreements. A Councilmember may remove a consent agenda item from the consent calendar for separate discussion and action. If removed, that item will become the first item of business under Regular Business of the same meeting.

(9) Public Hearings. There are two types of public hearings: legislative and quasi-judicial. The Mayor will state the public hearing procedures before each public hearing. Citizens may comment on public hearing items.

(i) Legislative Public Hearings. The purpose of a legislative public hearing is to obtain public input on legislative or policy decisions, including without limitation, review by the Council of its comprehensive plan or biennial budget.

(ii) Quasi-Judicial Public Hearings. The purpose of a quasi-judicial public hearing is to decide issues involving the rights of specific parties including, without limitation, certain land use matters such as site specific rezones and preliminary long plats.

The Council's decision on a quasi-judicial matter must be based upon and supported by the "record" in the matter. The "record" consists of all testimony or comment presented at the hearing and all documents and exhibits that have been submitted.

In quasi-judicial hearings, Councilmembers shall comply with all applicable laws including without limitation the appearance of fairness doctrine (chapter 42.36 RCW). The appearance of fairness doctrine prohibits ex parte (outside the hearing) communications with limited exceptions requiring disclosure on the record; prohibits a Councilmember from making a determination on the matter in advance of the hearing; requires the hearing to be fair and impartial; and prohibits the participation of any Councilmember who has a conflict of interest or financial interest in the outcome of the hearing.

A Councilmember shall consult with the City Attorney to determine whether or not he or she should recuse themselves from the quasi-judicial hearing discussion and decision.

(10) Regular Business. Regular Business items are all other regular Council business, including resolutions and ordinances requiring Council action.

(11) Other Business. The Council will discuss upcoming Councilmember absences (and the Mayor will note excused or unexcused absences), the Planning Schedule, Board and/or Commission appointments and Councilmember reports. During Councilmember reports, Councilmembers may report on significant activities since the last meeting; provided, however, that Councilmembers may not enter into debate or discussion on any item raised during a Council report.

(12) Adjournment. With no further business to come before the Council, the Mayor adjourns the meeting.

SECTION 4. AGENDA PREPARATION

- 4.1** The City Manager in consultation with the Mayor and Deputy Mayor will prepare an agenda for each Council meeting. The City Clerk will prepare an agenda packet for each Council meeting specifying the time and place of the meeting. Each item shall be titled to include a brief description of the item to be considered by the Council.
- 4.2** An item may be placed on a Council meeting agenda by (1) the City Manager; (2) the Mayor; or (3) two or more Councilmembers.
- 4.3** Agenda materials will be posted to the City's website and a link to the online packet will be emailed to an established mailing list (including Council and staff) by 5:00 p.m. on the Thursday before the meeting. If the deadline cannot be met, the Council and the established mailing list will be notified of when it will be posted. Hard copies of agenda materials will be available in the HAM radio room in the Police Department lobby, for Councilmembers requesting such to pick up.
- 4.4** The City Manager will prepare and keep current the Planning Schedule, the calendar of agenda items for all Council regular and special meetings.

SECTION 5. COUNCIL PROTOCOLS

- 5.1 Roberts Rules/Council Rules.** All Council discussion shall be governed by *Roberts Rules of Order, Newly Revised* or by these Rules. Examples of parliamentary rules and motions are shown in Appendix A to these Rules. In the event of a conflict, these Rules shall control. The City Attorney shall decide all questions of interpretations of these Rules and other questions of a parliamentary nature that may arise during a Council meeting.
- 5.2 Appearances (Public Comment).** Council agrees to adhere to the following protocols during Appearances:
- (1) Council shall listen attentively to the citizen comments.
 - (2) Council shall avoid discourteous behavior such as lengthy or inappropriate sidebar discussions or nonverbal, disparaging actions when citizens are speaking.
 - (3) Council shall not engage in debate or discussion with any individual citizen but may be recognized by the Mayor in order to ask the citizen clarifying questions.
- 5.3 Discussion Protocols.** Council agrees to adhere to the following protocols for Council discussion and debate:
- (1) Be courteous and professional at all times.
 - (2) Avoid discourteous behavior such as lengthy or inappropriate sidebar discussions or nonverbal disparaging actions when colleagues or staff are speaking.
 - (3) Be recognized by the Mayor before speaking.
 - (4) Be respectful of the City Manager and staff.
 - (5) Speak in turn after being recognized.
 - (6) Do not personally criticize other members who vote against or disagree with you.
 - (7) Do not be repetitive in your arguments or discussion.
 - (8) Respect each other's differences, honor disagreements, vote and move on.
- 5.4 Council Decisions.** Councilmembers recognize that they are part of a legislative or corporal body. As such, when the Council has voted to approve or pass an agenda item, the members agree not to contact staff to encourage actions inconsistent with such Council action or take other action adversely impacting staff resources. Councilmembers may not bring any approved action up for reconsideration following Council review and approval of such agenda item except by majority vote. The Council's goal is to make final decisions and not to revisit or reconsider such decisions.
- 5.5 No Surprise Rule.** Councilmembers should use best efforts to contact the City Manager to advise of emerging issues.

Generally, Councilmembers agree not to propose substantial amendments and/or revisions to any agenda item unless they provide each other and City staff 24-hours' advance notice to review any written proposal. If this 24-hour rule is not met, a Councilmember may present his or her proposal at a Council meeting.

To provide staff the necessary preparation time, Councilmembers will use best efforts to provide staff advance notice of any questions or concerns they may have regarding an agenda item prior to a public meeting, if possible.

- 5.6 Possible Quorum.** Any member of the Council can attend any City board, commission, ad hoc, or subcommittee meeting; however, if a quorum of the Council (4 or more Councilmembers) is present at any of these meetings, Councilmembers shall “self-police” by not sitting together and not discussing City business. For community or regional meetings where there may be 4 or more Councilmembers in attendance, the City Clerk may notice the meetings for possible quorum.
- 5.7 Councilmember In-Person Representation.** If a Councilmember appears on behalf of the City before another governmental agency or, a community organization, for the purpose of commenting on an issue, the Councilmember must state the majority position of the Council, if known, on such issue. Personal opinions and comments which differ from the Council majority may be expressed if the Councilmember clarifies that these statements do not represent the Council's position but rather those of the individual Councilmember. Councilmembers must obtain other Councilmember's concurrence before representing another Councilmember's views or positions with another governmental agency or community organization.
- 5.8 Use of City Letterhead.** Use of City letterhead by the Council shall be confined to conduct of official City business or communicating messages of the City. City letterhead of any kind shall only be used by the Council at the direction of the Mayor or his or her designee. Individual Councilmembers shall not use City letterhead to communicate individual or personal messages or opinions.
- 5.9 Mail.** Mail which Councilmembers receive during the week will be placed in their respective mailboxes at City Hall (located outside the City Manager's office) as it arrives. Councilmembers will have access to their mailboxes during regular business hours. Accumulated mail will be included with hard copy agenda packets or placed on the dais before Council meetings.

SECTION 6. CITY DOCUMENTS

6.1 Review. All ordinances, resolutions, contracts, motions, amendments and other City documents shall be reviewed by the City Attorney. An individual Councilmember may contact the City Attorney to request the preparation of motions for a Council meeting. No ordinance, resolution or contract shall be prepared for presentation to the Council, unless requested by a majority of the Council or by the City Manager.

6.2 Signing. The Mayor, City Clerk and City Attorney sign all ordinances and/or resolutions approved by the Council, immediately following the meeting. If the Mayor is unavailable, the Deputy Mayor signs the ordinances and/or resolutions.

6.3 Ordinances. The following rules shall apply to the introduction, adoption and/or amendment of all ordinances:

(1) First Reading of Ordinances. An ordinance shall be scheduled for first reading at any regular or special Council meeting. A majority of the Council may direct the City Manager/City Attorney to prepare any amendments to the ordinance for consideration during second reading and adoption.

(2) Second Reading/Adoption of Ordinances. An ordinance that has previously been introduced for first reading may be scheduled for second reading and adoption at any regular or special Council meeting as either regular business or as a part of the consent calendar.

Any amendments that a majority of the Council has directed the City Manager/City Attorney to prepare will be included as proposed amendments in the Council packet for the Council's consideration. If further amendments (other than clerical, punctuation or other non-substantive amendments) are requested at second reading, the ordinance may be continued to the next regular Council meeting for adoption.

(3) Exceptions. This Rule shall not apply to:

- (i) any housekeeping ordinances that the City Manager recommends be adopted at first reading;
- (ii) any budget amending ordinances; or
- (iii) any ordinances that Council determines require an effective date precluding a second reading, so long as Council suspends this Rule pursuant to Section 10.

This Rule shall not apply to public emergency ordinances, necessary for the protection of public health, public safety, public property or public peace consistent with RCW 35A.11.12.

SECTION 7. COUNCIL RELATIONS/COMMUNICATIONS WITH CITY STAFF

- 7.1** Councilmembers will focus primarily on policy matters and *not* administrative issues.
- 7.2** The City Manager is the primary point of contact between the Council and the staff.
- 7.3** There will be mutual respect from both City staff and Councilmembers of their respective roles and responsibilities when, and if, expressing criticism in a public meeting.
- 7.4** City staff will acknowledge the Council as policy makers, and the Councilmembers will acknowledge City staff as administering the Council's policies.
- 7.5** Individual Councilmembers will copy the City Manager on any written requests for information. The City Manager shall copy the entire Council on written responses to an individual Councilmember's request for information.
- 7.6** Councilmembers shall not attempt to coerce or influence City staff in the selection of personnel, the awarding of contracts, the selection of consultants, the processing of development applications, the granting of City licenses or permits, interpretation and implementation of Council policy, or in any other matter involving the administration of City business.
- 7.7** The Council shall not attempt to change or interfere with the operating rules and practices of any City department.
- 7.8** No Councilmember shall direct the City Manager or Department Directors to initiate any action or prepare any report that is significant in nature, or initiate any significant project or study without the consent of a majority of the Council. A matter shall be deemed to be "significant" if it would require more than one (1) hour of staff time. Once notified that a request for information or staff support would require more than one (1) hour, the Councilmember may seek to place the request on an upcoming Council agenda consistent with Section 4.2.
- 7.9** Individual Councilmember requests for information can be made directly to the Department Director unless otherwise determined by the City Manager. If the request would create a change in work assignments or require the Department Director or his or her staff to work in excess of 1 hour, the request must be made through the City Manager.
- 7.10** Absent emergent situations, staff will respond to Councilmember emails or phone messages during business hours only.

SECTION 8. CITY BOARDS AND COMMISSIONS

- 8.1** Mercer Island's boards, commissions and ad hoc committees provide an invaluable service to the City. Their advice on a wide variety of subjects aids the Mayor and Councilmembers in the decision-making process. Effective citizen participation is an invaluable tool for local government.
- 8.2** These advisory bodies originate from different sources. Some are established by Title 3 of the Mercer Island City Code while others are established by motion or ordinance of the Council. It is at the discretion of the Council as to whether or not any advisory body should be established by ordinance. The following advisory boards and commissions are established:
- (1)** Design Commission
 - (2)** Planning Commission
 - (3)** Utility Board
 - (4)** Community Advisory Board
 - (5)** Mercer Island Arts Council
 - (6)** Open Space Conservancy Trust Board
- 8.3** Each board and commission shall adopt rules of procedure (or bylaws) to guide governance of their board or commission..
- 8.4** The Council may dissolve any advisory body that, in their opinion, has completed its working function or for any other reason.
- 8.5** Members and alternate members of all advisory bodies are recommended for appointment by the Mayor, following consultation with the Council Liaison and staff, during a regularly scheduled meeting, subject to Council approval.
- 8.6** Vacancies are advertised so that any interested citizen may submit an application. Applicants must be citizens of the City of Mercer Island if required by the Mercer Island City Code or if required by the Mayor. Councilmembers will be notified of any vacancy in any board or commission. Councilmembers are encouraged to solicit applications from qualified citizens. Applications shall be available from the Office of the City Clerk. The City Clerk will retain completed applications for Council review.
- 8.7** Lengths of terms vary from one advisory body to another, but in all cases overlapping terms are intended. On ad hoc committees, where a specific project is the purpose, there will not be terms of office.
- 8.8** All meetings of advisory bodies are open to the public in accordance with Chapter 42.30 RCW, Open Public Meetings Act and require a minimum 24-hour advance notice.

- 8.9** The number of meetings related to business needs of the advisory group may be set by the individual body, unless set forth in a resolution or ordinance or unless the number of meetings adversely impacts City staff resources, as determined by the City Manager.
- 8.10** Members may be removed, from any advisory committee, prior to the expiration of their term of office, by a majority vote of the Council.
- 8.11** All members of advisory bodies should be aware of the need to avoid any instance of conflict of interest. No individual should use an official position to gain a personal advantage.
- 8.12** The Council transmits referrals for information or action through the City Manager and the Council liaison to the advisory groups. These advisory groups transmit findings, reports, etc., to the Council through the City Manager and Council liaison.
- 8.13** While the City staff's role is one of assisting the boards and commissions, the City staff members are not employees of that body. Boards and commissions shall not direct City staff to perform research, gather information or otherwise engage in activities involving projects or matters that are not listed on the work plan unless approved by the Council or City Manager. The City staff members are directly responsible to his or her Department Director and the City Manager.
- 8.14** Annually, staff for the Planning Commission, Arts Council and Open Space Conservancy Trust Board shall develop a draft work plan and present the work plan to the Council for review, possible amendments and approval.
- 8.15** **Roles & Duties for Council Liaison.** The Mayor may appoint a Council liaison for certain boards or commissions. The Council liaison shall report objectively on the activities of both the Council and the advisory group. The specific duties of a Council liaison are as follows:
- (1)** Attend meetings of the board or commission on a regular basis and sit or do not sit at the table or dais, as applicable.
 - (2)** Participate in discussion and debate of the board or commission, but not vote on any matter (except for the Open Space Conservancy Trust as the Council Liaison is a voting member).
 - (3)** Represent the majority Council position, if known.
 - (4)** Participate in a manner that will not intimidate or inhibit the meetings and operations of the board or commission. Make comments in a positive manner to promote positive interaction between Council and the board or commission.
 - (5)** Be prepared to give Council regular and timely reports at every regular Council meeting. Take the lead on discussion items before the Council which pertain to the assigned board or commission.

- (6)** With the Mayor, evaluate potential candidates for appointment to the board or commission. Based upon liaison and Council input, the Mayor will recommend appointment of candidate's subject to Council affirmation.

SECTION 9 COUNCIL SUBCOMMITTEES

- 9.1** Council subcommittees are policy review and discussion arms of the Council. Subcommittees may study issues and develop recommendations for consideration by the Council. Subcommittees may not take binding action on behalf of the Council. Council Subcommittee structure shall be as determined by the Council in January of each year.
- 9.2** Subcommittees shall establish regular meeting schedules as determined by the Chair of the subcommittee.
- 9.3** Each subcommittee will have staff support assigned by the City Manager. Staff will work with the subcommittee chairs to set agendas, provide support materials and prepare reports.
- 9.4** The City Manager or Mayor may send issues directly to subcommittees for their review or a matter may be referred to a subcommittee by Council vote or consensus.
- 9.5** Subcommittee appointments (chairs and members) shall be made by the Mayor. The Mayor will consider the interests and requests of individual Councilmembers in making subcommittee assignments.
- 9.6** Membership of each subcommittee will consist of three (3) Councilmembers.
- 9.7** The Mayor will make subcommittee assignments each January in which there is an election of the Mayor and Deputy Mayor. The City Clerk will maintain the list of appointments to established subcommittees.

SECTION 10 SUSPENSION AND AMENDMENT OF RULES

- 10.1** Any provision of these rules not governed by state law or ordinance, may be temporarily suspended by a two-thirds (2/3) majority vote of the Council.
- 10.2** These rules may be amended or new rules adopted, by a majority vote of the Council.

SECTION 11 SANCTIONS FOR RULE VIOLATIONS

11.1 Councilmembers may be sanctioned for violation of these Rules in any of the following ways:

- (1) Executive Session.** Two (2) or more Councilmembers may call an executive session under RCW 42.30.110(f) to discuss complaints brought against a public officer;
- (2) Public Censure.** Public censure if a majority of Council supports public censure. During a regular Council meeting, the Mayor shall state in detail the Rule(s) violated and the Councilmember's conduct resulting in violation of the Rule. The Councilmember who is the subject of the sanction shall have the opportunity to rebut;
- (3) Liaison Termination.** The Mayor may terminate subcommittee, board or liaison assignments; and/or
- (4) Other.** Any other appropriate action decided by a majority of the Council.

APPENDIX A
PARLIAMENTARY RULES AND MOTIONS

- (1) If a motion does not receive a second, it dies and will not be included in the minutes. Motions that do not need a second include: nominations, withdrawal of motion, agenda order, request for a roll call vote, and point of order.
- (2) A motion that receives a tie vote is deemed to have failed.
- (3) When making motions, be clear and concise and do not include arguments for the motion within the motion.
- (4) After a motion and second, the Mayor will indicate the names of the Councilmembers making the motion and second.
- (5) No further citizen comments may be heard when there is a motion and a second on the floor and Council should attempt to ask questions of staff prior to such motion and second.
- (6) When the Council concurs or agrees to an item that does not require a formal motion, the Mayor will summarize the agreement at the conclusion of the discussion. Councilmembers may object to such summary if any feel the summary does not reflect the Council consensus.
- (7) If the maker of a motion wishes to withdraw their motion, the Mayor shall ask the Council if there is any objection to the maker withdrawing their motion. If none, the motion is withdrawn. If there is objection, the Council will vote whether the motion can be withdrawn. The text of the withdrawn motion and the fact of its withdrawal will not be included in the minutes.
- (8) A motion to table is undebatable and shall preclude all amendments or debates of the issue under consideration. If the motion to table prevails, the matter may be "taken from the table" only by adding it to the agenda of a future regular or special meeting at which time discussion will continue; and if an item is tabled, it cannot be reconsidered at the same meeting.
- (9) A motion to postpone to a certain time is debatable as to the reason for the postponement but not to the subject matter of the motion; is amendable; and may be reconsidered at the same meeting. The question being postponed must be considered at a later time at the same meeting, or to a time certain at a future regular or special Council meeting.

- (10) A motion to postpone indefinitely is debatable as to the reason for the postponement as well as to the subject matter of the motion; is not amendable, and may be reconsidered at the same meeting only if it received an affirmative vote.
- (11) A motion to call for the question shall close debate on the main motion and is undebatable. This motion must receive a second and fails without a two-thirds' (2/3) vote; debate is reopened if the motion fails.
- (12) A motion to amend is defined as amending a motion that is on the floor and has been seconded, by inserting or adding, striking out, striking out and inserting, or substituting.
- (13) Motions that cannot be amended include: Motion to adjourn, agenda order, point of order, reconsideration and take from the table. A motion to amend an amendment is not in order.
- (14) Amendments are voted on first, then the main motion as amended (if the amendment received an affirmative vote).
- (15) The motion maker, Mayor or City Clerk should repeat the motion prior to voting.
- (16) At the conclusion of any vote, the Mayor will announce the results of the vote.
- (17) When a question has been decided, any Councilmember who voted in the majority may move for reconsideration.
- (18) Roll call votes will be taken if requested by a Councilmember.

APPENDIX B CITY HALL COUNCIL CHAMBERS CODE OF CONDUCT

The Mercer Island City Council welcomes the public to Council meetings and dedicates time at these meetings to hear from the public on agenda items and other issues of concern.

It is important for all community members to feel welcome and safe during Council meetings. Audience members will be expected to treat all attendees with respect and civility.

Appearances Ground Rules:

Appearances is the time set aside for members of the audience to speak to the City Council about any issue during a Council meeting. The ground rules are:

- Please (1) speak audibly into the podium microphone, (2) state your name and address for the record, and (3) limit your comments to three minutes.
- Traditionally, the Council does not respond to comments made at the meeting, but will follow up, or have staff follow up, with the speaker if needed.
- Comments should be addressed to the entire Council, not to individual Councilmembers, staff members, or the audience.
- Audience members should refrain from applause or disapproval of individuals' comments.
- Any person who makes personal, impertinent, or slanderous remarks, or who becomes boisterous, threatening, or personally abusive while addressing the Council, may be requested to leave the meeting.
- The Council cannot accept comments on any campaign-related matters (elections for individual offices or ballot propositions) except under specific circumstances where consideration of a ballot measure is on the Council agenda. RCW 42.17A.555.

General Rules:

- Please silence cell phones, computers, tablets, and cameras while in the Council Chambers.
- Please limit conversations in the audience seating area. You may be asked to step into the lobby to continue a conversation.

APPENDIX C

PROCESS TO FILL A MERCER ISLAND CITY COUNCIL VACANCY

PURPOSE

To provide guidance to the City Council when a Mercer Island Councilmember position becomes vacant before the expiration of the official's elected term of office.

APPOINTMENT PROCESS

A Council position shall be officially declared vacant upon the occurrence of any of the causes of vacancy set forth in RCW 42.12.010. Under authority of RCW 42.12.070, the remaining members of the Council are vested with the responsibility for appointing a qualified person to fill the vacant position. Accordingly, the process should include all of the remaining Councilmembers in Council interviews, deliberations, and votes to appoint someone to fill the vacant position.

The Council should direct staff to begin the Councilmember appointment process and establish an interview and appointment schedule, so that the position is filled at the earliest opportunity. After the schedule is established, staff will notify applicants of the location, date and time of the interviews.

Applications received by the deadline date and time will be copied and circulated to Councilmembers.

NOTIFICATIONS AND SCHEDULING

The notice of vacancy shall be posted on the City's website and published at least two times in the Mercer Island Reporter.

Council shall determine a regular meeting or set a special meeting for interviewing candidates and possibly appointing someone to the vacant position.

Interviews and the appointment process may be continued to another day if any Councilmember is not able to attend or if the selection process is not concluded.

INTERVIEWS

Each applicant shall be given three to five minutes to introduce themselves and present their credentials and reasons for seeking appointment to the City Council. They shall also address the answers to these questions during their allotted time:

1. Why do you want to serve on the City Council?
2. What experiences, talents or skills do you bring to the Council and community that you would like to highlight?
3. Are there any regional issues or forums in which you have a particular interest or expertise? (e.g. transportation, water supply, human services, water quality, fiscal management, solid waste, parks & open space, etc.)
4. Do you want to serve on the City Council because of a particular local issue on which you want to work or are your interests more broadly distributed?

The Council reserves the right to ask additional questions of candidates during the interview.

At the close of Council questions, applicants will be afforded an opportunity to comment on any additional issues relevant to their candidacy.

The applicants' order of appearance will be determined by a random lot drawing.

DELIBERATIONS AND VOTING

Upon completion of the interviews, and as provided in the Open Public Meetings Act at RCW 42.30.110(1)(h), Councilmembers may convene into Executive Session to evaluate the qualifications of the applicants. However, all interviews and final action appointing a person to fill the vacancy shall be in a meeting open to the public.

In open session, the Mayor shall ask for nominations from the Councilmembers. No second to the motion is needed. Nominations are closed by a motion, a second and a majority vote of the Council.

The Mayor may poll the Council to ascertain that Councilmembers are prepared to vote. The City Clerk shall proceed with a roll-call vote.

Nominations and voting will continue until a nominee receives a majority vote of the remaining Councilmembers.

At any time during the election process, the Council may postpone elections until another open meeting if a majority vote has not been received, or if one of the remaining Councilmembers is not able to participate in a particular meeting.

The Mayor shall declare the nominee receiving the majority vote of all of the remaining Councilmembers as the new Councilmember who shall be sworn into office at the earliest opportunity, or no later than the next regularly scheduled Council meeting.

Under RCW 42.12.070(4), if the Council fails to appoint a qualified person to fill the vacancy within 90 days of the occurrence of the vacancy, the authority of the City Council to fill the vacancy ends and the King County Council is given the authority to fill the vacancy.



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

**AB 5310
June 19, 2017
Consent Calendar**

**NPDES STORMWATER CODE UPDATE (2ND
READING & ADOPTION)**

Proposed Council Action:

Adopt Ordinance No. 17C-09 to update the City's stormwater regulations.

DEPARTMENT OF	Development Services Group (Patrick Yamashita)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed Ordinance No. 17C-09
2017-2018 CITY COUNCIL GOAL	6. Address Outdated City Codes and Practices
APPROVED BY CITY MANAGER	

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

SUMMARY

BACKGROUND

On April 3, 2017, the City Council held a Study Session (AB 5272) and conducted the first reading (AB 5273) of Ordinance No. 17C-09 to consider an update to the City's stormwater regulations. This agenda bill provides responses to City Council comments and an updated Ordinance for adoption. Changes to the Ordinance between first and second reading are highlighted in yellow.

The National Pollutant Discharge Elimination System (NPDES) is a federal program that regulates the discharge of stormwater to waters of the State. The Washington State Department of Ecology (DOE) issued the original Western Washington NPDES Phase II Municipal Stormwater Permit (Permit) in February 2007 under authority delegated by the US Environmental Protection Agency, pursuant to the Federal Clean Water Act (CWA).

The current Permit became effective August 2013 with additional requirements for compliance. It requires Mercer Island and other municipalities in Western Washington with populations between 10,000 and 100,000 to update their stormwater management regulations. The Permit covers approximately 89 cities and nine counties in Western Washington. It requires update of regulations in two areas:

1. Adopt the 2014 Stormwater Management Manual for Western Washington, and the thresholds in the Permit.
2. Review, revise and make effective, local development-related codes, rules, standards, or other enforceable documents to incorporate and require low impact development (LID) principles and LID best management practices (BMPs) where feasible.

COUNCIL DIRECTION AND STAFF RESPONSE

During the first reading of the Ordinance on April 3, 2017, the City Council directed staff to review and propose amendments regarding the following:

1. Combine the current minimum threshold of 500 square feet (net increase in impervious surface) with the minimum threshold in the Permit of 2,000 square feet (new plus replaced hard surface) to ensure that we are not missing any projects that previously would have been subject to stormwater mitigation.

Staff response: Text has been added to address this and repeats the thresholds already in the Permit for clarity (see 15.09.050A(3)).

2. Look at including best management practices (BMPs) for preserving trees to help mitigate stormwater runoff.

Staff response: Upon further analysis, staff finds that the 2014 Stormwater Management Manual already includes a BMP that provides optional flow control (detention) credits for retaining existing trees meeting certain requirements. Staff recommends use of the optional BMP for flow control credits and to not add tree “regulations” to Title 15, as they are already provided for in chapter 19.10 MICC. Adding tree retention requirements that are not DOE approved recommendations may transform this stormwater regulation ordinance into a “land use control ordinance” according to the Assistant City Attorney.

TRANSITIONING TO NEW REGULATIONS

Under the NPDES II Permit requirements, the new regulations will apply to:

- (1) applications submitted on or after July 6, 2017; and
- (2) applications submitted prior to July 6, 2017, which have not started construction by January 1, 2022.

RECOMMENDATION

City Engineer

MOVE TO: Adopt Ordinance No. 17C-09, amending chapters 15.09, 15.10, and 15.11 MICC relating to stormwater management standards and stormwater low impact development.

**CITY OF MERCER ISLAND
ORDINANCE NO. 17C-09**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
AMENDING CHAPTERS 15.09, 15.10, AND 15.11 OF THE MERCER
ISLAND CITY CODE RELATING TO STORMWATER MANAGEMENT
STANDARDS AND STORMWATER LOW IMPACT DEVELOPMENT.**

WHEREAS, the Washington State Department of Ecology issued the Western Washington Phase II Municipal Stormwater Permit (NPDES Permit) on August 1, 2012 pursuant to the requirements of the Federal Clean Water Act – National Pollutant Discharge Elimination System (NPDES); and

WHEREAS, the NPDES Permit requires the City to revise development-related codes to incorporate and require low impact development (LID) where feasible and adopt the 2012 Stormwater Management Manual for Western Washington as amended in 2014 (Stormwater Manual); and

WHEREAS, state and local stormwater management tools, including LID regulations, can help address pollution and other critical environmental issues in Puget Sound cities; and

WHEREAS, comprehensive application of LID practices is necessary where feasible, to reduce the hydrologic changes and pollutant loads to surface and ground waters; and

WHEREAS, the City needs to amend Mercer Island City Code (MICC) to meet the requirements of the NPDES Permit, including revisions to Chapters 15.09, 15.10, and 15.11; and

WHEREAS, the Utility Board was briefed on the NPDES Phase II Permit requirements to update LID regulations and adopt the Stormwater Manual; and

WHEREAS, the City recognizes the need to periodically modify its stormwater regulations within Title 15 MICC, in order to conform to state and federal law, codify administrative practices, and improve efficiency of regulations; and

WHEREAS, an Environmental Determination of Non-Significance (DNS) was issued for the proposed code amendments pursuant to the State Environmental Policy Act (SEPA) on April 10, 2017.

WHEREAS, pursuant to RCW 36.70A.106, the City provided the Washington State Department of Commerce notice of the City's intent to adopt the proposed code amendments on April 10, 2017.

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

Section 1. **Amend Chapter 15.09 MICC, Stormwater Management.** Chapter 15.09 MICC, Stormwater Management, is hereby amended as follows:

Chapter 15.09
STORM WATER~~STORM WATER~~ MANAGEMENT PROGRAM

Sections:

- 15.09.010 Establishment of a ~~storm-water~~stormwater management program.
- 15.09.020 Applicability.
- 15.09.030 Definitions.
- 15.09.040 Discharges to storm and surface water system and ground waters.
- 15.09.050 Standards for development and redevelopment.
- 15.09.060 Exceptions.
- 15.09.070 Maintenance and inspection requirements.
- 15.09.080 Administration.
- 15.09.090 Appeals process.

15.09.010 Establishment of a ~~storm-water~~stormwater management program.

A. There is hereby created and established, by the adoption of this chapter and the provisions therein, a city ~~storm-water~~stormwater management program, hereinafter referred to as “the program.” The program shall set forth the primary authority and responsibility for carrying out the Action Agenda for Puget Sound~~Water Quality Management Plan~~ including, but not limited to, responsibilities for planning; establishment of requirements for new development and redevelopment; public education efforts to educate citizens, design, construction, maintenance, administration, operation and improvement of the city’s storm and surface water ~~drainage-~~system; as well as establishing standards for design, construction, and maintenance of improvements and related activities on public and private property where these may affect storm and surface water and/or water quality.

B. The city manager or his/her appointed designee shall be the administrator of the program. (Ord. 09C-09 § 1; Ord. 95C-118 § 1).

15.09.020 Applicability.

A. The provisions of this chapter and the program shall apply to all property and all projects within the limits of the city of Mercer Island. The provisions of this chapter and the program shall control all ~~storm-water~~stormwater management practices; provided, however, if other provisions of this code or any other city ordinance provides more protection of the quality of surface or ground water, it shall control.

B. Applicants for construction projects which involve land disturbing activity shall provide a Construction Stormwater Pollution Prevention Plan (SWPPP)~~storm-water management plan~~ prior to the issuance of any permits.

C. The city manager or his/her designee is authorized to adopt written policies and procedures for the purpose of implementing the program and the provisions of this chapter. (Ord. 09C-09 § 1; Ord. 95C-118 § 1).

15.09.030 Definitions.

For the purposes of this chapter, the following terms shall have the following meanings:

A

“AKART” means all known, available, and reasonable methods of prevention, control, and treatment.

~~B~~ “Applicable manual” means the ~~Stormwater Management Manual for the Puget Sound Basin (1992 manual) prepared by the Washington State Department of Ecology (in 1992) and as modified by the city manager or his/her designee for projects less than one acre of land disturbing activity and the Stormwater Management Manual for Western Washington (2005-2012 manual as amended in 2014) prepared by the Washington State Department of Ecology (in 2012 and amended in 2014~~2005) for projects greater than one acre of land disturbing activity.

~~C~~B

“Best management practices (BMPs)” means the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by the Washington Department of Ecology that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.

~~D~~C

“City manager or his/her designee” means the city’s active appointed manager or an employee of the city that acts on his/her behalf.

D

“Development” means new development, redevelopment, or both.

~~E~~G

“Ground water” means water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

HF

“Hard surface” means an impervious surface, a permeable pavement, or a vegetated roof.

“Hazardous materials” means any pollutant, contaminant, toxic or hazardous waste, dangerous substance, potentially dangerous substance, noxious substance, toxic substance, flammable material, explosive material, radioactive material, urea formaldehyde foam insulation, asbestos, PCBs, or any other substances the removal of which is required, or the manufacture, preparation, production, generation, use, maintenance, treatment, storage, transfer, handling, or shipment of which is restricted, prohibited, regulated, or penalized by any federal, state, county, or municipal statutes or laws.

~~G.~~ “Hyperchlorinated” means water that contains a chlorine concentration exceeding 10 milligrams per liter.

I

~~H.~~ “Illicit discharge” means any discharge to the city’s storm and surface water system that is not composed entirely of ~~storm water~~ stormwater except discharges pursuant to any non-municipal ~~NDPES~~ NPDES permit and discharges from fire-fighting activities.

~~I.~~ “Illicit connection” means any manmade conveyance that is connected to the city’s storm and surface water system without a permit, excluding roof drains and other similar type connections.

LJ

“Land disturbing activity” means any activity that results in a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to, demolition, construction, clearing, grading, filling and excavation.

“Low impact development” or “LID” means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

“Low impact development best management practices” or “LID BMPs” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, vegetated roofs, minimum excavation foundations, and water re-use.

N

“New development” means land disturbing activities, including Class IV General Forest Practices that are conversions from timber land to other uses; structural development, including construction or installation of a building or other structure; creation of hard surfaces; and subdivision, short subdivision and binding site plans, as defined and applied in chapter 58.17 RCW. Projects meeting the definition of redevelopment shall not be considered new development.

~~K.~~ “NPDES” means the National Pollutant Discharge and Elimination System, a national program for permitting and imposing pretreatment requirements related to the discharge of pollutants to surface waters of the state from point discharges. The permits are administered by the Washington Department of Ecology.

O

“On-site stormwater management BMPs” are synonymous with LID BMPs.

LP

“Pollutant” means any liquid, gaseous, solid, radioactive or other substance that when introduced into waters of the state will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety or welfare, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

“Pollution-generating impervious surface (PGIS)” means impervious surfaces considered to be a significant source of pollutants in stormwater runoff. Such surfaces include those which are subject to: vehicular use; industrial activities (as further defined in the applicable manual); storage of erodible or leachable materials, wastes, or chemicals, and which receive direct rainfall or the run-on or blow-in of rainfall; metal roofs unless they are coated with an inert, non-leachable material (e.g., baked-on enamel coating); or roofs that are subject to venting significant amounts of dusts, mists, or fumes from manufacturing, commercial, or other indoor activities.

R

“Redevelopment” means, on a site that is already substantially developed (i.e., has 35% or more of existing hard surface coverage), the creation or addition of hard surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of hard surface that is not part of a routine maintenance activity; and land disturbing activities.

SM

~~“Storm water~~Stormwater” means runoff during and following precipitation and snowmelt events, including surface runoff, ~~and~~drainage or interflow.

~~N“Storm water~~Stormwater pollution prevention plan (SWPPP)” means a plan prepared for a site in accordance with ~~Washington Department of Ecology requirements,~~applicable manual to control pollutants generated on the site that could enter waters of the state.

“Storm and surface water system” means the entire system within the city, both public and private, naturally existing and manmade, for the drainage, conveyance, detention, treatment and storage of storm and surface waters.

“Stormwater facility” means a constructed component of a stormwater system, designed or constructed to perform a particular function, or multiple functions. Stormwater facilities include, but are not limited to, pipes, swales, ditches, culverts, street gutters, detention ponds, retention ponds, constructed wetlands, infiltration devices, catch basins, oil/water separators, and biofiltration swales.

“Stormwater Treatment and Flow Control BMPs/Facilities” means detention facilities, treatment BMPs/facilities, bioretention, vegetated roofs, and permeable pavements that help meet Minimum Requirement #6 (Runoff Treatment), Minimum Requirement #7 (Flow Control), or both according to the applicable manual.

O. “1992 manual” means the ~~Stormwater Management Manual for the Puget Sound Basin as prepared by the Washington State Department of Ecology.~~Numerical “2005-2012 manual (as amended in 2014)” means the Stormwater Management Manual for Western Washington prepared by the Washington State Department of Ecology in 2012 and amended in 2014. (Ord. 09C-09 § 1).

15.09.040 Discharges to storm and surface water system and ground waters.

A. Prohibited Discharges. No person shall throw, drain, or otherwise discharge, cause or allow others under his/her control to throw, drain, or otherwise discharge into the municipal storm drain system and/or surface and ground waters any materials other than ~~storm water~~stormwater. Examples of prohibited discharges include but are not limited to the following: trash or debris, construction materials, cement, concrete, petroleum products, antifreeze and other automotive products, metals, flammable or explosive materials, radioactive material, batteries, paints, stains, solvents, drain cleaners, pesticides, herbicides, fertilizers, steam cleaning wastes, soaps, detergents, ammonia, dyes, chlorine, bromine, disinfectants, swimming pool or spa filter backwash, interior floor drainage, commercial car wash discharge, heated water, domestic animal waste, sewage, carcasses, food wastes, bark, lawn clippings or leaves, any process-associated discharge except as otherwise allowed in this section, any hazardous material or waste not listed above, and any chemical not normally found in uncontaminated water.

B. Allowable Discharges. The following types of discharges shall not be considered illegal discharges for the purposes of this chapter unless the city manager or his/her designee determines that the type of discharge, whether singly or in combination with others, is causing or is likely to cause pollution of surface water or groundwater: ~~storm water~~stormwater runoff, diverted stream flows, springs, flows from riparian ~~habitats~~areas and wetlands, rising ground waters, uncontaminated ground water infiltration (as defined in 40 CFR 35.2005(b)(20)), uncontaminated pumped ground water, foundation drains, footing drains, uncontaminated water from crawl space pumps, air conditioning condensation, irrigation water from agricultural sources that is commingled with urban ~~storm water~~stormwater, and discharges from emergency fire-fighting activities.

C. Conditional Discharges. The following types of discharges shall not be considered illegal discharges for the purposes of this chapter if they meet the stated conditions, or unless the city manager or his/her designee determines that the type of discharge, whether singly or in combination with others, is causing or is likely to cause pollution of surface water or groundwater:

1. Potable water, including water from water line flushing, hyperchlorinated water line flushing, fire hydrant system flushing, and pipeline hydrostatic test water. Planned discharges shall be dechlorinated to a total residual chlorine concentration of 0.1 parts per million or less, pH-adjusted, if necessary, and released volumetrically and velocity controlled to prevent re-suspension of sediments in the ~~storm water~~stormwater system;

2. Lawn watering and other irrigation runoff are permitted, but the city discourages use in excessive amounts through its public involvement program;

3. Dechlorinated swimming pool, spa, and hot tub discharges. These discharges shall be dechlorinated to a concentration of 0.1 parts per million or less, pH-adjusted and reoxygenated, if necessary, and ~~released volumetrically and velocity controlled~~ to prevent resuspension of sediments in the ~~storm water~~stormwater system. Discharges shall be thermally controlled to prevent an increase in temperature of the receiving water. Swimming pool cleaning wastewater and filter backwash shall not be discharged to the stormwater system;

4. Street and sidewalk wash water, water used to control dust, and routine external building wash down that does not use detergents are permitted, but the city discourages use in excessive amounts through its public involvement program;

5. ~~Non-storm water~~stormwater discharges covered by another NPDES or state waste discharge permit; provided, that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations; and provided, that written approval has been granted for any discharge to the storm ~~drain-water~~ system;

6. Other non-~~storm water~~stormwater discharges. The discharge shall be in compliance with the requirements of a ~~storm water~~ pollution prevention plan (~~SWPPP~~) reviewed and approved by the city, which addresses control of such discharges by applying AKART to prevent contaminants from entering surface or ground water.

D. Prohibition of Illicit Connections. The construction, use, maintenance, or continued existence of illicit connections to the storm drain or surface water system is prohibited. This prohibition expressly includes illicit connections made in the past, regardless of whether the connection was permissible under the law at the time of the connection. A person is considered to be in violation of this chapter if the person connects a line conveying sewage to the storm and surface water system, or allows such a connection to continue. (Ord. 09C-09 § 1).

15.09.050 Standards for new development and redevelopment.

A. The thresholds, definitions, minimum requirements and exceptions, adjustment, and variance criteria found in Appendix I of the NPDES Phase II Municipal Stormwater Permit, including the mandatory incorporated provisions of the ~~2012~~2005 manual (as amended in 2014) and any amendments thereto are hereby adopted by the city of Mercer Island as the minimum standards for ~~storm water~~stormwater management. ~~with the following exceptions for new and redevelopment projects that disturb less than one acre~~ Furthermore, Minimum Requirement #5: On-site Stormwater Management of the aforementioned 2012 manual is amended as follows:

1. Minimum Requirement #5 applies to projects that:

a. Result in 2,000 square feet, or greater, of new plus replaced hard surface area, or

b. Have a land disturbing activity of 7,000 square feet or greater, or

c. Result in a net increase of impervious surface of 500 square feet or greater.

2. For implementing Minimum Requirement #5, the on-site detention BMP is added to List #1 and List #2 for evaluation on all projects as follows:

1. ~~All new development and redevelopment projects disturbing less than one acre must comply with the requirements of the 1992 manual as modified by the city manager or his/her designee. Projects which result in a net increase in impervious surface of 500 square feet or more up to one acre of land disturbance must meet the requirements of the 1992 manual. The threshold for flow control in the 1992 manual shall be reduced from 5,000 square feet to 500 square feet of net new impervious surface. The flow control requirement can be waived If all of the on-site stormwater management BMPs included on List #1 and List #2 are determined to be infeasible for roofs and/or other hard surfaces, on-site detention shall be required when applicable. On-site detention is required when the drainage from the site will be discharged to a storm and surface water system that includes a watercourse or there is a capacity constraint in the system. The on-site detention system shall be sized using the city's standard on-site detention sizing table or other method approved by the city engineer. On-site detention is not required if the project discharges directly to Lake Washington or if findings from a $\frac{1}{4}$ mile downstream analysis ~~indicate~~ confirm that the ~~entire~~ downstream system is free of ~~comprised of pipes/roadside ditches and the proposed project discharges will not exceed the conveyance capacity constraints of the downstream system. However, the stormwater must still be conveyed to an existing storm and surface water system in an approved manner.~~~~

2. ~~In the above category, applicants also have the option of using the 2005 manual.~~

3. ~~Projects that disturb less than one acre that utilize certain low impact development strategies, measures to minimize the creation of impervious surfaces, measures to minimize the disturbance of native soils and vegetation, and/or other acceptable storm water management techniques will be credited per guidance from the city manager or his/her designee. Provisions for low impact development shall take into account site conditions, access and long term maintenance.~~

B. ~~Best management practices ("BMPs") as set forth in the applicable manual shall be used to control pollution at the source prior to discharge to a storm and surface water system. Experimental BMPs are encouraged as a means of improving storm water quality as outlined in the applicable manual. Source control BMPs shall be applied to all projects to the maximum extent practicable. They shall be selected, designed and maintained in accordance with the requirements of the applicable manual.~~

CB. Additional Passive Spill Control Is Required. Projects that replace, modify, or construct a new driveway or parking area with 500 square feet of net new impervious surfaces shall provide passive spill control for that area that receives runoff from non-roof top pollution-generating impervious surfaces (PGIS), including driveways, prior to discharge from the site or into a natural on-site drainage feature. The intent of this device is to temporarily detain oil or other floatable pollutants before they enter the downstream drainage-stormwater system in the event of an accidental spill or illegal dumping. It shall consist of a tee section in a manhole or catch basin (or elbow when allowed by the city engineer). Note that in addition to this spill control

requirement, other spill control requirements may be required for projects that exceed certain thresholds in the applicable manual.

~~DC.~~ All ~~storm water management plans shall, at a minimum, be equivalent to “storm-waterstormwater site plans” as required by the applicable manual.~~ Storm water management plans shall include an analysis of off-site ~~storm-waterstormwater~~ runoff and water quality impacts and shall mitigate these impacts as necessitated by the applicable manual. The analysis shall extend, where possible, a minimum of one-fourth of a mile downstream from the project. The existing and potential impacts to be evaluated and mitigated include but are not limited to the following:

1. Excessive sedimentation;
2. Streambank erosion;
3. Discharges to ground water and/or their potential;
4. Violations of water quality standards;
5. Discharges of pollutants;
6. Erosion;
7. Flooding;
8. Slope instability; and
9. Other adverse impacts to water quality.

~~E. Any failure of a storm water system, BMPs, erosion and sedimentation control, or water quality protection measures in any new development or redevelopment shall be repaired and/or retrofitted in accordance with the applicable manual.~~

~~FD.~~ Adopted drainage basin plans may be used to modify and/or add to any or all of the minimum requirements for storm and surface water runoff. Basin plans may include requirements for additional runoff detention, retrofitting measures, BMPs, or other measures in order to achieve basin-wide pollutant, flooding, erosion or sedimentation reduction. Standards developed from basin plans shall not modify any of the above requirements until the basin plan has been formally adopted by the Mercer Island city council. (Ord. 09C-09 § 1; Ord. 95C-118 § 1. Formerly 15.09.030).

15.09.060 Exceptions.

Exceptions to the minimum requirements of the applicable manual may be granted prior to permit approval and construction. An exception may be granted by staff; provided, that a written finding of fact is prepared, that meets the following criteria:

- A. The exception provides equivalent water quality protection and complies with the public interest; and that the objectives of safety, function, water quality protection and facility maintenance, based upon sound engineering principles, are fully met;
- B. There exist special physical circumstances or conditions affecting the property such that the strict application of the provisions of the applicable manual would deprive the applicant of all economic use of the parcel of land in question, and every effort to find creative ways to meet the intent of the minimum standards has been made;

C. That the granting of the exception will not be detrimental to the public health and welfare, nor injurious to other properties in the vicinity and/or downstream, and to the quality of waters of the state and city; and the exception is the least possible exception that could be granted to comply with the intent of the minimum requirements of the applicable manual. (Ord. 09C-09 § 1; Ord. 95C-118 § 1. Formerly 15.09.040).

15.09.070 Maintenance and inspection requirements.

A. All public and private stormwater and surface water facilities required by the applicable manual to provide permanent stormwater treatment and/or flow control constructed for sites that disturb a land area one acre or greater as required by MICC 15.09.050 shall be inspected and maintained in accordance with the standards contained in the applicable manual. This section shall pertain only to treatment and flow control facilities. It shall not include collection or conveyance systems. The following are additional minimum standards:

BA. All stormwater treatment and flow control facilities shall be inspected annually, but may be reduced based on inspection records. Owners of private facilities shall be responsible for maintenance, inspections and corrections. Records of facility inspections and maintenance actions shall be retained for a period of at least ~~10~~ 5 years. These maintenance records are to be provided to the city upon request.

CB. All stormwater treatment and flow control facilities shall be cleared of debris, sediment and vegetation as conditions warrant, when they threaten to affect the functioning and/or design capacity of the facility, but not less than annually.

C. ~~Bare soils shall be seeded, sodded, matted or otherwise covered to prevent the washing off of silt into the system. Grassy swales and other biofilters shall be mowed during the growing season and inspected annually and replanted as needed.~~

D. ~~Detention systems, discharge control structures, oil separators and water quality facilities shall be inspected and cleaned and/or repaired annually or whenever sediment buildup exceed one third of the catchment volume. More frequent cleaning may be required on those facilities which exhibit a more rapid buildup.~~

DE. Where the lack of maintenance is causing or contributing to a violation of water quality criteria, property damage or threatens the welfare or safety of the public, actions shall be taken to correct the problem as soon as reasonably feasible.

EF. When an inspection identifies an exceedance of the maintenance standard, maintenance shall be performed within the following time period:

1. Within one year for typical maintenance of facilities, except catch basins, wet pool facilities, infiltration facilities, and detention facilities including detention pipes, ponds, and vaults;
2. Within six months for catch basins, routine maintenance operations;

~~3. Within nine months for maintenance requiring revegetation;~~

34. Within two years for maintenance that requires capital construction of less than \$25,000;
and

45. Within the time frame determined by the city manager or his/her designee for maintenance that requires capital construction greater than \$25,000.

The city manager or his/her designee may order corrective maintenance to occur within a specific time period.

FG. Sediment, oil, street or parking lot sweepings and any material containing pollutants shall be properly disposed of at an approved waste facility or, if appropriate, in accordance with the provisions of Chapters 173-303 and 173-304 WAC.

GH. The city manager or his/her designee shall design and develop an inspection program for facilities and systems for both public and private systems in accordance with the goals and objectives and intent of the applicable manual.

H. Any failure of a stormwater system, BMPs, erosion and sedimentation control, or water quality protection measures in any new development or redevelopment shall be repaired and/or retrofitted in accordance with the applicable manual. (Ord. 09C-09 § 1; Ord. 95C-118 § 1. Formerly 15.09.050).

15.09.080 Administration.

A. The city manager or his/her designee shall have the authority to develop and implement administrative procedures to administer and enforce this chapter and the program. The city manager or his/her designee shall approve, conditionally approve or deny an application for activities regulated by this chapter.

B. Prior to the commencement of any construction on a project or "land disturbing activity," the applicant shall obtain a ~~storm water~~stormwater permit from the city ~~and any other regulatory agencies as required~~. A bond ~~shall be posted~~may be required by the city engineer in an amount sufficient to cover cost of construction of the system in accordance with approved plans and anticipated city inspection. Upon completion of the work inspection and approval of the ~~storm water~~stormwater facilities by the city ~~and receipt of a maintenance agreement~~, 70 percent of the bond shall be released. At the 1-year inspection, the remaining 30 percent shall be released. A 2-year bond may be required for vegetated stormwater facilities.

C. All activities regulated by this chapter shall be subject to inspection. ~~Any projects shall~~may be inspected at various stages of the work requiring approval to determine that adequate control is being exercised and construction practices are being accomplishedenforcement actions taken as necessary. These inspections will include, but not be limited to, the following:

1. Prior to site clearing and construction to assess site erosion potential on sites with a high potential for sediment transport;

2. During construction to verify proper installation and maintenance of required erosion and sediment control BMPs;

3. Upon completion of construction and prior to final approval or occupancy to ensure proper installation of permanent stormwater facilities and verify that a maintenance plan is completed and responsibility for maintenance is assigned for stormwater facilities;

4. All permanent stormwater facilities and catch basins in new residential developments that are part of a larger common plan of development or sale, every 6 months during the period of heaviest house construction (i.e., 1 to 2 year following subdivision approval to identify maintenance needs and enforce compliance with maintenance standards as needed).

When required, special inspections and/or testing may be required to be performed at the expense of the applicant.

D. The city manager or his/her designee may order the correction or abatement of any storm and surface water facility or condition thereof, a prohibited discharge, or illicit connection constituting a violation of this code or of the applicable manual when such facility or condition thereof has been declared to be a public nuisance. Whenever such a public nuisance is declared, a notice by certified mail shall be made to the violator directing abatement within 30 days of the receipt of the notice. If the required corrective work is not completed within the time specified, the city may proceed to abate the violation as a public nuisance. Summary abatement may be commenced without notice or a stop work order issued when the violation is of such a nature that it is an immediate hazard to life and/or property. Notwithstanding the exercise or use of any other remedy, the city manager or his/her designee may seek legal or equitable relief to enjoin any act or acts or practices which constitute a violation of this chapter.

E. Civil Penalty. In addition to or as an alternative to any other penalty provided herein, or by law, any person who violates the provisions of this chapter, the applicable manual, or an approved ~~storm water~~ stormwater management plan shall incur a cumulative civil penalty in the amount of \$50.00 per day from the date set for correction, until the violation is corrected. In lieu of a civil penalty, the city manager or his/her designee may issue a warning notice and provide educational information on discharge practices when the violation is a first violation of this chapter, is not an intentional violation, and the discharge is determined by the city manager or his/her designee as minor. Any subsequent violation of this chapter by the same person shall not be eligible for a warning notice and shall result in a civil penalty.

F. Notice of Violation and Assessment of Penalty. Whenever the city manager or his/her designee has found or determined that a violation is occurring or has occurred he/she is authorized to issue a notice of violation directed to the violator, the property owner, or the occupant. The following provisions shall apply and notice of violation shall contain:

1. The name and address of the violator, if known;
2. The street address when available or a legal description sufficient for identification of the building, construction, premises, or land upon which the violation is occurring;

3. A statement of the nature of such violation(s);

4. A statement of action required to be taken as to be determined by the city manager or his/her designee and a date of correction.

G. The notice shall notify the owner and/or violator that:

1. The owner and/or violator has 14 days to notify the city manager or his/her designee of a proposed schedule of repair or maintenance action;

2. The owner and/or violator has 30 days after the time of notification set forth in subsection (G)(1) of this section to comply with the notice, unless, for good cause shown, the period of compliance is extended.

H. In the event the owners and/or violators fail to comply with the notice, work may be done by and under the authority of the city, at the expense of the owner and/or violator and the expense shall be charged to the owner and/or violator, and shall become a lien on the property. (Ord. 09C-09 § 1; Ord. 95C-118 § 1. Formerly 15.09.060).

15.09.090 Appeals process.

Any person aggrieved by the decision of the city manager or his/her designee in administering this chapter may appeal the decision to the city council of the city of Mercer Island by complying with the procedures set forth in Chapter 2.30 MICC. (Ord. 09C-09 § 1; Ord. 95C-118 § 1. Formerly 15.09.070).

Section 2. **Amend Chapter 15.10 MICC, Storm and Surface Water Utility.** Chapter 15.10 MICC, Storm and Surface Water Utility, is hereby amended as follows:

Chapter 15.10 STORM AND SURFACE WATER UTILITY

Sections:

- 15.10.010 Purpose.
- 15.10.020 Construction – Intent – Definitions.
- 15.10.030 Storm and surface water utility authority.
- 15.10.040 Studies and basin plans.
- 15.10.050 Capital improvement and planning program.
- 15.10.060 Maintenance of drainage facilities.
- 15.10.070 Storm and surface water rates.
- 15.10.080 Liability.

15.10.010 Purpose.

The purpose of this chapter is to separate the existing storm and surface water utility function from the combined sewer utility and to provide for the planning, design, construction, use, inspection and maintenance of the ~~drainage~~ stormwater systems; to minimize flooding; and to

provide for an effective system for the control and prevention of ~~storm-water~~stormwater runoff and water quality problems. This chapter supplements other city regulations regarding protection of the storm and surface water system, including the ~~storm-water~~stormwater management program, Chapter 15.09 MICC, and the interim critical area regulations. (Ord. 95C-127 § 2).

15.10.020 Construction – Intent – Definitions.

A. This chapter is enacted as an exercise of the police power of the city of Mercer Island to protect and preserve the public health, safety and welfare and its provisions shall be construed accordingly. The obligation of compliance with ~~storm-water~~stormwater regulations is upon the owner or operator of each private system, until such time as the city accepts the private system into the city drainage network under the provisions of this chapter. Nothing contained in this chapter is intended to be or shall be construed to create or form the basis of liability on the part of the city of Mercer Island, this utility, its officers, employees or agents, for any injury or damage resulting from the failure of the owner or operator of any private system to comply with the provisions of this chapter, or by reason or in consequence of any act or omission in connection with the implementation or enforcement of this chapter by the city of Mercer Island, its utility, officers, employees or agents.

B. For purposes of this chapter, the following definitions shall apply:

1. C

“City or public ~~drainage~~stormwater system” means those elements of the storm and surface water system of the city that are located on property owned by the city or in the public right-of-way, or are located on property on which the city has an easement, license or the right of use for utility purposes.

L

“Low impact development” or “LID” means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

“Low impact development best management practices” or “LID BMPs” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, vegetated roofs, minimum excavation foundations, and water re-use.

O

“On-site stormwater management BMPs” are synonymous with LID BMPs.

3. P

“Private system or private ~~drainage~~ stormwater facility” means any element of the storm and surface water system which is not part of the public ~~drainage~~ stormwater system as defined in this chapter.

2.S

“Storm and surface water system” means the entire system within the city, both public and private, naturally existing and manmade, for the drainage, conveyance, detention, treatment and storage of storm and surface waters.

“Stormwater Treatment and Flow Control BMPs/Facilities” means detention facilities, treatment BMPs/facilities, bioretention, vegetated roofs, and permeable pavements that help meet Minimum Requirement #6 (Runoff Treatment), Minimum Requirement #7 (Flow Control), or both.

4.U

“Utility” means the storm and surface water utility of the city of Mercer Island. (Ord. 95C-127 § 2).

15.10.030 Storm and surface water utility authority.

The storm and surface water utility shall have the authority, by and through the city manager or his/her designee, to plan and implement storm and surface water programs and improvements in the areas described below, and to take such other actions as are deemed necessary and are consistent with the intent of this chapter to control and manage ~~storm water~~ stormwater runoff and water quality. The utility shall have the authority to determine the priorities for working on each of the programs, based on utility funds available and a determination of which programs require primary attention to protect the public health, safety and welfare:

- A. Develop, adopt and carry out procedures to implement this chapter, including the collection and spending of revenue for operations, maintenance and capital improvements. Fund capital project planning, administration, and public education functions of utility. Incur debt and pay debt service for utility functions.
- B. Prepare engineering standards to establish minimum requirements for the design and construction of ~~stormwater~~ drainage facilities and their maintenance, consistent with the standards established in Chapter 15.09 MICC.
- C. Administer and enforce procedures relating to the planning, acquisition, design, construction and inspection of ~~storm water~~ stormwater and ~~surface water~~ facilities.
- D. Enter into any contract for the construction of ~~storm water~~ stormwater facilities with owners of real estate and to accept the facilities as municipal ~~storm water~~ stormwater facilities, with the right to recover costs and expenses, pursuant to Chapter 35.91 RCW.
- E. Accept, reject, or take other appropriate action with regard to easements offered to the utility or city.

- F. Prepare and enforce standards for the maintenance of ~~drainage~~-stormwater facilities, including retrofit measures, consistent with the standards in Chapter 15.09 MICC.
- G. Develop a program for inspection of private ~~drainage~~-stormwater facilities, consistent with the standards in Chapter 15.09 MICC.
- H. Advise commissions, the city council, city manager and other city departments on matters relating to the utility.
- I. Prepare comprehensive drainage plans for individual drainage basins for adoption by the city council.
- J. Establish and implement programs to protect and maintain water quality and to ~~limit water-quantity~~control the duration of stormwater flows.
- K. Perform or direct the performance of financial review and analysis of the utility's revenues, expenses, indebtedness, rates and accounting, and recommend budgets, rates, and financial policy for adoption by the city council.
- L. Conduct public education programs related to protection and enhancement of ~~the stormwater~~ and surface water and ~~the municipal city drainage~~-stormwater system. (Ord. 95C-127 § 2).

15.10.040 Studies and basin plans.

The utility may conduct studies and may develop basin plans for adoption by the city council. Basin plans shall be developed according to the engineering standards in Chapter 15.09 MICC. Once a basin plan has been adopted and implemented, it may be modified as authorized by Chapter 15.09 MICC; provided the basin plan and basin-specific policies and requirements provide an equal or greater level of water quality and runoff-control protection. (Ord. 95C-127 § 2).

15.10.050 Capital improvement and planning program.

A. The city manager or his/her designee shall develop a six-year capital improvement and planning program for improvements to or modifications of the public ~~drainage~~-stormwater system, including the incorporation or extension of stormwater ~~drainage~~-systems and facilities and the acceptance of drainage easements and private drainage facilities.

AB. The city manager or his/her designee shall provide the proposed six-year capital improvement and planning program to the city council prior to the adoption of the biennial budget.

BC. The city manager or his/her designee shall provide to the city council a draft of storm and surface water rules and regulations on inspection and maintenance, basin planning, and acceptance of private systems for review and comment prior to adoption by the city manager or his/her designee of the rules and regulations. (Ord. 95C-127 § 2).

15.10.060 Maintenance of drainage facilities.

- A. The utility is responsible for maintaining public ~~drainage~~stormwater systems and facilities.
- B. Owners of private stormwater ~~drainage~~ systems and facilities, including but not limited to on-site stormwater management (low impact development) BMPs, flow control (detention) facilities, runoff-treatment facilities and conveyance systems, are responsible for their operation and maintenance.
- C. In new subdivisions and short plats, maintenance responsibility for private drainage facilities shall be specified on the face of the subdivision or short plat.
- D. If a private drainage facility serves multiple lots, then maintenance responsibility rests with the properties served by the facility, unless there is a legal document placing responsibility on some other entity. (Ord. 95C-127 § 2).

15.10.070 Storm and surface water rates.

- A. General. The city council shall establish by resolution service rates for use of the ~~drainage~~stormwater system and related drainage services; such rates are in addition to connection charges and fees for specific services. The city may establish classifications of customers or service and rate structures, using any method or methods authorized by law.
- B. Rate Basis. Drainage rates shall be based on revenue requirements to cover all costs of the utility, as authorized by the city council by the adoption of the biennial budget and subsequent amendments.
- C. Rate Adjustments. The sufficiency of rates shall be evaluated periodically as part of the review and adoption of the annual budget. Rate adjustments shall be recommended as needed to meet revenue requirements. The recommendation shall consider equity, adequacy, costs and other factors allowed by law.
- D. Billing and Collection. The utility shall develop and implement procedures and systems pertaining to the billing and collection of drainage service charges and fees in accordance with state law, and shall provide an appeal process for the review of utility bills.
- E. Rate Relief. The city council may establish drainage rate relief measures for specific customer classes as authorized by law. (Ord. 95C-127 § 2).

15.10.080 Liability.

The city manager, his/her designee, or any other employee charged with the enforcement of this chapter, acting for the utility in good faith and without malice in the discharge of his/her duties shall not be liable personally for any damages which may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of such duties. (Ord. 95C-127 § 2).

Section 3. **Amend Chapter 15.11 MICC, Fee In Lieu of Stormwater Detention.** Chapter 15.11 MICC, Fee In Lieu of Stormwater Detention, is hereby amended as follows:

Chapter 15.11
FEE IN LIEU OF ~~STORM WATER~~STORMWATER DETENTION

Sections:

- 15.11.010 Definitions.
 15.11.020 ~~Storm water~~Stormwater detention facilities.
 15.11.0320 Fee in lieu.
 15.11.0430 Annual adjustment of fee.
 15.11.0540 Use of fee.
 15.11.0650 Payment of fee.
 15.11.0760 Building permit.

15.11.010 Definitions.

For the purposes of this chapter, the following definitions shall apply:

A

“Applicable manual” means the Stormwater Management Manual for Western Washington (2012 manual as amended in 2014) prepared by the Washington State Department of Ecology in 2012 and amended in 2014.

D

“Developer” means the owner or builder of the property to be developed.

~~B. “Development” shall mean new development, redevelopment, or both, where a proposed new development or redevelopment creates 500 square feet of impervious area or greater, the developer shall provide storm water detention on-site to mitigate the impact of the development or when approved by the city engineer, pay a fee in lieu of detention. However, neither detention nor the fee will be applicable when the city engineer determines, in his/her sole discretion, that there will be no material adverse impact to the system capacity and/or water quality.~~

I

“Impervious surface” means a non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater.

N

“New development” means land disturbing activities, including Class IV General Forest Practices that are conversions from timber land to other uses; structural development, including construction or installation of a building or other structure; creation of hard surfaces; and subdivision, short subdivision and binding site plans, as defined and applied in chapter 58.17 RCW. Projects meeting the definition of redevelopment shall not be considered new development.

R

“Redevelopment” means, on a site that is already substantially developed (i.e., has 35% or more of existing hard surface coverage), the creation or addition of hard surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of hard surface that is not part of a routine maintenance activity; and land disturbing activities.

D. “Developer” shall mean the owner or builder of the property to be developed.

E-S

“Subdivision” shall mean the division of, or the act of division of, land into two or more lots for the purposes of building development including short subdivisions and long subdivisions. (Ord. 00C-08 § 1).

15.11.020 Storm water Stormwater detention facilities.

The city of Mercer Island adopted a storm water stormwater management program through Ordinance No. 95C-118. The applicable manual is adopted in MICC 15.09.050 The program identifies the Washington State Department of Ecology’s Stormwater Management Manual for the Puget Sound Basin as the minimum standards for storm water management. These standards and includes criteria for storm water stormwater detention facilities. (Ord. 00C-08 § 1).

15.11.0320 Fee in lieu.

A. The developer may pay a fee in lieu of constructing the storm water stormwater detention facilities required by 15.09.050 this section or by Chapter 15.09 MICC, Storm Water Management Program, when authorized by the city engineer. The fee is based on 100 percent of the estimated cost of constructing a detention facility on-site and excludes the costs associated with designing such a facility. The developer shall submit to the city engineer a ¼ mile downstream analysis and calculations determining the total new plus replaced impervious surface area as the basis for determining the fee amount by the city engineer. Appendix 1—Minimum Storm Water Detention Fee, shall be used to determine the fee based on the total impervious area calculated.

B. If the total impervious area of a development or addition exceeds the areas shown in Appendix 1, the fee will be based on the estimated cost of constructing on-site detention. In this case, the developer shall hire a licensed civil engineer to calculate the size of detention system and prepare a cost estimate for construction of the system for review by the city engineer.

CB. A developer will not have the option to pay a fee in lieu of constructing a storm water stormwater detention facility if, in the opinion of the city engineer, undetained runoff from the development may materially adversely exacerbate an existing problem. (Ord. 00C-08 § 1).

15.11.0430 Annual adjustment of fee.

The fees ~~are established by the city engineer and in Appendix 1~~ shall be adjusted upward on July 1, 2001, and every July 1 thereafter by multiplying the rates in effect on the prior July 1 by 100 percent of the percentage increase in the Consumer Price Index (CPI) for the 12-month period ending the preceding April. The fees shall remain the same in the event the CPI indicates a decrease. If the index ceases to be published on a monthly basis, the adjustment shall be based on the CPI for the most recent 12-month period. The CPI to be used shall be the Consumer Price Index – All Urban Consumers as published by the United States Department of Labor for the Seattle/Tacoma/Bremerton Metropolitan area. In the event the Department of Labor ceases to publish such an index for the Seattle/Tacoma/Bremerton Metropolitan area, then its index for the Puget Sound region or the state shall be used. (Ord. 00C-08 § 1).

15.11.0540 Use of fee.

A fee paid in lieu of constructing ~~storm water~~stormwater detention at the development ~~or addition~~ shall be held by the city of Mercer Island's ~~storm water~~stormwater utility for the construction of ~~storm water~~stormwater management projects designed to serve the immediate or future needs of the city to reduce ~~storm water~~stormwater flooding and/or erosion, and to enhance water quality, in ravines and watercourses. (Ord. 09C-02 § 1; Ord. 00C-08 § 1).

15.11.0650 Payment of fee.

Payment of the fee shall be made based on the following:

- A. Single-Lot Development ~~or Addition~~. Prior to the issuance of a building permit; or
- B. Subdivision. Prior to recording the final subdivision. Payment may be deferred by the city engineer to issuance of a building permit when determined to be in the best interest of the city. (Ord. 00C-08 § 1).

15.11.0760 Building permit.

No building permit shall be issued for development as provided herein, until all requirements of this chapter are met to the satisfaction of the city engineer. (Ord. 00C-08 § 1).

Appendix 1

Minimum Storm Water Detention Fee*	
Impervious Surface Area	Fee
Less than 1,000 sq. ft.	\$5,500
1,000 – 2,000 sq. ft.	\$6,260
2,000 – 3,000 sq. ft.	\$6,800
3,000 – 4,000 sq. ft.	\$7,320
4,000 – 5,000 sq. ft.	\$7,850
5,000 – 6,000 sq. ft.	\$8,375
6,000 – 7,000 sq. ft.	\$8,900

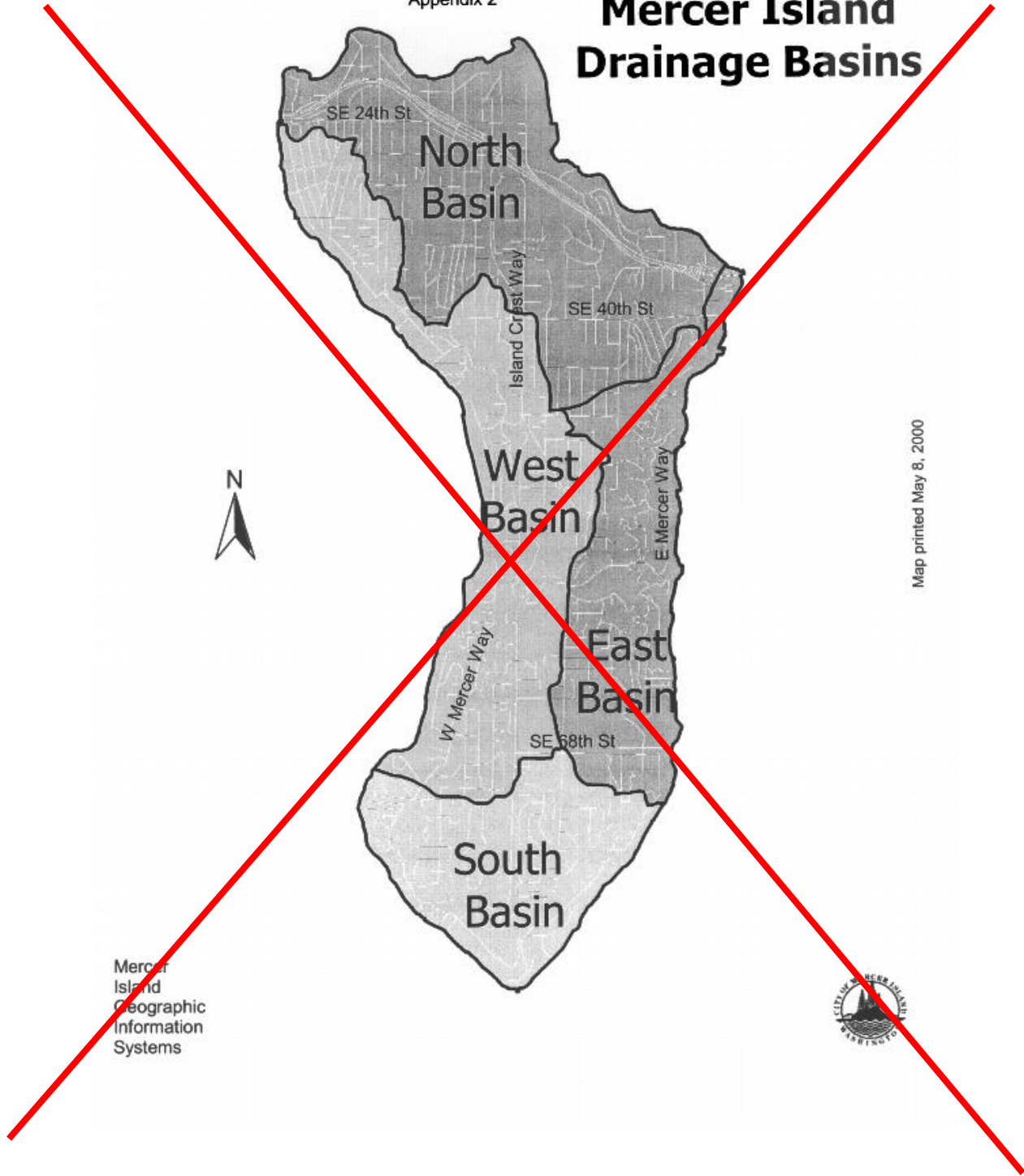
7,000—8,000 sq. ft.	\$9,425
8,000—9,000 sq. ft.	\$9,950
9,000—10,000 sq. ft.	\$10,500
greater than 10,000 sq. ft.	**

~~* If the city engineer determines, in his/her sole discretion, that actual construction costs would exceed the fee determined in accordance with Appendix 1 by more than 25 percent, the fee shall be adjusted to be equal to city engineer's construction cost estimate.~~

~~** Fees for impervious areas exceeding 10,000 square feet shall be determined on a case-by-case basis. The applicant's engineer shall calculate the size of the detention system necessary for the project and develop a construction cost estimate. The cost estimate shall be the amount of the fee upon approval by the city engineer.~~

Appendix 2

Mercer Island Drainage Basins



Map printed May 8, 2000

Mercer
Island
Geographic
Information
Systems



Section 4. Severability. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality does not affect the validity of any other section, sentence, clause or phrase of this ordinance.

Section 5. Application. Pursuant to Western Washington Phase II Municipal Stormwater Permit requirement S5.C.4 and the G20 letter extending the City’s deadline to adopt new regulations granted by the State of Washington Department of Ecology, the stormwater regulations in this ordinance shall apply to all applications submitted on or after July 6, 2017 and shall apply to applications submitted prior to July 6, 2017, which have not started construction by January 1, 2022.

Section 6. Effective Date. This ordinance shall take effect and be in force on July 5, 2017, provided that said effective date is 5 days or more after passage and publication of this ordinance.

PASSED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 19th day of June 2017, and signed in authentication of its passage.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

Approved as to Form:

ATTEST:

Kari L. Sand, City Attorney

Allison Spietz, City Clerk

Date of Publication: _____



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

**AB 5315
June 19, 2017
Consent Calendar**

**2017 ARTERIAL AND RESIDENTIAL STREET
OVERLAYS BID AWARD**

Proposed Council Action:

Award the project.

DEPARTMENT OF	Public Works (Clint Morris)
COUNCIL LIAISON	n/a
EXHIBITS	1. Project Location Map
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$ 1,377,211
AMOUNT BUDGETED	\$ 1,644,000
APPROPRIATION REQUIRED	\$ 0

SUMMARY

BACKGROUND

The 2017 Arterial and Residential Street Overlays project is the combination of arterial and residential street paving into one contract for construction scheduled this summer. The project includes a pavement preservation overlay of West Mercer Way from I-90 to Roanoke Way and residential street repaving in two different Island neighborhoods. As designed, this project will resurface 1.3 miles of the City's 83.5 miles of publicly maintained roadways.

Design work began in February 2017. Final plans, specifications, and cost estimates were completed in early May and the project was then advertised for bids. Three bids were received and staff is ready to award a construction contract.

PROJECT DESCRIPTION

The project has been divided into four schedules, as described below. Schedule A and part of Schedule D relate to Arterial Streets. Schedules B, C, and part of Schedule D relate to Residential Streets. Locations are shown on Exhibit 1.

Schedule 'A' is the repair and resurfacing of West Mercer Way from I-90 north to Roanoke Way. This arterial roadway received a thin hot mix asphalt (HMA) overlay back in 1994 by WSDOT. Its 2016 Pavement Condition Index (PCI) rating is at the bottom of the "Fair" bracket. Current project scope includes grinding off the 1994 pavement layer, performing repairs to the underlying asphalt roadway, and then placing a 2" thick HMA overlay. Additionally, about 300 feet of asphalt sidewalk will be replaced to correct root damage, sunken areas, a section narrower than 5 feet in width, and a short piece of dirt path.

This project was added to the TIP in 2014 due to its low PCI rating, with a budget of \$150,500. During 2017 design work, more pavement repair and sidewalk replacement areas were identified than originally scoped in 2014. This, coupled with rising HMA prices, has increased the cost of the project since its inclusion in the TIP. The engineer's estimated construction cost at completion of design was \$140,829.

Schedule 'B' is the resurfacing of residential streets at SE 61st Street (8200 block to 86th Avenue), SE 62nd Street (84th to 86th Avenues), 85th Place and 86th Avenue (6000 block to SE 62nd Street), in the southern half of the Island. This neighborhood was constructed in the late 1960's and received a chip seal in 1984. These pavements currently have extensive full-depth alligator cracking and their PCI ratings are in the "Poor" and "Very Poor" brackets. The scope of work for this schedule involves removing nearly all of the existing asphalt pavement, regrading the crushed rock base, and repaving with hot mix asphalt. This work was estimated to cost \$554,785 to construct.

Schedule 'C' is the repaving of residential streets at 85th Avenue (from SE 40th Street to 4200 block), and 89th and 90th Avenues (both from SE 40th Street to one block south). Original construction of these roads date to the late 1950's. All three received chip seals in 1987. Both 89th and 90th have significant areas of alligator cracking and their PCI ratings are "Failed"; 85th Avenue has a PCI of "Fair". The scope of work for these roads involves areas of pavement removal and patching followed by a 2" HMA overlay. The estimated construction cost for this work was \$258,040.

Schedule 'D' involves pavement repairs along North Mercer Way (an arterial) and along SE 68th/70th Street (a residential collector street). The North Mercer Way work is near Covenant Shores and will grind and repave three sunken areas of the westbound lane to provide a smoother ride. The patching on SE 68th/70th Street will repair numerous localized alligator cracking areas and minor root damage in advance of a chip seal planned for 2018. The current PCI of SE 68th/70th Street is "Fair"; the patching and chip seal will restore this roadway to a PCI of "Good". These above repairs, estimated to cost \$70,900, were combined into this contract for economy of scale. The costs associated with this schedule will be split between the Arterial Preservation Program and the Residential Street Improvement Program.

At completion of design work, the total estimated construction cost for all four work schedules was \$1,024,554.

BID RESULTS AND AWARD RECOMMENDATION

Three construction bids for the project were received and opened on June 1, 2017. The lowest responsible bid was received from Lakeridge Paving Company, in the amount of \$1,143,313, for Schedules 'A', 'B', 'C', and 'D'. Lakeridge Paving has a good history of completing projects within the time frame and to the satisfaction of the contracting agency. Lakeridge Paving has successfully completed numerous roadway resurfacing projects for the City in the past with no issues, including last year's Island Crest Way Resurfacing Phase 2 project, the 2014 Arterial and Residential Street Overlays, and the 2008 North Mercer Way Overlay. Additionally, review of the Labor and Industries (L&I) website confirms Lakeridge Paving is a contractor in good standing, with no license violations, outstanding lawsuits, or L&I tax debt. Staff's review of the bid submittals and reference checks, as required by State law and outlined in the bidding documents, confirms Staff's recommendation to award all four schedules of the 2017 Arterial and Residential Street Overlays project to Lakeridge Paving Company as the lowest responsible bidder. The bid results for the project are shown in the following table.

2017 ARTERIAL AND RESIDENTIAL STREET OVERLAYS CONSTRUCTION BID RESULTS				
	Engineer's Estimate	Lakeridge Paving Co.	ICON Materials	Watson Asphalt Paving
Schedule A - WMW Arterial Overlay	\$140,829.00	\$192,235.00	\$216,574.00	\$216,686.00
Schedule B - South Residential Overlay	\$554,785.00	\$584,040.00	\$523,515.00	\$582,710.00
Schedule C - North Residential Overlay	\$258,040.00	\$291,413.00	\$341,624.00	\$334,780.00
Schedule D - Pavement Repairs	\$70,900.00	\$75,625.00	\$106,560.00	\$118,610.00
Total Bid Amount	\$1,024,554.00	\$1,143,313.00	\$1,188,273.00	\$1,252,786.00

Adding amounts to each schedule for construction contingency, design, inspection services, contract administration, and 1% for the Arts brings the project's total estimated cost to \$1,377,211. Construction contingency for City street projects has been reduced to 8% in recent years (from 10%), based on actual project contingency costs ranging from 3% to 7%. The table below summarizes the overall project costs and available budget amounts.

To cover the higher cost of the West Mercer Way Preservation Overlay, additional funding of \$95,000 will be reallocated from the existing Arterial Preservation Program, within the 2017-2018 Biennial Budget.

2017 ARTERIAL AND RESIDENTIAL OVERLAYS PROJECT BUDGET				
Description	Arterial Overlay	Residential Overlays	Pavement Repairs	TOTAL
Construction Contract				Award to Lakeridge Paving
Schedule A - WMW Arterial Overlay	\$192,235			\$192,235
Schedule B - South Residential Overlays		\$584,040		\$584,040
Schedule C - North Residential Overlays		\$291,413		\$291,413
Schedule D - Pavement Repairs		\$47,295	\$28,330	\$75,625
Total Construction Contract	\$192,235	\$922,748	\$28,330	\$1,143,313
Construction Contingency @ 8%	\$15,379	\$73,820	\$2,266	\$91,465
Project Design	\$19,000	\$33,000	\$1,000	\$53,000
Inspection Services	\$10,000	\$30,000	\$1,500	\$41,500
Contract Administration / Project Management	\$8,000	\$27,000	\$1,500	\$36,500
1% for the Arts	\$1,922	\$9,227	\$283	\$11,433
Total Project Budget	\$246,536	\$1,095,795	\$34,880	\$1,377,211
2017-2018 Budget - WMW Preservation Overlay	\$152,000			\$152,000
2017-2018 Budget - Residential Streets		\$1,352,000		\$1,352,000
2017-2018 Budget - Arterial Preservation	\$95,000		\$45,000	\$140,000
Total Budget Available for Project	\$247,000	\$1,352,000	\$45,000	\$1,644,000
Budget Remaining	\$464	\$256,205	\$10,120	\$266,789

Construction activities on the 2017 Arterial and Residential Street Overlays contract are tentatively scheduled to begin in mid-July. Work on West Mercer Way will be scheduled to avoid Seafair week. All work on the project should be completed by mid-October. Staff will be sending letters out this week to all residents living on the streets affected by the paving, explaining to them the scope of the work, the tentative construction schedule, and providing Staff contact information. Notification signage will be installed a week prior to the start of major roadway work. Staff will also be posting periodic project updates to MI Weekly.

RECOMMENDATION

Street Engineer

MOVE TO: Award Schedules 'A', 'B', 'C', and 'D' of the 2017 Arterial and Residential Street Overlays project to Lakeridge Paving Company in the amount of \$1,413,313. Set the total project budget to \$1,377,211 and direct the City Manager to execute the contract.

CITY OF MERCER ISLAND KING COUNTY WASHINGTON



2017 ARTERIAL AND RESIDENTIAL STREET OVERLAYS

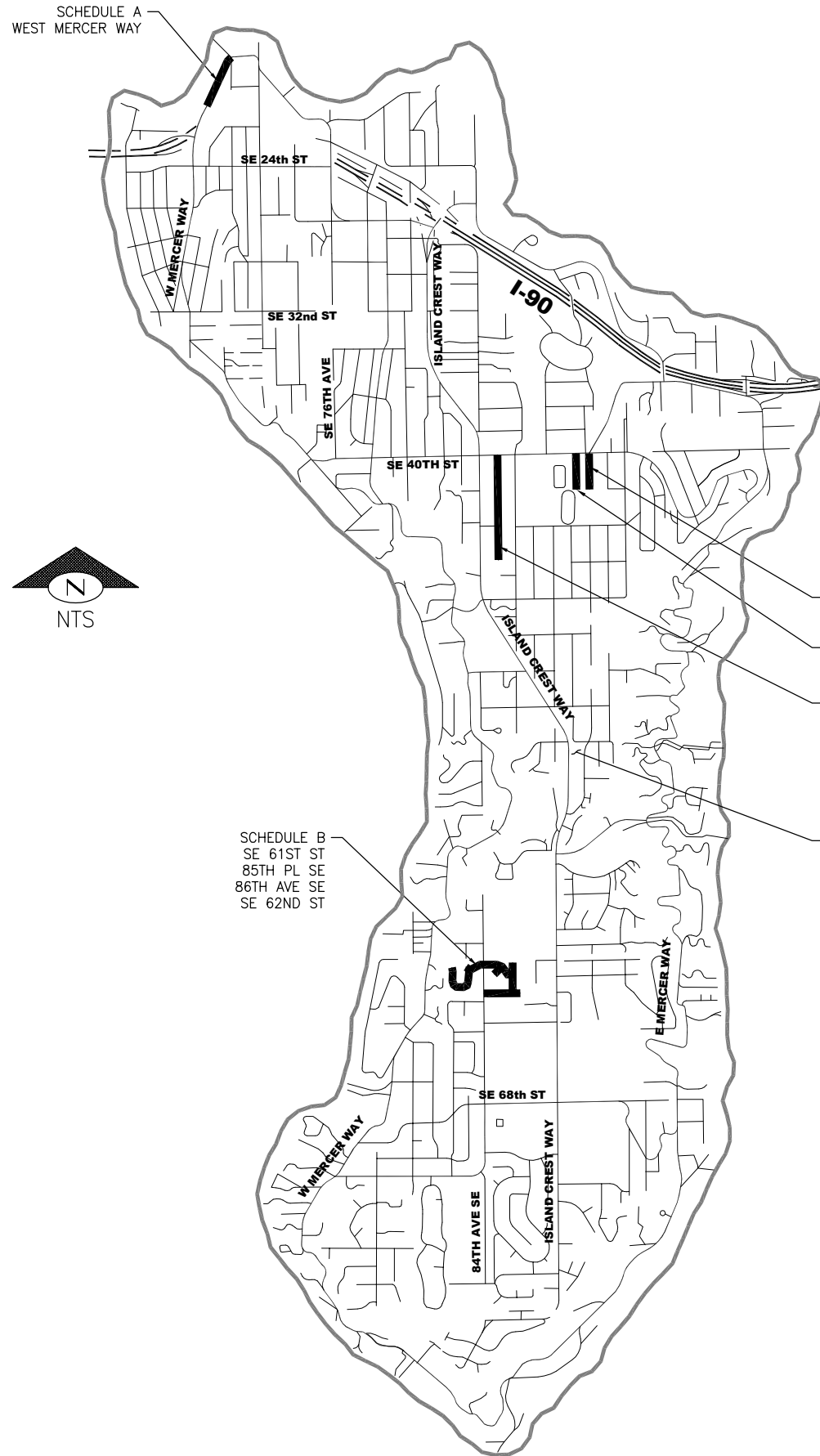
PROJECT NUMBERS: WR717R (WEST MERCER WAY)
WR101R (RESIDENTIAL STREETS)
WR110R (PAVEMENT REPAIRS)

MAY 2017

BID DOCUMENT

SHEET INDEX

1	COVER
2	NOTES, LEGEND, AND QUANTITIES
3	TYPICAL SECTIONS
4-5	SCHEDULE A - WEST MERCER WAY ARTERIAL OVERLAY
6-10	SCHEDULE B - SOUTH RESIDENTIAL STREET OVERLAYS
11-14	SCHEDULE C - NORTH RESIDENTIAL STREET OVERLAYS
15	SCHEDULE D - PAVEMENT REPAIRS
16-17	DETAILS



SCHEDULE B
SE 61ST ST
85TH PL SE
86TH AVE SE
SE 62ND ST

SCHEDULE C
90TH AVE SE
89TH AVE SE
85TH AVE SE

SCHEDULE D
VARIOUS LOCATIONS



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

**AB 5295
June 19, 2017
Consent Calendar**

**ADOPTION OF THE 2018-2023
TRANSPORTATION IMPROVEMENT PROGRAM**

Proposed Council Action:

Adopt 2018-2023 Transportation Improvement Program

DEPARTMENT OF	Development Services Group (Patrick Yamashita)
COUNCIL LIAISON	n/a
EXHIBITS	1. Detail of Expenditures & Street Fund Balance 2. Summary of Comments from the PTA and PTSA
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

BACKGROUND

The Six-Year Transportation Improvement Program (TIP) is a planning tool used to identify specific projects that work together to maintain, preserve and maximize use of the existing roadway and trail systems. RCW 35.77.010 requires cities to formally adopt a TIP annually.

COUNCIL DIRECTION TO STAFF

On May 15, 2017 (AB 5294), the City Council held a public hearing and reviewed the draft TIP following a presentation by staff. The City Council did not request any changes to the TIP. Exhibit 1 reflects the TIP as proposed in AB 5294 with no modifications. However, the City Council directed staff to seek feedback from Neighbors in Motion (NIM) regarding their opinion on pedestrian and bicycle facilities. NIM is a group of Mercer Island residents who support and advocate on behalf of Mercer Island cyclists and pedestrians to improve bicycle and pedestrian safety on the Island. The feedback was specific to the following question:

What is NIM's priority between new bicycle facilities on SE 40th Street east of Island Crest Way (project C2) and more paved shoulders on the Mercer Ways?

Neighbors in Motion response: We discussed over the weekend and think the higher priority is the SE 40th work. As we discussed after the way finding meeting on Thursday, the presence of children/high traffic and multiple destination points (school, churches, pool, boys and girls club) means that it is important we have great facility improvements (sidewalks/bike lane/sharrows) that will make it safer for students, cyclists and drivers. It will also serve to link two sections of bike/ped trail which moves us further along the path of a continuous North/South route. The Mercers continue to be important, but

there are projects in place for that (albeit---slow). Between the two we believe the SE 40th Corridor is the more important.

COMMENTS FROM PTA AND PTSA

During the public comment period, the Lakeridge Elementary PTA General Membership and the Islander Middle School PTSA Board of Directors each submitted a letter to staff with a list of comments. On April 18, staff met with representatives from the PTA and PTSA near Islander Middle School to discuss their concerns in person. Staff had a series of discussions with representatives from the Mercer Island School District and have implemented several pedestrian safety improvements. Additional improvements are scheduled to be completed during the 2017 summer break and other improvements will be evaluated further. See Exhibit 2 for a list of the PTA and PTSA comments and how each were addressed.

RECOMMENDATION

City Engineer

MOVE TO: Adopt the 2018-2023 Transportation Improvement Program as reflected in Exhibit 1 to AB 5295.

SIX-YEAR TRANSPORTATION PROGRAM

Detail of Expenditures for 2018 - 2023

	PROJECTS	STATUS	COMMENTS	2018	2019	2020	2021	2022	2023
A.	Residential Streets Preservation Program								
1	Residential Street Resurfacing		Project includes HMA overlays and seal coats	789,000	880,593	563,579	952,449	609,568	1,030,169
	Sub-total Residential Street Preservation Program			\$789,000	\$880,593	\$563,579	\$952,449	\$609,568	\$1,030,169
B.	Town Center Street Improvements								
1	Town Center Streets - North					531,174			
2	Town Center Streets - South					493,132			
	Sub-total Town Center Street Reconstruction			\$0	\$0	\$1,024,306	\$0	\$0	\$0
C.	Arterial Streets Improvements								
1	Arterial Preservation Program			70,000	70,000	70,000	70,000	70,000	70,000
2	SE 40th St Corridor (ICW - 88th Ave SE)	Modified	Removed right turn lane; Added East bound bike lane; \$90K Design in 2017	780,162					
3	Island Crest Way (3100 Block - SE 27th St)	Modified	Deferred 1 year to 2018	390,000					
4	78th Ave SE (SE 34th St - SE 39th St)	New	Chip seal	67,060					
5	SE 53rd Place (ICW - EMW)		Chip seal (no PBF improvement); Revised cost estimate	106,375					
6	East Mercer Way (SE 70th Pl - WMW)		Chip seal; Revised cost estimate	297,565					
7	East Mercer Way (SE 44th St - SE 70th Pl)		HMA overlay in two Phases. Includes approximately \$100K in PBF reinvestment		695,474		752,200		
8	SE 40th St (76th Ave SE - 78th Ave SE)		New curb on North side and rebuild roadway		327,928				
9	North Mercer Way (7450 - 76th Ave SE)	New	Grind and HMA overlay		155,000				
10	SE 68th St and SE 70th Pl (ICW - EMW)		HMA overlay			525,000			
11	North Mercer Way (7450 - Roanoke)	New	Chip seal				133,000		
12	West Mercer Way (SE 72nd St - East Mercer Way)	New	Chip seal				283,000		
13	Gallagher Hill Road (SE 36th St - SE 40th St)		HMA overlay. Will be done in conjunction with PBF project D8					532,400	
14	SE 36th St (Gallagher - EMW)	New	Grind and HMA overlay						843,300
	Sub-total Arterial Street Improvements			\$1,711,163	\$1,248,401	\$595,000	\$1,238,201	\$602,400	\$913,300
D.	Pedestrian and Bicycle Facilities (PBF) - New Facilities								
1	PBF Plan Implementation			45,000	45,000	45,000	45,000	45,000	45,000
2	ADA Compliance Plan Implementation	New			75,000		75,000		75,000
3	Aubrey Davis Park Regional Multiuse Corridor Plan	Modified	State Transportation Budget does not include funding for this project in 2017	150,000					
4	Way Finding Sign Program Implementation	New	Phase 1 - Trail Signage; Staff will pursue grant funding		30,000				
5	East Mercer Way Roadside Shoulders - Phase 1 I		Clarke Beach to Avalon Drive					465,400	
6	West Mercer Way Roadside Shoulders - Phase 2	New	7400 block to SE 70th St			351,000			
7	Crosswalk Improvement (SE 36th St and NMW)		RRFB. Refuge Island and Rechannelization		65,000				
8	Gallagher Hill Sidewalk Improvement (SE 36th St - SE 40th St)		Sidewalk Improvements. Will be done in conjunction with overlay project C13					444,815	
	Sub-total Pedestrian & Bicycle (PBF) - New Facilities			\$195,000	\$215,000	\$396,000	\$120,000	\$955,214	\$120,000
E.	Other Transportation Projects								
1	Pavement Marking Replacement			77,000	75,125	78,130	81,255	84,506	87,886
2	ROW - Tree Maintenance			137,834	140,590	143,401	146,270	149,195	152,179
3	ROW - Tree Assessment Plan		New program in 2017 to provide a tree condition survey in ROW on Mercer Ways	50,000	51,750	53,561	55,436	57,376	59,384
	Sub-total Other Transportation Projects			\$264,835	\$267,465	\$275,093	\$282,961	\$291,077	\$299,449
F.	Other Transportation Activities and Management								
1	Transportation Management Expenses		Staff/management costs not directly associated with construction projects	192,766	202,403	212,523	223,150	234,307	246,022
2	Transportation Engineering		Includes Transportation Engineer, Engineering Services and Spot Repairs	190,528	200,054	210,057	220,560	231,588	243,167
3	Metro Transit Shuttle Service		Council voted to add Metro Shuttle Service in Apr 2015 (AB5058)	80,000	80,000	80,000	80,000	80,000	80,000
4	DSG - Right of Way Inspections			32,710	34,346	36,063	37,866	39,759	41,747
5	Mobile Asset Data Collection and Technology Projects		Pavement Condition and Sign Inventory (3 yr cycle)		84,000			84,000	
	Sub-total Other Transportation Activities & Management			\$496,004	\$600,803	\$538,643	\$561,576	\$669,654	\$610,937
	TOTAL PROJECT COSTS			\$3,456,002	\$3,212,262	\$3,392,621	\$3,155,186	\$3,127,913	\$2,973,855
G.	Unfunded Projects								
1	East Link Mitigation Projects		UNFUNDED. Mitigation by Sound Transit prior to Light Rail Station operation		TBD	TBD	TBD	TBD	
2	SRTS - Madrona Crest (86th Ave.-SE 36th to 39th) Ph 2		UNFUNDED until need for impvt is confirmed after Northwood opens		340,000				
3	SRTS - 92nd Ave SE (SE 40th to 41st)		UNFUNDED until need for impvt is confirmed after Northwood opens		200,000				
	Sub-total Unfunded Projects			N/A	N/A	N/A	N/A	N/A	N/A

SIX-YEAR TRANSPORTATION PROGRAM

Street Fund Balance

2018 - 2023

RESOURCES	COMMENTS	2018	2019	2020	2021	2022	2023
Beginning Fund Balance		\$ 3,573,015	\$ 2,723,013	\$ 2,193,250	\$ 1,505,629	\$ 1,099,943	\$ 780,031
Revenues							
Real Estate Excise Tax		1,642,000	1,703,500	1,768,000	1,834,500	1,904,000	1,976,000
Fuel Tax		500,000	487,000	475,000	463,000	452,000	440,000
MI Transportation Benefit District	<i>Ordinance 14C-11 (Oct 2014)</i>	350,000	350,000	350,000	350,000	350,000	350,000
Transportation Impact Fees	<i>Ordinance 16C-01 (Jan 2016)</i>	50,000	40,000	40,000	30,000	30,000	40,000
City of Seattle	<i>Metro Transit Shuttle Service</i>	40,000	40,000	40,000	40,000	40,000	40,000
State Shared - Multimodal Transportation	<i>ESSB 5987 (July 2015)</i>	24,000	32,000	32,000	32,000	32,000	32,000
Grant - Way Finding Sign Program		-	30,000	-	-	-	-
Total Revenues		\$ 2,606,000	\$ 2,682,500	\$ 2,705,000	\$ 2,749,500	\$ 2,808,000	\$ 2,878,000

EXPENDITURES	COMMENTS	2018	2019	2020	2021	2022	2023
A. Residential Streets Preservation Program		789,000	\$880,593	\$563,579	\$952,449	\$609,568	\$1,030,169
B. Town Center Street Reconstruction		-	-	1,024,306	-	-	-
C. Arterial Street Improvements		1,711,163	1,248,401	595,000	1,238,201	602,400	913,300
D. Pedestrian & Bicycle Facilities - New Facilities		195,000	215,000	396,000	120,000	955,214	120,000
E. Other Transportation Projects		264,835	267,465	275,093	282,961	291,077	299,449
F. Other Transportation Activities and Management		496,004	600,803	538,643	561,576	669,654	610,937
Total Expenditures		\$ 3,456,002	\$ 3,212,262	\$ 3,392,621	\$ 3,155,186	\$ 3,127,913	\$ 2,973,855
Ending Fund Balance (excluding reserves)		\$ 2,723,013	\$ 2,193,250	\$ 1,505,629	\$ 1,099,943	\$ 780,031	\$ 684,175

FUND RESERVES AND DESIGNATIONS	COMMENTS	2018	2019	2020	2021	2022	2023
Working Capital Reserve		200,000	200,000	200,000	200,000	200,000	200,000
Impact Fees Collected	Project(s) TBD	150,466	190,466	230,466	260,466	290,466	330,466
Designated - TC Streets North Paving (BI in 2020)		99,684	99,684	99,684			
Ending Fund Balance (available)		\$ 2,272,863	\$ 1,703,100	\$ 975,479	\$ 639,477	\$ 289,565	\$ 153,709

UNFUNDED	COMMENTS	2018	2019	2020	2021	2022	2023
East Link Mitigation Projects			TBD	TBD	TBD	TBD	
Safe Routes to School - Madrona Crest Phase 2			340,000				
Safe Routes to School - 92nd Ave			200,000				

Summary of Comments from the Lakeridge PTA and Islander Middle School PTSA

1. Improve fencing near 84th Ave SE Islander Middle School Crosswalk and Parent Drop-off Loop

- Staff collaborated with the Mercer Island School district (MISD) to remove the split rail wood fence and replace it with a chain link fence. The work was completed in mid-May.

2. Review pedestrian and traffic safety at 84th Ave SE and SE 72nd St

- Staff communicated closely with the MISD Transportation Director, David Bynum, regarding intersections in this corridor. MISD has indicated that the intersection of 82nd Ave SE (not 84th Ave SE) and SE 72nd St is the preferred “safe walk route” location for students to cross. The sole IMS crossing guard/flagger is stationed at 82nd Ave SE and SE 72nd St.
 - MISD will further assess the need for a second crossing guard/flagger to be stationed at 84th Ave SE and SE 72nd St.
- Staff cleared vegetation to improve sight lines and will be making additional sight line improvements at this intersection.
- Installing a crosswalk across the SE 72nd St Curve at this intersection is not recommended by both City engineering staff and MISD transportation staff, due to limited sight lines along the curve. This was emphasized during the field visit.

3. Review pedestrian and traffic safety at 82nd Ave SE and SE 71st St

- Currently this location does not warrant to be a full stop controlled intersection.
- Staff will trim back vegetation on the NW corner and SE corner of the intersection to improve sight lines.

4. Review bike and pedestrian safety on 84th Ave SE (between SE 68th St and SE 72nd St)

- East side of 84th Ave SE (between SE 72nd St and SE 71st St): Staff widened the walking path by laying gravel on the back side of the sidewalk.
 - The City will consider widening the width to 6 feet when this sidewalk becomes in need of replacement in the future.
- East side of 84th Ave SE (between SE 71st St and SE 68th St): The slopes at the back of the sidewalk are too steep to practically place gravel to widen the walking path. Sight lines at the intersections along this walkway are adequate.
- West side of 84th Ave SE (between SE 71st St and SE 68th St): Staff will trim bushes/vegetation one foot from the back of sidewalk to improve pedestrian flow and improve sight lines at driveways. This vegetation has typically been planted by property owners within the public right-of-way.
- Intersection of 84th Ave SE and SE 68th St: Staff will gather more data to determine if the northbound to eastbound right turn warrants a change from a yield to a stop.
- Staff Comment: Additional signage improvements will be made within this corridor.

5. Widen entrance and reduce berm during renovation of South Mercer Playground

- Staff will coordinate with MISD to conduct improvements.
- Vegetation was cleared to significantly improve sight lines along the playfield entrance earlier this year.

6. Safety improvements and traffic calming on Island Crest Way (SE 68th St to SE 78th St)

- Staff has been coordinating with the MISD and the Police Department to make improvements to this area, which will include:
 - Clearing vegetation at specific locations to improve sight lines.
 - Refreshing gravel shoulders to improve access to school buses.
 - Refreshing worn out pavement marking.
 - Installing a crosswalk across Island Crest Way at SE 72nd Pl.
 - Installing a mobile Speed Limit Radar Sign (courtesy of MIPD)

Staff will continue to work with the PTA/PTSA and the MISD to address concerns and coordinate improvements.



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

**AB 5316
June 19, 2017
Regular Business**

**PUBLIC HEARING ON FREEMAN AVENUE
STREET VACATION**

Proposed Council Action:

Conduct public hearing and adopt Ordinance No. 17-16 granting the street vacation.

DEPARTMENT OF

Public Works (Jason Kintner)

COUNCIL LIAISON

n/a

EXHIBITS

1. Resolution No. 1529
2. Proposed Ordinance No. 17-16
3. Mercer Island Inventory of all Rights-of-Way Abutting Lake Washington
4. Freeman Avenue ROW Suitability Study
5. Freeman Avenue Appraisal & Executive Summary

2017-2018 CITY COUNCIL GOAL

n/a

APPROVED BY CITY MANAGER

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

SUMMARY

A street vacation is the termination of the public interest in a right-of-way; it extinguishes the easement for public travel that is represented by the right-of-way. Street vacations are governed by chapter 35.79 RCW and Mercer Island City Code ("MICC") 19.09.070. On May 15, 2017, the Mercer Island City Council passed Resolution No. 1529 (Exhibit 1), initiating proceedings for the vacation of a portion of Freeman Avenue SE.

On June 7, 2017, the Mercer Island Planning Commission conducted a public hearing (ZTR17-005) and unanimously approved the recommendation to vacate a portion of Freeman Avenue. No public comment was made during the public hearing, and to date, the City has received no letters of objection to the proposed street vacation.

Pertinent to RCW 35.79 and MICC 19.09.070, a public hearing is required prior to vacating the right-of-way. The public hearing will be conducted at the June 19, 2017 City Council meeting. Following the public hearing, the Council will consider Ordinance No. 17-16 (Exhibit 2), vacating a portion of Freeman Avenue SE, for adoption.

BACKGROUND

On February 24, 2016, the City discovered a landslide on Freeman Avenue, which compromised the road and hillside. The roadway includes City right-of-way that services five abutting properties and a private road, which serves two abutting properties. Freeman Avenue is also home to a City sewer pump station, storm

water infrastructure and Freeman Landing. Zoned as public right-of-way, Freeman Landing is an undeveloped street end below the roadway. City staff has historically used the right-of-way and a portion of the abutting private properties to access the sewer pump station. Given the topography of the site, access to the pump station is severely limited; slopes are estimated to be 35% or greater. In addition, Freeman Avenue is located near a geologic fault line and has historically been prone to landslides.

The damaged portion of the roadway is located on both City right-of-way and private property. Vacating a portion of Freeman Avenue, while retaining easements for City infrastructure, allows for a resolution that is beneficial to all parties involved. Through private agreement, vehicular access will be maintained to all impacted properties. Private repairs to the hillside and damaged roadway can be completed at a significantly lower cost than if the City managed the project, which would require compliance with all Washington State public bidding requirements, City standards for public transportation construction, and Washington State Department of Transportation Manual Specifications, adding significant time and cost to the project.

PROPOSED STREET VACATION

In accordance with MICC 19.09.07, staff has completed the inventory of all rights-of-way (Exhibit 3) and the study for suitable uses (Exhibit 4). As a condition of the vacation, the property owners abutting the proposed vacation area are required to pay fair market value as determined by a property appraisal. The appraised value must be based on the highest and best use, considering easements and other public rights. The proposed vacation area (approximately 10,174 square feet) has been appraised by Valbridge Property Advisors/Allen Brackett Shedd with a value determination of \$450,000 (Exhibit 5).

As noted, the landslide damaged both existing City right-of-way and private property. Estimated costs to the abutting property owners (privately managed repair) to stabilize the hillside and restore the roadway within the city right-of-way is \$106,609. The abutting property owners have requested a deduction in the fair market value for the cost of repairs, which will be completed within the area that is to be vacated. The City will acquire additional ingress/egress easements for use of the abutting property owner's staircase, providing immediate and direct land access to the sewer pump station.

Additionally, the vacation of Freeman Avenue and the second class tidelands will result in the abutting property owner having two docks on the property. Per MICC 19.07.110(E)(4), only one noncommercial moorage facility is authorized per upland residential waterfront lot. Thus, the removal of the City's dock which was used for access to the sewer pump station is required. Estimated costs for permitting and removal of this dock is \$13,500. A subsequent request has been received from the abutting property owner to deduct these costs from the fair market value. At the City's request, the abutting property owner has granted an easement for ingress/egress for use of the existing private dock. This easement will ensure the City waterfront access to the sewer pump station.

Following the public hearing on June 19, all legal requirements for granting this street vacation have been met. Vacating a portion of Freeman Avenue, while retaining all easements for City utility infrastructure satisfies City maintenance needs and allows for a resolution that is beneficial to all parties involved. Staff recommends approving the street vacation, including the deductions of \$106,609 for the road repair and \$13,500 for the removal of the dock. In total, \$329,891 in revenue will be generated from the vacation of a portion of Freeman Avenue, which will be deposited in the Capital Improvement Fund and be used in accordance with RCW 35.79.035(3).

RECOMMENDATION

Public Works Director

MOVE TO: Adopt Ordinance No. 17-16 vacating a portion of Freeman Avenue SE in the City of Mercer Island, Washington.

**CITY OF MERCER ISLAND
RESOLUTION NO. 1529**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON
INITIATING PROCEEDINGS FOR THE VACATION OF A PORTION OF
FREEMAN AVE SE AND FIXING A TIME FOR A PUBLIC HEARING**

WHEREAS, the City Council has determined that it is in the public interest to initiate vacation proceedings for the vacation of a portion of Freeman Avenue Southeast, situated within the City of Mercer Island, King County, and legally described as follows:

THAT PORTION OF FREEMAN AVENUE ACCORDING TO THE REPLAT OF ISLAND PARK, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9, BLOCK B OF SAID REPLAT, THENCE S.49°03'00"W., 250.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 9 TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY LINE S.40°57'00"E., 60.00 FEET TO THE EASTERLY LINE OF FREEMAN AVENUE.

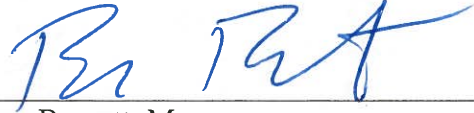
TOGETHER WITH THE SECOND CLASS TIDELANDS ADJOINING.

NOW, THEREFORE, BE IT RESOLVED BY THE MERCER ISLAND CITY COUNCIL AS FOLLOWS:

1. That having found it to be in the public interest, the City Council hereby initiates vacation proceedings under the provisions of Chapter 35.79 RCW and MICC 19.09.070 to vacate the above described portion of Freeman Avenue Southeast;
2. That the Planning Commission shall hold a public hearing, review the proposed street vacation and make a recommendation to the City Council pursuant to Chapters 19.09 and 19.15 of the Mercer Island City Code; and
3. That a public hearing shall be held on the proposed street vacation, before the City Council, at 7:00 PM on June 19, 2017, at the City Council Chambers located at 9611 SE 36th Street, Mercer Island, Washington, 98040.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AT ITS REGULAR MEETING ON THE 15TH DAY OF MAY, 2017.

CITY OF MERCER ISLAND



Bruce Bassett, Mayor

ATTEST:



Allison Spietz, City Clerk

**CITY OF MERCER ISLAND
ORDINANCE NO. 17-16**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND VACATING A
PORTION OF FREEMAN AVENUE SE IN THE CITY OF MERCER
ISLAND, WASHINGTON, SETTING CONDITIONS FOR THE
VACATION, AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City self-initiated street vacation proceedings for approximately 10,174 square feet of Freeman Avenue Southeast in the replat of Island Park, situated within the City of Mercer Island, King County, Washington; and,

WHEREAS, Resolution 1529 of the Mercer Island City Council was adopted on May 15, 2017, fixing June 7, 2017 with the Planning Commission and fixing June 19, 2017 with the City Council as the dates for the public hearings on said proposed vacation; and,

WHEREAS, notice of public hearing and the passage of Resolution 1529 was given by posting and mailing in accordance with RCW 35.79.020 and all the necessary procedural steps have been taken; and,

WHEREAS, the matter was referred to the Mercer Island Planning Commission and they have unanimously recommended approval of the said street vacation to the City Council; and,

WHEREAS, a public hearing was held on June 19, 2017 before the City Council, at which time the vacation was approved and preparation of an Ordinance was directed;

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

Section 1: The following described portion of Freeman Avenue SE in the replat of Island Park within the City of Mercer Island, King County, Washington is hereby vacated as set forth in RCW 35.79.040 to the abutting property owners, one -half to each, provided that the conditions in Sections 2, 3, 4 and 5 of this Ordinance are met within 90 days of the effective date:

THAT PORTION OF FREEMAN AVENUE ACCORDING TO THE REPLAT OF ISLAND PARK, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9, BLOCK B OF SAID REPLAT, THENCE S.49°03'00"W., 250.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 9 TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY LINE S.40°57'00"E., 60.00 FEET TO THE EASTERLY LINE OF FREEMAN AVENUE.

TOGETHER WITH THE SECOND CLASS TIDELANDS ADJOINING

Section 2: Fair market value in the amount of Three Hundred Twenty Nine Thousand Eight Hundred Ninety One Dollars (\$329,891.00) shall be paid to the City of Mercer Island by the abutting property owners.

Section 3: At least one of the abutting properties of the portion of Freeman Avenue described in Section 1 shall: (1) assume the responsibility to legally remove and dispose the City’s dock on the aforementioned portion of Freeman Avenue, (2) grant an ingress and egress easement to the City over and across abutting owner’s property to access City utilities on the aforementioned portion of Freeman Avenue, and (3) grant an easement to the City to use any dock serving abutting owner’s property to access City utilities on the aforementioned portion of Freeman Avenue.

Section 4: Pursuant to RCW 35.79.030, easements to ingress and egress, construct, operate, maintain, repair, replace and expand City utilities on the portion of Freeman Avenue described in Section 1 are hereby reserved by the City.

Section 5: Abutting properties of the portion of Freeman Avenue described in Section 1 shall ensure that as a result of the vacation (1) no parcel shall be rendered without access; and (2) utility services shall not be unreasonably restricted.

Section 6: The City Clerk shall record a certified copy of this Ordinance with the office of the auditor of King County only after the conditions set forth in Sections 2, 3, 4 and 5 of this Ordinance are met to the satisfaction of the City Attorney, and provided that they are met within 90 days of the effective date.

Section 7: **Effective Date.** This Ordinance shall take effect and be in force on 5 days after its passage and publication of 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:

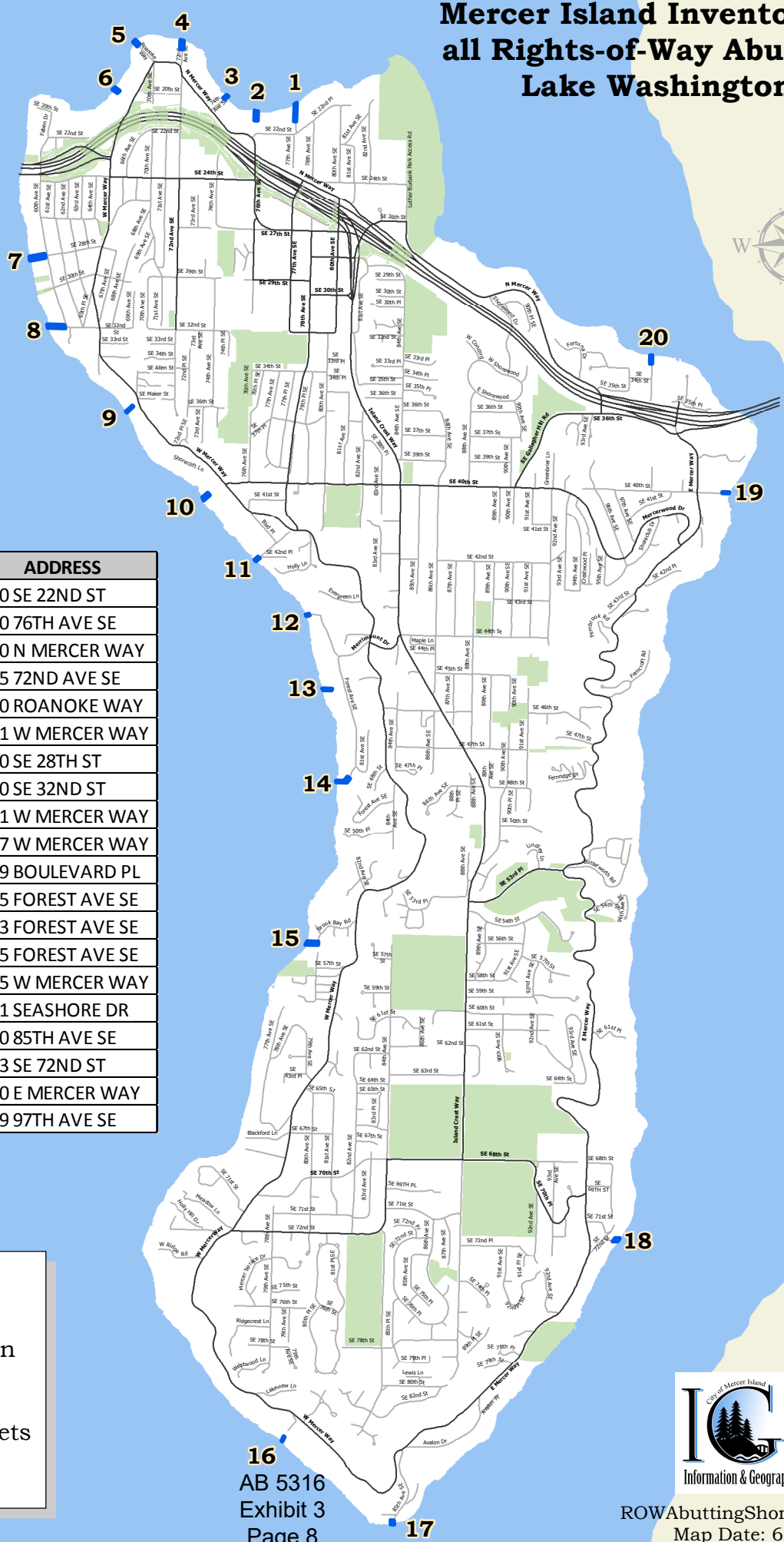
ATTEST:

Kari Sand, City Attorney

Allison Spietz, City Clerk

Date of Publication: _____

Mercer Island Inventory of all Rights-of-Way Abutting Lake Washington



ID	ROW NAME	ADDRESS
1	77TH AVE SE LANDING	7700 SE 22ND ST
2	LINCOLN LANDING	2100 76TH AVE SE
3	74TH AVE SE LANDING	7290 N MERCER WAY
4	72ND AVE SE LANDING	1605 72ND AVE SE
5	ROANOKE LANDING	1600 ROANOKE WAY
6	SE 20TH ST LANDING	2001 W MERCER WAY
7	CALKINS LANDING	6000 SE 28TH ST
8	PROCTOR LANDING	5960 SE 32ND ST
9	SE 36TH ST LANDING	3601 W MERCER WAY
10	FREEMAN LANDING	3897 W MERCER WAY
11	FRANKLIN LANDING	4159 BOULEVARD PL
12	FOREST LANDING	4315 FOREST AVE SE
13	SE 45TH ST LANDING	4533 FOREST AVE SE
14	MILLER LANDING	4765 FOREST AVE SE
15	SE 56TH ST LANDING	5495 W MERCER WAY
16	SEASHORE LANDING	8381 SEASHORE DR
17	SOUTH POINT LANDING	8790 85TH AVE SE
18	SE 72ND ST LANDING	9603 SE 72ND ST
19	SE 40TH ST LANDING	4000 E MERCER WAY
20	FRUITLAND LANDING	3309 97TH AVE SE

Legend

- ROW Abutting Lake Washington
- Arterial Streets
- Residential Streets
- Parks



Freeman Avenue ROW Suitability Study



May 30, 2017

Prepared by
Robert W. Droll, Landscape Architect, PS

Freeman Avenue ROW Suitability Study

May 31, 2017

Acknowledgements

Mercer Island City Council

Mayor: Bruce Bassett

Deputy Mayor: Debbie Bertlin

Dan Grausz

Jeff Sanderson

Wendy Weiker

David Wisenteiner

Benson Wong

City of Mercer Island Public Works

Director: Jason Kintner

Prepared by

Robert W. Droll, Landscape Architect, PS

4405 7th Avenue SE Suite 203

Lacey, WA 98503

360.456.3813

Table of Contents

EXECUTIVE SUMMARY	4
SCOPE OF WORK	5
REQUIREMENTS OF RCW CHAPTER 35.79.035.....	6
DEFINITIONS OF POTENTIAL USES FOR VACATED PROPERTIES.....	7
<input type="checkbox"/> Port	
<input type="checkbox"/> Boat Moorage	
<input type="checkbox"/> Beach / Water Access	
<input type="checkbox"/> Park	
<input type="checkbox"/> Public View / Viewing	
<input type="checkbox"/> Recreation	
<input type="checkbox"/> Education	
SITE ASSESSMENT.....	12
<input type="checkbox"/> Property Description – size, zoning, existing land use, adjacent land use.	
<input type="checkbox"/> Topography and Slopes	
<input type="checkbox"/> Soils	
<input type="checkbox"/> Watershed and Drainage Patterns	
<input type="checkbox"/> Vegetation	
<input type="checkbox"/> Critical Areas – Slopes, Wetlands, Shoreline Buffers	
<input type="checkbox"/> Habitat	
<input type="checkbox"/> Traffic	
<input type="checkbox"/> Utilities	
<input type="checkbox"/> Site Access	
CONCLUSIONS	18
APPENDIX A – REFERENCES.....	22
List of Tables	
Table 1 – Descriptions of Potential Uses for Properties Abutting WA State Shorelines.....	7
List of Figures	
Figure 1 – Topographic Survey of Project Site Showing Slope Conditions	13
Figure 2 – Soils Map	14
Figure 3 – Utilities Map.....	16

Executive Summary

Need

The City of Mercer Island intends to vacate a portion of undeveloped Right-of-Way (ROW) platted as Freeman Avenue. Freeman Avenue is located on the west side of Mercer Island at the end of SE 40th Street. The upper ½ of the narrow (approximately 60 ft. wide) ROW provides access to four residential properties. The lower ½ of the ROW is currently designated an “Undeveloped Street End Park” by the City of Mercer Island Parks and Recreation Department. A city sanitary sewer lift station is located on the shoreline area. Steep and historically unstable slopes prevent direct access to the lower ½ of the ROW, access can only be made by crossing private property.

The Mercer Island City Code and RCW – Chapter 35.79.035 for vacating ROW’s abutting Lake Washington, requires all vacation procedures to prepare a study to determine if the ROW to be vacated is suitable for public use for any of the following purposes: port, boat moorage, launching sites, beach/water access, park, public view, recreation, or education.

In May of 2017, the City of Mercer Island authorized the Mercer Island Public Works to commission Robert W. Droll, Landscape Architect, PS (RWD) to perform the study and prepare this report.

Process

The process followed for the study involved a review of archival site information; a review of property, utility, and critical areas information available from city, state, and federal online sources; and an on-site inspection by RWD to observe first-hand the site conditions.

Specific site characteristics, existing planning documents, including the 2014-2019 Mercer Island Parks and Recreation Comp Plan, and online State and Federal databases for Fish and Wildlife, Wetlands, Critical Areas, were researched. The ROW was evaluated based upon the preferred characteristics for each potential use:

- Port
- Boat Moorage
- Beach/Water Access
- Park
- Public View/Viewing
- Recreation
- Education

Conclusions

The conclusion reached by this study is that the portion of the Freeman Avenue ROW to be vacated is incapable of meeting any of the uses listed in the Mercer Island City Code and RCW – Chapter 35.79.035. The site has numerous restrictions to development, such as the ROW’s size and location, surrounding land uses, steep and historically unstable slopes, inability to provide public access without crossing private property, presence of an above-ground 24 inch diameter stormwater collector pipe, a sanitary sewer pump station at the shoreline, lack of space for public parking, and the lack of emergency vehicle access. Anyone visiting the site would immediately understand how difficult and prohibitively expensive it would be to attempt to develop it for any of the uses described in RCW – Chapter 35.79.035.

City of Mercer Island Freeman Avenue Vacation Study

Scope of Work

The Scope of Work followed to develop this Report is as follows:

Site Visit

Visit site to review the existing conditions, assess the physical condition of the property, and to obtain a hands-on understanding of how the RCW requirements are impacted by the site.

Compile Site Data from Online Sources

Research local, state, and federal online property databases for site data including, but not limited to: parcel size and configuration, land use, location, topography, critical areas, existing site improvements, utilities (general location, not surveyed), views, beach and water access, beach condition, site access from West Mercer Way, parking, general surface conditions, handicap accessibility, and other existing conditions used to evaluate the site's suitability for use as a port, boat moorage, launching site (motorized and non-motorized), beach/water access, park, public view, recreation, or education.



Aerial View of the Project Site

Prepare Draft Site Suitability Report

Prepare a draft Site Suitability Report describing the Study's goal, existing site conditions, the evaluation process, and site's suitability for each of the following potential public uses described in the RCW and Mercer Island City Code: port, boat moorage, launching site (motorized and non-motorized), beach/water access, park, public view, recreation, or education.

Prepare Final Site Suitability Report

Prepare the final Site Suitability Report, incorporating comments provided by the Client.



View of entrance to Freeman Avenue off West Mercer Way

Requirements of RCW Chapter 35.79.035

Limitations on vacations of streets abutting bodies of water—Procedure.

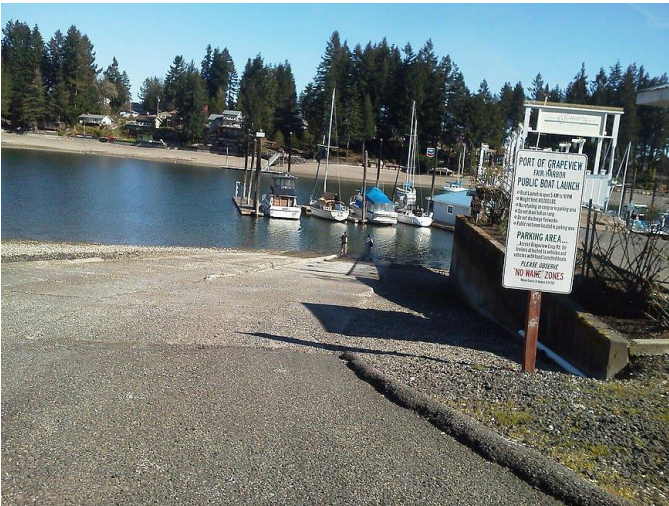
1. A city or town shall not vacate a street or alley if any portion of the street or alley abuts a body of fresh or salt water unless:
 - (a) The vacation is sought to enable the city or town to acquire the property for port purposes, beach or water access purposes, boat moorage or launching sites, park, public view, recreation, or educational purposes, or other public uses.
 - (b) The city or town, by resolution of its legislative authority, declares that the street or alley is not presently being used as a street or alley and that the street or alley is not suitable for any of the following purposes: Port, beach or water access, boat moorage, launching sites, park, public view, recreation, or education; or
 - (c) The vacation is sought to enable a city or town to implement a plan, adopted by resolution or ordinance, that provides comparable or improved public access to the same shoreline area to which the streets or alleys sought to be vacated abut, had the properties included in the plan not been vacated.
2. Before adopting a resolution vacating a street or alley under subsection (1)(b) of this section, the city or town shall:
 - (a) Compile an inventory of all rights-of-way within the city or town that abut the same body of water that is abutted by the street or alley sought to be vacated.
 - (b) Conduct a study to determine if the street or alley to be vacated is suitable for use by the city or town for any of the following purposes: Port, boat moorage, launching sites, beach or water access, park, public view, recreation, or education;
 - (c) Hold a public hearing on the proposed vacation in the manner required by this chapter, where in addition to the normal requirements for publishing notice, notice of the public hearing is posted conspicuously on the street or alley sought to be vacated, which posted notice indicates that the area is public access, it is proposed to be vacated, and that anyone objecting to the proposed vacation should attend the public hearing or send a letter to a particular official indicating his or her objection; and
 - (d) Make a finding that the street or alley sought to be vacated is not suitable for any of the purposes listed under (b) of this subsection, and that the vacation is in the public interest.
3. No vacation shall be effective until the fair market value has been paid for the street or alley that is vacated. Moneys received from the vacation may be used by the city or town only for acquiring additional beach or water access, acquiring additional public view sites to a body of water, or acquiring additional moorage or launching sites.

Definitions and Descriptions of the Potential Uses of the Property to Be Vacated



Although the RCW Chapter 35.79.035 lists the seven potential uses to be evaluated before public property can be considered for vacation, this study found no clear definition in either RCW or the Washington Amended Code (WAC) for any of those uses, nor any standard by which those uses are to be evaluated.



In the absence of any codified descriptions and standards, RWD used the best available information combined from the WAC, RCW, and the Mercer Island Parks and Recreation Comp Plan (2014) to develop a reasonable and justifiable description as a method for establishing the requirements for each potential use.

Table 1 – Descriptions of Potential Uses for Properties Abutting Washington State Shorelines

RCW Described Use	Use Description
<p>Port</p>  <p><i>Port of Grapeview Public Landing</i></p>	<p>A port is a location on a coast or shore containing one or more harbors where ships can dock and transfer people or cargo to or from land. Port locations are selected to optimize access to land and navigable water, for commercial demand, and for shelter from wind and waves.</p> <p>RCW 53.04.010 Port districts authorized—Purposes—Powers—Public hearing. (1) Port districts are hereby authorized to be established in the various counties of the state for the purposes of acquisition, construction, maintenance, operation, development and regulation within the district of harbor improvements, rail or motor vehicle transfer and terminal facilities, water transfer and terminal facilities, air transfer and terminal facilities, or any combination of such transfer and terminal facilities, and other commercial transportation, transfer, handling, storage and terminal facilities, and industrial improvements.</p>

City of Mercer Island Freeman Avenue Vacation Study

RCW Described Use	Use Description
<p>Boat Moorage</p>  <p><i>Example of a Boat Moorage Facility</i></p>	<p>RCW 53.08.310 Moorage facilities—Definitions. Unless the context clearly requires otherwise, the definitions in this section apply throughout this section, RCW 53.08.480, and 53.08.320. (1) "Moorage facility" means any properties or facilities owned or operated by a moorage facility operator which are capable of use for the moorage or storage of vessels.</p>
<p>Beach, Water Access</p>  <p><i>Example of Signage for Public Beach Access</i></p>	<p>RCW 90.58.020 Legislative findings—State policy enunciated—Use preference. In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state.</p>

RCW Described Use	Use Description
<p>Park</p>  <p><i>Proctor Landing Street End Park, Mercer Island, WA</i></p>	<p>RCW 90.58.020 Legislative findings—State policy enunciated—Use preference. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state.</p>
<p>Views/Viewing</p>  <p><i>View from Fruitland Landing, Mercer Island, WA</i></p>	<p>WAC 173-26-221(4) Public access.</p> <p>(a) Applicability. Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Public access provisions below apply to all shorelines of the state unless stated otherwise.</p> <p>(iii) To the greatest extent feasible consistent with the overall best interest of the state and the people generally, protect the public's opportunity to enjoy the physical and aesthetic qualities of shorelines of the state, including views of the water.</p>

City of Mercer Island Freeman Avenue Vacation Study


RCW Described Use	Use Description
<p>Recreation</p>  <p><i>Groveland Beach Park, Mercer Island, WA</i></p>	<p>Description of Parks Lands for Recreation On Mercer Island</p> <p>Park lands on Mercer Island offer a wide range of active and passive recreational opportunities. From waterfront parks to sports fields to tranquil hiking trails, the outdoor-minded Islander has plenty to choose from.</p> <p>Mercer Island defines "Park" as "all city parks, public squares, public drives, parkways, boulevards, golf courses, park museums, pools, bathing beaches and play and recreation grounds under the management and control of the park and recreation department". (Ord. A-91§ 1, 1991)</p>



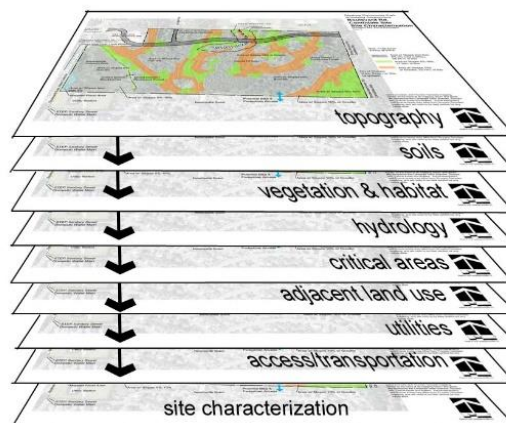
Photo on the left showing the ROW at the intersection of West Mercer Way. Photo on right shows the ROW at the top of the slope. These photos show the narrow conditions along the ROW where landowners have developed the ROW right up to the pavement edge.

Site Suitability Assessment Process

Assessed Elements:

RWD assessed the physical condition of the Freeman Avenue property with regard to the following criteria:

- Parcel Size, Location, and Configuration
- Zoning and Use of Adjacent Properties
- Topography
- Soil Type
- Vegetation
- Critical Area Constraints
- Utility Availability
- Emergency Access
- Public Access
- Water Access
- Handicap Accessibility
- Shoreline Conditions



Base Mapping:

Base aerial photos with topographic information was provided by Mercer Island Public Works. Other base aerial photos were obtained from Google Earth. A topographic survey was not performed.

Process Limitations:

The evaluation process was constrained by the following limitations:

- Existing information available in the Public Domain and information provided by the City of Mercer Island Public Works were the only sources utilized in this Study.
- Thorough investigative evaluations of each condition such as geotechnical investigations, habitat, wildlife, critical areas, environmental impact, etc., were not performed since the purpose of the study was to evaluate only criteria which generally assessed the ROW's suitability for development of the uses described in the City Code and the RCW.
- The type and amount of vegetation cover, combined with identified Critical Areas, was used as a general indicator of the habitat type. In general, the increase in the loss of vegetative cover equates to the loss of habitat existing on the Site.

City of Mercer Island Freeman Avenue Vacation Study

Site Assessment

Property Size:

.20 acres

Zoning:

R15 – Residential

Minimum 15, 000 sq. ft. lot size

Existing Land Use:

Mercer Island Parks and Recreation

Undeveloped Street-End Park

Existing Development Activity:

Adjacent landowners have occupied the site, constructing gardens, a boat dock, and lawn areas. This study did not determine how much of the site had been developed by the adjacent landowners.



Adjacent Land Use:

North: Residential – R15

South: Residential – R15

East: Residential – R15

West: Lake Washington



Photo on the left showing the ROW section to be vacated from the water. Photo on right shows the top (east end) of the ROW section to be vacated, beginning right of the point where driveway turns to the left.

City of Mercer Island Freeman Avenue Vacation Study

Topography:

Using the City of Mercer Island Critical Areas Code for determining what percentage of a site can be used for impervious surfaces, the ROW was evaluated as follows:

Total ROW Area: .20 acre (8,712 square feet).

0% - 15%:	1,000 sq. ft.	.0229 acres	11% of the Site
16% - 30%:	3,000 sq. ft.	.068 acres	34% of the Site
31% - 60%	1,000 sq. ft.	.022 acres	11% of the Site
> 61%	3,712 sq. ft.	.0852 acres	43% of the Site

- The Site is extremely steep and falls into the Geologic Hazard Area designation described in the Mercer Island Municipal Code Section 19.070.60.
- The map used below in Figure 1 does not reflect the current slope conditions. The slide that occurred in 1999 is not represented; however, the slopes used in the evaluation are accurate based upon current conditions.

Amount of Impervious Surface Allowed by the MICC for Development on Any Lot Based Upon Slope Percentage:

0% - 15%:	40% of the total area
>15% - <30%:	35% of the total area.
30% - 50%:	30% of the total area.
>50%:	20% of the total area.

- The total amount of impervious surface allowed on a residential lot is governed by the lot slope.
- The amount of allowable impervious surface on the Freeman Avenue ROW is too low for any of the uses listed in the RCW and the MICC for vacated ROW's abutting Lake Washington.

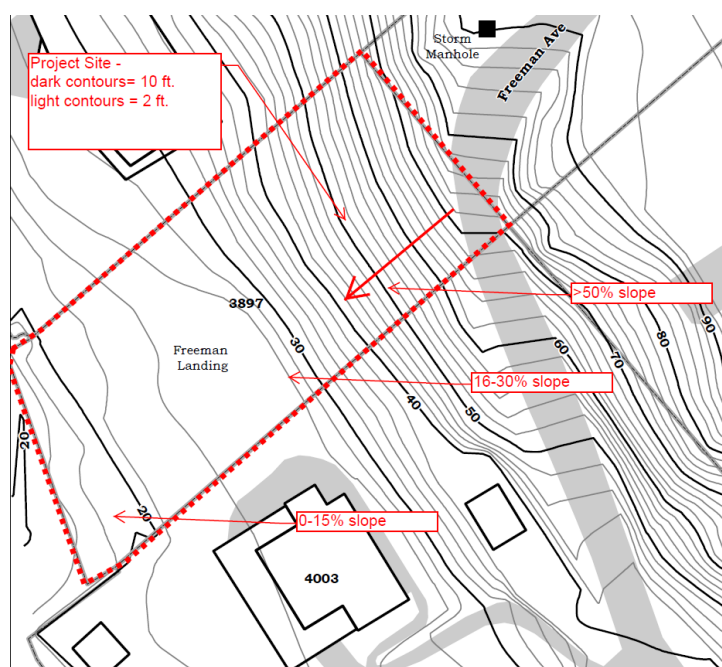


Figure 1: Topographic Survey of Project Site Showing Slope Conditions –Provided by City of Mercer Island GIS Services.

City of Mercer Island Freeman Avenue Vacation Study

Soils:

Three soil types are identified on the Geologic Map of Mercer Island, Washington, dated October 2016, (see figure below) and available on the City of Mercer Island website:

1. Q1 1m – 10m from the shoreline Very soft to medium stiff or very loose to medium dense, local sand layers, peat deposits, and other organic sediments.
 2. Qpoc Area at base of steep slope, Sand and gravel, clean to silty, lightly to Currently covered by lawn moderately oxidized. Very dense. other organic sediments.
 3. Qpon Upper slopes of the site. Sand, gravel, silt, clay, and organic deposits of Inferred nonglacial origin. Very dense/hard.
 4. Qls Covering the bottom half of the steeply slope portion of Diamict of broken to internally coherent surficial deposits transported downslope en masse. Remnants of a landslide that occurred in or around 1999.
- The lower half of the steeply sloped area of the site is covered with the remnants of a landslide that occurred in or around 1999. The void created by the slide resulted an area with a slope of approximately 1:1 gradient. See photo below.

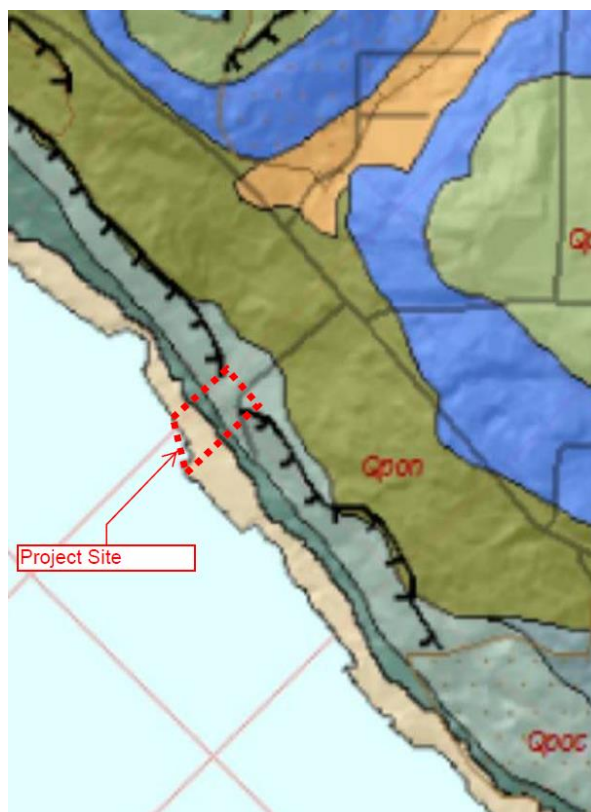
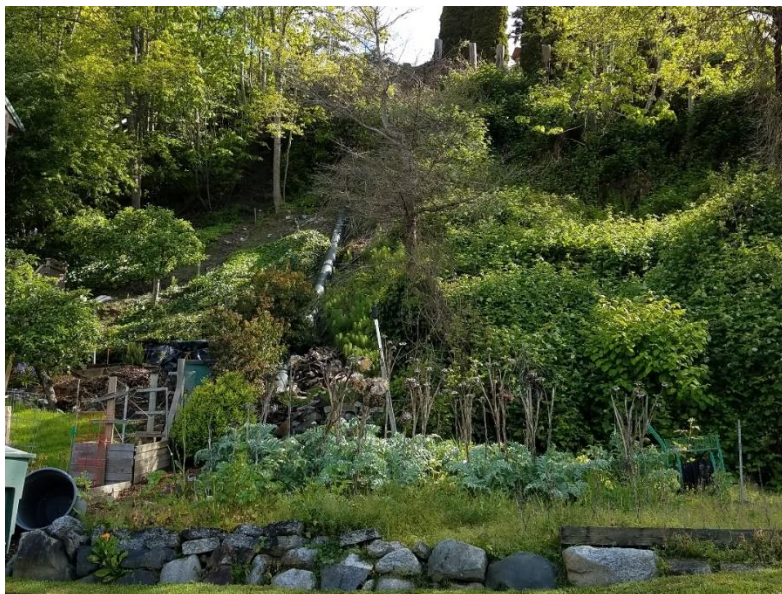


Figure 2: Screen capture of the Soils Map of Mercer Island showing the site and soil types. Obtained from the Geologic Map of Mercer Island

City of Mercer Island Freeman Avenue Vacation Study



*Photo showing the remnants of an old landslide from 1999.
Bulging area in center of photo behind tree is the residual deposit.*

Watershed, Drainage Pattern:

Site drains generally from the east to west directly down the slope from West Mercer Way.

Vegetation Type & Cover:

Due to the old landslide, the upper slope is covered in blackberry vine and other opportunistic woody shrubs associated with initial regrowth of disturbed areas.

Critical Areas:

Slopes: Except for the lower $\frac{1}{4}$ to $\frac{1}{3}$ of the ROW to be vacated, the entire site exceeds the 50% gradient limit, which falls into the Geologic Hazard Area designation described in the Mercer Island Municipal Code Section 19.070.60 as follows:

"Where critical slopes are greater than 50 percent, no development is allowed and no impervious surfaces are permitted, unless the applicant can demonstrate through professional reports that the public's health, safety and welfare will not be comprised".

Wetlands: The US fish and Wildlife National Wetlands Mapper database does not show any recorded wetlands occurring on the site.

Shoreline Buffer Encroachment: None recorded.

Wildlife and Habitat: Not Evaluated.

City of Mercer Island Freeman Avenue Vacation Study

Traffic:

The ROW to be vacated is accessed via an approximately 15 foot wide concrete drive (Freeman Avenue) directly off West Mercer Way (see photo below). There is no curb and gutter, residential yards abut directly on the pavement, and there is no space for on-street parking.



View of Freeman Avenue looking uphill east towards West Mercer Way at the top of the hill. Pavement width is approximately 15 ft. wide, ROW width is 60 ft. wide. Residential development has encroached in the entire non-paved ROW.

Utilities:

Water: Domestic water main located in West Mercer Way, no waterline observed on site.

Sanitary Sewer: Sanitary sewer pump station located at base of slope.

Power: Electrical power available at top of slope.

Stormwater: Stormwater collector (appears to be a 24 inch dia.) runs down the center of the site. The pipe is exposed and sits on the slope.



Figure 3: Screen shot of the City of Mercer Island Public Works IGS Utilities Map showing existing stormwater and sanitary sewer utilities.

City of Mercer Island Freeman Avenue Vacation Study

Site Access:

Land-Based Access:

- Site is accessed off of West Mercer Way, then following a narrow one lane drive down the slope to the point where the slope drops off at >50%.
- Slope gradient (>50%) prevents direct access down the slope to the site by vehicle.
- Vehicular access can only be made by crossing onto private property.
- Vehicular access is not available.

Water-Based Access:

- An existing concrete dock is located at the water edge, and is used by utility crews only for access to the sanitary sewer station at the base of the slope.
- There is no public dock to provide public access.
- An existing concrete block wall along the water edge prevents landing boats on the shoreline.

Emergency Vehicle Access: Emergency vehicle access to the site is restricted by the same constraints listed above for land-based and water-based access.

Public Transit: Site is served by King County Metro Transit Route 892. Stop is located at top of hill at intersection with West Mercer Way.

Handicap Accessibility: Handicap accessibility is not possible to this site without the aid of a powered lift such as a Funicular lift. There are no areas on the site or on the road above the site that can provide the proper gradient for handicap parking.



Photo showing shoreline conditions. Small square dock in foreground is a private dock constructed by one of the landowners. Rectangular dock is for utility use only.

Conclusions

The results of the evaluations determined that the Freeman Avenue ROW is incapable of meeting any of the uses listed in the Mercer Island City Code and the RCW – Chapter 35.79.035 are provided below.

Port

The site is unsuitable for use as a Port:

1. Site is too small to construct the support facilities required for a Port.
2. Site is located in a residential neighborhood.
3. Site cannot be accessed by commercial truck traffic for loading and off-loading.
4. Water is too shallow for deep-water access.
5. Utilities required for a port are not available on site.
6. Access to site from land-based traffic must cross over private property.
7. There is no space for public parking.
8. Stormwater pipe on slope and sanitary sewer pump station at bottom of slope occupy most of the site.
9. Slope stability and Critical Areas issues prevent the amount of impervious surface required for development.
10. Historically unstable slope conditions pose potential risk to public health, safety, and welfare.
11. Handicap accessibility not possible without an automated lift.
12. Site is inaccessible to emergency vehicles except by water



Boat Moorage

The site is unsuitable for either a commercial boat moorage facility or a city-operated public boat moorage facility:

1. Site is too small for both land and water-based access.
2. Shoreline too short to allow more than a small dock.
3. Commercial dock of the size required for moorage will not be permitted in this location.
4. Shoreline area too small for boat moorage support operations.
5. Access to site from land-based traffic must cross over private property.
6. There is no space for public parking.
7. Stormwater pipe on slope and sanitary sewer pump station at bottom of slope occupy most of the site.
8. Slope stability and Critical Areas issues prevent the amount of impervious surface required



City of Mercer Island Freeman Avenue Vacation Study

for development.

9. Historically unstable slope conditions pose potential risk to public health, safety, and welfare.
10. Handicap accessibility not possible without an automated lift.
11. Site is inaccessible to emergency vehicles except by water.

Beach / Water Access

Beach and water access are possible, but the cost to provide public access to the water is prohibitive for the following reasons:

1. There is no room for public parking off West Mercer Way, along Freeman Avenue to the top of the slope, or at the shoreline.
2. Entire shoreline area would have to be reconstructed to provide handicap access.
3. Access to site from land-based traffic must cross over private property.
4. There is no space for public parking.
5. Stormwater pipe on slope and sanitary sewer pump station at bottom of slope occupy most of the site.
6. Slope stability and Critical Areas issues prevent the amount of impervious surface required for development.
7. Historically unstable slope conditions pose potential risk to public health, safety, and welfare.
8. Handicap accessibility not possible without an automated lift.
9. Site is inaccessible to emergency vehicles except by water.



Park

The site is currently designated an Undeveloped Street-End Park by the City of Mercer Island Parks and Recreation Department. Mercer Island Parks made that determination because the site conditions prevent further development of an accessible street-end park. In addition, the study confirmed that further development is not practical for the following reasons:

1. There is no room for public parking off West Mercer Way, along Freeman Avenue to the top of the slope, or at the shoreline.
2. Entire shoreline area would have to be reconstructed to provide handicap access.
3. Access to site from land-based traffic must cross over private property.
4. There is no space for public parking.
5. Stormwater pipe on slope and sanitary sewer pump station at bottom of slope occupy most of the site.
6. Slope stability and Critical Areas issues prevent the amount of impervious surface required for development.



City of Mercer Island Freeman Avenue Vacation Study

7. Historically unstable slope conditions pose potential risk to public health, safety, and welfare.
8. Handicap accessibility from the street not possible without an automated lift.
9. Site is inaccessible to emergency vehicles except by water.

Public Viewing

Though the site provides excellent views looking west across Lake Washington, both from the top of the slope and along the shoreline. The study confirmed that further development for providing public access to those viewing areas is not practical for the following reasons:

1. There is no room for public parking off West Mercer Way, along Freeman Avenue to the top of the slope, or at the shoreline.
2. Entire shoreline area would have to be reconstructed to provide handicap access.
3. There is no space for public parking.
4. Stormwater pipe on slope and sanitary sewer pump station at bottom of slope occupy most of the site.
5. Slope stability and Critical Areas issues prevent the amount of impervious surface required for development.
6. Historically unstable slope conditions pose potential risk to public health, safety, and welfare.
7. Handicap accessibility from the street not possible without an automated lift.
8. Site is inaccessible to emergency vehicles except by water.



Education

Providing public access for educational activities is not practical for the following reasons:

1. There is no room for public parking off West Mercer Way, along Freeman Avenue to the top of the slope, or at the shoreline.
2. Entire shoreline area would have to be reconstructed to provide handicap access.
3. Access to site from land-based traffic must cross over private property.
4. There is no space for public parking.
5. Stormwater pipe on slope and sanitary sewer pump station at bottom of slope occupy most of the site.
6. Slope stability and Critical Areas issues prevent the amount of impervious surface required for development.
7. Historically unstable slope conditions pose potential risk to public health, safety, and welfare.
8. Handicap accessibility from the street not possible without an automated lift.
9. Site is inaccessible to emergency vehicles except by water.



City of Mercer Island Freeman Avenue Vacation Study

Recreation

For the site to be used for recreation purposes, the same conditions must be met as those for the other specified uses that require public access: Beach and Water Access, Public Viewing, Park, and Education. The study confirmed that further development for providing public access for educational activities is not practical for the following reasons:

1. There is no room for public parking off West Mercer Way, along Freeman Avenue to the top of the slope, or at the shoreline.
2. Entire shoreline area would have to be reconstructed to provide handicap access.
3. Access to site from land-based traffic must cross over private property.
4. There is no space for public parking.
5. Stormwater pipe on slope and sanitary sewer pump station at bottom of slope occupy most of the site.
6. Slope stability and Critical Areas issues prevent the amount of impervious surface required for development.
7. Historically unstable slope conditions pose potential risk to public health, safety, and welfare.
8. Handicap accessibility from the street not possible without an automated lift.
9. Site is inaccessible to emergency vehicles except by water.



City of Mercer Island Freeman Avenue Vacation Study

View of the ROW to be vacated and its shoreline from the top of the slope.

Appendix A- References

City of Mercer Island. (2016). *Geologic Map of Mercer Island*.

City of Mercer Island. *IGS Database – Zoning Map*

City of Mercer Island. *Map of Proposed Shoreline Environment Designations*

City of Mercer Island. *IGS Database – Utilities*

City of Mercer Island. *IGS Database – Parcels, Roads, and Structures Map*

City of Mercer Island. *IGS Aerial Topo Freeman Landing Plan, 2015*

City of Mercer Island. (2006). *Geologic Map of Mercer Island*

FEMA Flood Insurance Rate Map

National Cooperative Soil Survey (Operated by the USDA NRCS). *Web Soil Survey*.

National Wetlands Inventory, U.S. Fish and Wildlife Service

Puget Sound Partnership. (December 2012). *Low Impact Development Technical Guidance Manual for Puget Sound*. (Publication no. PSP 2012-3).

King County Geo Data Center Online Resource. (2016) *Parcel Map*

Washington Department of Ecology [Ecology]. (2012). *Stormwater Management Manual for Western Washington, Department of Ecology*. (Publication no. 12-10-030).

Washington Department of Fish and Wildlife. *Wildlife, Habitats and Species Map Online*.



Valbridge

PROPERTY ADVISORS

Allen Brackett Shedd
Macaulay & Associates

Corporate Office

Smith Tower
506 2nd Avenue
Suite 1001
Seattle, WA 98104
206-209-3016 phone
425-688-1819 fax

2927 Colby Avenue
Suite 100
Everett, WA 98201
425-258-2611 phone
425-252-1210 fax

18728 Bothell Way NE
Suite B
Bothell, WA 98011
425-450-4040 phone
425-688-1819 fax

419 Berkeley Avenue
Suite A
Fircrest, WA 98466
253-274-0099 phone
425-688-1819 fax

valbridge.com

June 9, 2017

Mr. Jason Kintner, Public Works Director
City of Mercer Island
9611 SE 36th Street
Mercer Island, Washington 98040

**RE: APPRAISAL OF PORTION OF FREEMAN AVENUE STREET VACATION PROJECT ON
MERCER ISLAND, WASHINGTON (Our File #17-0147)**

Dear Mr. Kintner:

In response to your request, we have completed an appraisal of the proposed street vacation referenced above on Mercer Island, Washington. The purpose of this report is to provide an opinion of the market value of the Right of Way to be vacated, which consists of a portion of Freeman Avenue, west of W. Mercer Way. The intended use of this appraisal is to aid in decision making by providing an opinion of market value for the proposed right-of-way street vacation.

In accordance with accepted valuation methodology, our valuation assumes the subject parcel is based on a similar utility to surrounding lands. As such, any disadvantages due to small size and irregular shape are disregarded. We have evaluated the portion of the right-of-way to be vacated (10,174 square feet) based on its assumed assemblage with adjacent parcels, using Across the Fence (ATF) methodology.

The subject of this appraisal consists of a portion of the existing right-of-way of Freeman Avenue. The right-of-way to be vacated is primarily rectangular in shape, with approximately 60' of Mercer Island water frontage. Overall, the area to be vacated totals 10,174 square feet.

This appraisal report was prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). Summarized descriptions of properties used for comparison are included in this report, as well as all of our analyses and conclusions. The value conclusions herein are given subject to the specific assumptions and limiting conditions stated immediately following this transmittal letter.



June 9, 2017
Job No. 17-0147
Page 2

Based on an investigation and analysis of all relevant data, it is our opinion that the market value of the subject property, as of May 4, 2017, is:

**FOUR-HUNDRED FIFTY THOUSAND DOLLARS
(\$450,000)**

If you have further questions not answered in the accompanying appraisal report, please do not hesitate to call.

Sincerely,

VALBRIDGE PROPERTY ADVISORS | ALLEN BRACKETT SHEDD

A handwritten signature in blue ink, appearing to read "S. Murray Brackett".

S. Murray Brackett, MAI

A handwritten signature in blue ink, appearing to read "David Coleman".

David Coleman, Senior Associate

Enclosures



Executive Summary

Project:	Westerly 10,174 square feet of Freeman Avenue Street Vacation
Location:	A portion of Freeman Avenue, extending off of the west side of W. Mercer Way
Site Size:	10,174 square feet
Improvements:	The subject property consists of an existing street right-of-way.
Utilities:	All utilities necessary for development currently service the subject site.
Zoning:	Single Family Residential (R-15), City of Mercer Island
Highest and Best Use:	Assemblage
Value Conclusion:	\$450,000
Date of Valuation:	May 4, 2017
Appraiser:	S. Murray Brackett, MAI David Coleman, Senior Associate
File:	17-0147



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

**AB 5317
June 19, 2017
Regular Business**

I-90 LOSS OF MOBILITY STATUS REPORT

Proposed Council Action:

Receive report and appropriate \$300,000 to fund a scope of work for a Traffic Congestion Mitigation and Safety Improvement Plan.

DEPARTMENT OF	City Manager (Julie Underwood)
COUNCIL LIAISON	n/a
EXHIBITS	n/a
2017-2018 CITY COUNCIL GOAL	1. I-90 Access and Mobility/Prepare for Light Rail
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	300,000
AMOUNT BUDGETED	\$	0
APPROPRIATION REQUIRED	\$	300,000

SUMMARY

Tentative Settlement Agreement

The Sound Transit Board is scheduled to review and approve the tentative settlement agreement during its regular monthly meeting on Thursday, June 22. Upon approval of the terms, City and Sound Transit staff will prepare a draft agreement. We anticipate this draft agreement to be complete by late summer. The draft agreement will need to be formally approved by both agencies.

Traffic & Safety Community Meeting

On June 22, the City will be hosting a Traffic & Safety Community Meeting, from 7:00-8:30pm, at the West Mercer Elementary School Gymnasium. This kicks-off an extensive community engagement process to prepare a traffic and safety mitigation plan. The goals of this initial meeting are to share the most current data that Transpo and KPG, the City's traffic consultants, have collected before and after the closure of the I-90 center roadway. In addition, the City would like to hear from residents, especially those commuting westbound in the morning, about their experiences accessing I-90.

Following the first week of the center roadway closure, the City created a non-scientific survey requesting that westbound commuters tell us about their commute, including how they got to work, how they accessed I-90, and the length of time it took them to access I-90 and reach Seattle. The survey was pushed out through social media and has currently reached over 230 participants. The survey is intended to provide insight as to where an estimated 500-700 vehicles may have gone, as the Island on-ramp traffic counts were lower than projected.

In order to address traffic congestion and bike/pedestrian safety concerns, the City has retained Transpo to help the City work with the community to develop a Mitigation Plan. This will be funded on a reimbursement basis through the Sound Transit settlement funds specifically earmarked for this purpose. Staff is requesting that the Council appropriate \$300,000 to fund the following scope of work:

- In-depth public process to include initial June and fall 2017 community meetings;
- Data collection and analysis;
- Identify projects, prioritized using data and analysis;
- Prepare 10% design plans for preliminary cost estimates;
- Address environmental/SEPA requirements;
- Assist with coordination with Sound Transit and WSDOT;
- Act as the City Traffic Engineer to develop plans, programs, and policies related to pedestrian and bicyclist safety, intersection safety, corridor safety, enforcement, and general traffic engineering work related to maintenance of traffic signing, traffic signals and pavement markings;
- Assist in responding to citizen inquiries and complaints; and
- Provide recommendations on the implementation of technologies related to traffic congestion mitigation and safety.

The goal is to work with the community to identify projects and project costs that mitigate the community's traffic congestion and bicycle/pedestrian safety concerns, to be included in the City's next six-year Capital Improvement Program (CIP) and Transportation Improvement Plan (TIP). This traffic planning work is targeted for completion by spring 2018.

Short-term Parking

The City has initiated the identification of potential parking opportunities to provide access to the Park and Ride during construction, which it has shared with Sound Transit. Staff is aiming to return to the Council with a Comprehensive Parking Proposal by the August 7, 2017 City Council meeting.

RECOMMENDATION

City Manager

MOVE TO: Appropriate \$300,000 for a scope of work for a Traffic Congestion Mitigation and Safety Improvement Plan, which will be funded by the Sound Transit settlement funds.



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

**AB 5319
June 19, 2017
Regular Business**

**CABLE FRANCHISE AGREEMENT WITH
CENTURYLINK (2nd READING)**

Proposed Council Action:

Adopt Ordinance No. 17-14, approving a cable franchise agreement with CenturyLink.

DEPARTMENT OF	City Attorney (Kari Sand)
COUNCIL LIAISON	n/a
EXHIBITS	1. Ordinance No. 17-14 and Attachment A thereto
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

BACKGROUND

Since 2015, City staff and CenturyLink representatives have been working together to negotiate a franchise agreement allowing CenturyLink to provide its new cable service – “Prism TV” – to Mercer Island residents. Historically, Comcast has been the sole cable operator within the City. A franchise agreement between the City and CenturyLink would provide Mercer Island residents additional options for cable service.

A franchise agreement allows CenturyLink to locate its facilities (either on utility poles or underground) in City rights-of-ways. As part of the agreement, CenturyLink will pay a 5% franchise fee and other consideration for use of City right-of-way. Staff has negotiated a proposed franchise agreement with CenturyLink with terms that comply with federal law and meet the needs and interests of the community.

On June 5, 2017, the Council held a Study Session with CenturyLink representatives to discuss its cable service, the provisions of the proposed franchise agreement, and the federal legal landscape governing cable service and cable franchise agreements.

FIRST READING DISCUSSION AND CHANGES TO THE FRANCHISE AGREEMENT

The discussion during the first reading centered on the possibility of including provisions in the franchise agreement to protect trees, similar to those included in the franchise agreement with Crown Castle for small cell deployment. CenturyLink agreed to the addition of such provisions, provided such provisions would only become effective if also included in the renewal of Comcast’s cable franchise agreement when it becomes effective. A new Section 12.17 has been added to CenturyLink’s proposed franchise agreement and provides for the protection of trees during construction in the right-of-way and compliance with Chapter 19.10 MICC (see Exhibit 1, pages 44-45). CenturyLink will be required to comply with the tree protection

provisions in Section 12.17 within ninety (90) days after the City provides notice to CenturyLink that Comcast has a similar provision in its renewed cable franchise agreement.

RE-OPENER CLAUSES

Federal law prohibits the City from creating an unreasonable barrier to entry to cable operators. Currently, only Comcast has a cable franchise with the City. The Comcast cable franchise agreement was entered into in 2005 and is scheduled to be renegotiated within the next year. To avoid creating an unreasonable barrier to entry and running afoul of federal law, the City cannot require more of CenturyLink than is already required of Comcast as the incumbent cable provider. As a result, the franchise agreement with CenturyLink contains several re-opener clauses that impose greater requirements on CenturyLink once they are so imposed upon Comcast. For example, if Comcast provides a need-based discount pursuant to a franchise agreement, CenturyLink must offer the same within 90 days. Additionally, CenturyLink agrees to collect a PEG fee (up to \$1.00) and increase its insurance minimum coverage limits once Comcast is required to do so.

The provisions in the proposed CenturyLink franchise agreement that become effective only if and when Comcast has similar provisions in its renewed franchise agreement are the following:

- Needs-based discount (Section 4.2);
- Public, Educational and Government Access Capital Costs / PEG fees (Section 6.2.3);
- Services to people with disabilities (Section 9.8.3.1);
- Interest on late payments (Section 10.5);
- Increase in minimum insurance policy limits (Section 11.2.2);
- Pruning of trees (Section 12.17); and
- Women and Minority Business Enterprises (Section 17.2).

RECOMMENDATION

City Attorney

MOVE TO: Adopt Ordinance No. 17-14, approving a cable franchise to agreement with CenturyLink.

**CITY OF MERCER ISLAND
ORDINANCE NO. 17-14**

AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON, GRANTING TO QWEST BROADBAND SERVICES, INC., D/B/A CENTURYLINK, A DELAWARE CORPORATION, A NONEXCLUSIVE CABLE TELEVISION FRANCHISE TO INSTALL CONSTRUCT, MAINTAIN, REPAIR, AND OPERATE A CABLE TELEVISION SYSTEM WITHIN THE PUBLIC RIGHTS OF WAY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Qwest Broadband Services, Inc., d/b/a CenturyLink, a Delaware corporation (hereafter “Franchisee” or “CenturyLink”) has made application to the City to construct, install, maintain, repair and operate a cable television system within the public rights-of-way of the City; and

WHEREAS, CenturyLink represents that it has the legal, technical and financial qualifications to operate in the rights-of-way of the City as a cable television company; and

WHEREAS, based on representations and information provided by CenturyLink, and in response to its request for the grant of a franchise, the City Council has determined that the grant of a nonexclusive franchise, on the terms and conditions herein and subject to applicable law, are consistent with the public interest; and

WHEREAS, City staff and CenturyLink have been working together to negotiate a franchise agreement allowing CenturyLink to provide its new cable service, “Prism TV” to Mercer Island residents; and

WHEREAS, historically, Comcast has been the sole cable operator within the City, and a franchise agreement between the City and CenturyLink would provide Mercer Island residents additional options for cable service; and

WHEREAS, a franchise agreement allows CenturyLink to locate its facilities (either on utility poles or underground) in City rights-of-ways, and as part of the agreement, CenturyLink will pay a 5% franchise fee and other consideration for use of the right-of-way; and

WHEREAS, staff has negotiated a proposed franchise agreement with CenturyLink with terms that comply with federal law and meet the needs and interests of the community; and

WHEREAS, granting CenturyLink a cable franchise will provide much needed competition in the City’s cable market; and

WHEREAS, the City is authorized by applicable law to grant such nonexclusive franchises within the boundaries of the City;

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

Section 1: **Adoption of Mercer Island Franchise Ordinance.** The Mercer Island City Council hereby approves, adopts and directs the City Manager to execute the Franchise Agreement attached hereto as Exhibit A granting to CenturyLink a nonexclusive cable television franchise to install, construct, operate and maintain a cable television system to provide cable television services under such terms and conditions as are set forth in the aforementioned Franchise Agreement.

Section 2: **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 its application to any other person, property or circumstance.

Section 3: **Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 4: **Effective Date and Publication.** This Ordinance shall be published in the official newspaper of the City, provided that both the City and CenturyLink execute the Franchise Agreement attached hereto as Exhibit A, and shall take effect and be in full force five (5) days after the date of publication. After the Franchise Agreement is executed, this Ordinance shall be published by an approved summary consisting of the title.

PASSED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 19th day of June, 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 OF MERCER ISLAND
CABLE TELEVISION FRANCHISE AGREEMENT**

BY AND BETWEEN

THE CITY OF MERCER ISLAND

AND

QWEST BROADBAND SERVICES, INC. D/B/A CENTURYLINK

SECTION 1. NATURE AND TERM OF GRANT	1
1.1 Grant of Franchise.....	1
1.2 Duration of Franchise.....	1
1.3 Effective Date.....	1
1.4 Competitive Equity.....	2
1.5 Relationship to Other Laws.....	2
SECTION 2. CITY'S PRINCIPLES AND INTENT.....	3
SECTION 3. DEFINITIONS	4
SECTION 4. FRANCHISE AREA.....	9
4.1 Franchise Area.....	9
4.2 Service to low-income households.....	9
4.3 Prohibition on discrimination.....	9
SECTION 5. PROGRAMMING.....	9
5.1 Grantee Compliance	9
5.2 Maintenance of Existing Conditions.....	10
5.3 Expanded Programming and Channel Capacity	10
5.4 Deletion or Reduction of Programming Categories.....	11
5.5 Obscenity.....	11
5.6 Parental Control Device.....	11
5.7 Leased Access Channels.....	11
SECTION 6. PUBLIC, EDUCATIONAL AND GOVERNMENT ACCESS.....	11
6.1 Designated Access Managers.....	11
6.2 PEG Channel Capacity	12
6.3 Changes in Technology	13
6.4 Technical Quality.....	13
6.5 Complimentary Service	14
6.6 Access Channel Viewership Information.....	15
6.7 PEG Information for Subscribers.....	15
SECTION 7. GENERAL CABLE SYSTEM REQUIREMENTS.....	16
7.1 Baseline Cable System Characteristics and Functionality.....	16
SECTION 8. TECHNICAL OPERATION AND MAINTENANCE STANDARDS AND REQUIREMENTS	18
8.1 Technical and Safety Standards.....	18
8.2 Network Monitoring and Repair.....	18
8.3 Component and Cable System Tests, Records and Test Points.....	18
8.4 Routine Maintenance and Performance Testing	19
8.5 Spare Parts.....	19
8.6 Testing Notification.....	19

8.7 NESR Records	19
SECTION 9. SUBSCRIBER RELATIONS AND COMPLAINT PROCEDURE.....	19
9.1 Office Hours and Telephone Availability.....	19
9.2 Quarterly Reports.....	20
9.3 Installations and Subscriber Service Calls.	20
9.4 Outages and Other Service Interruptions.....	21
9.5 TV Reception.	21
9.6 Communications Between Grantee and Information to Subscribers.	22
9.7 Billing, Credits, Refunds, and Deposits.....	23
9.8 Subscriber Rights.....	23
SECTION 10. COMPENSATION AND AUDITING.....	26
10.1 Amount of Compensation.....	26
10.2 Effect of Additional Commitments on Franchise Fees.....	26
10.3 Payment of Franchise Fees on Bundled Services.	27
10.4 Payments and Quarterly Reports.	27
10.5 Interest on Late Payments.....	28
10.6 Acceptance of Payment and Recomputation.	28
10.7 Audits	28
10.8 No Offset or Credit Against Franchise Fees.....	28
SECTION 11. INDEMNIFICATION, INSURANCE, BONDS AND SECURITY FUND	29
11.1 Indemnification.....	29
11.2 Insurance.....	29
SECTION 12. GENERAL USE OF AND CONSTRUCTION IN RIGHT-OF-WAY	31
12.1 Relationship with Other Laws.	31
12.2 Construction.....	31
12.3 Compliance with Construction and Safety Standards.....	32
12.4 Construction and Work Permits, Licenses and Permission.....	32
12.5 Construction Area Safety and Cleanup.....	33
12.6 Relocation.....	33
12.7 Restoration of City's Rights-of-Way.....	33
12.8 Maintenance and Quality of Work.....	33
12.9 Acquisition of Facilities.....	34
12.10 Reservation of City Right-of-Way Rights.	34
12.11 Reservation of Rights and Privileges.....	34
12.12 Street Vacation.....	34
12.13 Discontinuing Use of Facilities.....	35
12.14 Hazardous Substances.....	35
12.15 Undergrounding of Cable.	35
12.16 Construction Codes.....	36
12.17 Pruning of Trees	36
SECTION 13. TRANSFER OR ASSIGNMENT	37

SECTION 14. PROCEDURES IN THE EVENT OF EXPIRATION, TERMINATION, REVOCATION, OR NON-RENEWAL.....	38
14.1 Continuity of Service.....	38
SECTION 15. REGULATION OF RATES AND CHARGES, CITY REGULATION.....	39
15.1 Reserved City Authority.....	39
SECTION 16. RECORDS AND REPORTS	39
16.1 Open Records.....	39
16.2 Annual Reports.....	40
16.3 Reports of Regulatory Violations	42
SECTION 17. EQUAL EMPLOYMENT	42
17.1 Non-Discrimination in Employment and Benefits.....	42
17.2 Women and Minority Business Enterprises ("WMBE").	42
SECTION 18. REMEDIES FOR NON-COMPLIANCE.....	43
18.1 Notice of Violation or Default.	43
18.2 Grantee's Right to Cure or Respond.	43
18.3 Public Hearings.....	43
18.4 Enforcement.....	44
18.5 Technical Violations	44
18.6 Non-Waiver	45
SECTION 19. MISCELLANEOUS PROVISIONS.....	45
19.1 Compliance with Laws.	45
19.2 Severability	45
19.3 No Recourse Against City	45
19.4 Action by Agencies or Courts.....	46
19.5 Other Cable Franchises.....	46
19.6 Choice of Forum.....	46
19.7 Force Majeure.....	46
19.8 Notice	46

SECTION 1. NATURE AND TERM OF GRANT

1.1 Grant of Franchise.

- 1.1.1 The City of Mercer Island hereby grants to Qwest Broadband Services, Inc., d/b/a CenturyLink, a Delaware corporation, a Franchise to install, construct, operate and maintain a Cable System to provide Cable Services under such terms and conditions as are set forth in this Franchise.
- 1.1.2 Throughout this Franchise, the City of Mercer Island, Washington shall be referred to as the "City," and Qwest Broadband Services, Inc., d/b/a CenturyLink shall be referred to as the "Grantee."
- 1.1.3 Grantee shall be liable for the obligations of the Grantee under the Franchise and other applicable law governing Grantee's operations in the City and for compliance with the terms and conditions set forth herein.
- 1.1.4 Grantee promises and guarantees, as a condition of exercising the privileges granted by this Franchise, that any Affiliated Entity of the Grantee directly involved in the offering of Cable Service in the Franchise Area, or directly involved in the ownership, management or operation of the Cable System in the Franchise Area, will also comply with the obligations of this Franchise. However, the parties acknowledge that Qwest Corporation ("QC"), an affiliate of Grantee, will be primarily responsible for the construction and installation of the Facilities in the Rights-of-Way that will be utilized by Grantee to provide Cable Services. So long as QC does not provide Cable Service to Subscribers in the City, QC will not be subject to the terms and conditions contained in this Franchise. QC's construction, installation and maintenance of facilities in the Rights-of-Way is governed by applicable law. Grantee is responsible for all provisions in this Franchise related to: 1) its offering of Cable Services in the Franchise Area; and 2) the operation of the Cable System regardless of what entity owns or constructs the Facilities used to provide the Cable Service.

1.2 Duration of Franchise.

The term of this Franchise, and all rights, privileges, obligations, and restrictions pertaining thereto, shall be five (5) years from the Effective Date of this Franchise, unless terminated earlier as provided herein.

1.3 Effective Date.

The Effective Date of this Franchise is the date that the legislation approving this Franchise becomes effective.

1.4 Competitive Equity.

1.4.1 This Franchise is not exclusive. Grantee acknowledges and agrees that the City reserves the right to grant one (1) or more additional franchises or other similar lawful authorization to provide Cable Services within the City; provided, however, that no such franchise or similar lawful authorization shall contain material terms or conditions which are substantially more favorable or less burdensome to the competitive entity than the material terms and conditions herein. The parties agree that this provision shall not require a word for word identical franchise or authorization for a competitive entity so long as the regulatory and financial burdens on each entity are generally equivalent taking into account any difference in the number of Subscribers served, the number of PEG Channels and aggregate support provided, the level of fees and taxes imposed, the term of the Franchise, and all other circumstances affecting the relative burdens.

1.4.2 Should any non-wireless facilities based entity provide Cable Service within the Franchise Area during the term of this Franchise without a franchise granted by the City, then Grantee shall have all rights which may be available to assert, at Grantee's option, that this Franchise is rendered "commercially impracticable," and invoke the modification procedures set forth in Section 625 of the Cable Act.

1.5 Relationship to Other Laws.

1.5.1 Grantee's Franchise is subject to all lawful terms, conditions, and provisions of: (1) this Franchise; (2) the Mercer Island Municipal Code as the same is now or hereafter amended by lawful exercise of the City's police powers pursuant to Subsection 1.5.2 herein; and (3) the Communications Act of 1934, as amended by the Cable Consumer Protection Act of 1984, the Cable Communications Consumer Protection and Competition Act of 1992, and the Telecommunications Act of 1996, as the same is now or hereafter amended.

1.5.2 Grantee's rights hereunder are subject to the lawful exercise of the City's police power. Nothing in this Franchise shall preclude or prohibit the City from enacting any ordinance in the interest of public health, safety and welfare, which may impact the Grantee in its operation of the Cable System, as a proper exercise of the City's police power. Grantee acknowledges that the City may modify its regulatory policies by lawful exercise of the City's police powers throughout the term of this Franchise. Grantee reserves all rights it may have to challenge such lawful modifications whether arising in contract or at law. The City reserves all of its rights and defenses to such challenges whether arising in contract or at law.

1.5.3 It is the intent of both parties that each party shall enjoy all rights and be subject to all obligations of this Franchise for the entire term of the Franchise and, to the

extent any provisions have continuing effect, after its expiration. However, both parties recognize that the technology of cable television and related technologies are in a state of flux and that regulatory conditions and franchise rights and powers may change drastically during the term of this Franchise. Should such changes occur, the City and Grantee shall negotiate in good faith to amend the Franchise to preserve the rights and obligations of the City and Grantee hereunder to the fullest extent consistent with such changes. The parties agree that the perpetuation of the substantial equivalent of the current statutory and regulatory structure governing cable television is not a condition of this Franchise, or a fundamental assumption that either party is making in entering into it; provided, however, nothing herein shall prevent either the City or the Grantee from asserting that any part or parts of the Franchise are preempted by state or federal law as a result of such changes.

SECTION 2. CITY'S PRINCIPLES AND INTENT

The following provisions are statements of the City's intent in entering into this Franchise, but do not necessarily reflect Grantee's intent and shall not supplant or modify specific provisions of the Franchise:

- 2.1 Ensure that Mercer Island stays at the forefront of technology by keeping the Cable System up to date with features meeting the current and future cable-related needs and interests of the community;
- 2.2 Encourage the widest feasible scope and diversity of Programming and other services to all City residents consistent with community needs and interests;
- 2.3 Encourage competitive, affordable, and equal access to advanced communications services of all kinds to residents of the City of Mercer Island on a non-discriminatory basis;
- 2.4 Ensure that Mercer Island residents have the opportunity to view public, educational, and governmental Programming;
- 2.5 Ensure that rates and charges for cable Programming, equipment, and services provided over the Cable System are affordable and consistent with federal standards;
- 2.6 Ensure that Mercer Island residents receive high quality customer service;
- 2.7 Ensure that the City receives appropriate compensation for the use of its facilities and property and that installation and maintenance of cable Facilities comply with all applicable City regulations, and do not interfere with the City's legitimate use of its own facilities and property;
- 2.8 Encourage competition among Cable Operators and between Cable Operators and other providers of communications services;

- 2.9 Protect the City's interests and the health, safety, and welfare of its residents; and
- 2.10 Provide for timely mandatory Government Access to all Cable Systems in times of civil emergency.

SECTION 3. DEFINITIONS

For the purpose of this Franchise, the following terms, phrases, and their derivations shall have the meanings given below unless the context clearly mandates a different interpretation. Where the context so indicates, the present tense shall imply the future tense, words in plural include the singular, and words in the singular include the plural. The word “shall” is always mandatory and not merely directory. The definitions are applicable regardless of whether the term is capitalized.

- 3.1 “Access” means the right of certain agencies, institutions, organizations, groups and individuals in the community, including the City and its designees, on a non-discriminatory basis, to use the Cable System for specific non-commercial purposes, including the right to acquire Programming, to create Programming free from outside control including that of the Grantee, and to distribute and receive Programming over the Cable System.
- 3.2 “Access Channel” or “PEG Channel” means any Channel or portion of a Channel on a Cable System required by the Franchise to be set aside by the Grantee for public, educational, or governmental use.
- 3.3 “Affiliated Entity” means any enterprise that owns or controls the Grantee, or is owned or controlled by the Grantee, or otherwise has ownership or control in common with the Grantee, including, without limitation, Grantee's Parent Corporations and any subsidiaries or affiliates of such Parent Corporations that meet this definition.
- 3.4 “Basic Service” or “Basic Service Tier” means the lowest priced tier of Cable Service offered by Grantee and includes, at a minimum, all signals of domestic television broadcast stations provided to any Subscriber (except a signal secondarily transmitted by satellite carrier beyond the local service area of such station, regardless of how such signal is ultimately received by the Cable System), any public, educational, and governmental Programming required by the Franchise to be carried on the Basic Service Tier, and any additional Video Programming signals or service added to the Basic Service Tier by the Grantee.
- 3.5 “Cable Operator” means any Person or group of Persons (1) who provides Cable Services over a Cable System and directly or through one or more affiliates owns a significant interest in such Cable System, or (2) who otherwise controls or, through any arrangement, is responsible for the management and operation of such a Cable System.
- 3.6 “Cable Services” means (1) the one-way transmission to Subscribers of (a) Video Programming or (b) other Programming service (i.e., information that the Grantee

makes available to all Subscribers generally), and (2) Subscriber interaction, if any, that is required for the selection or use of such Video Programming or other Programming service.

- 3.7 “Cable System” means a cable system as defined in Title VI of the Federal Communications Act of 1934, 47 U.S.C. § 522(7), as amended, and any implementing regulations.

Unless otherwise specified, references in this Franchise to the Cable System refer to the Cable System utilized by Grantee to provide Cable Services in the Franchise Area.

- 3.8 “Channel” means a portion of the electromagnetic frequency that is used in a Cable System and that is capable of delivering a television channel as defined by the FCC.

- 3.9 “City” means the City of Mercer Island, a municipal corporation of the State of Washington.

- 3.10 “City Council” means the legislative body of the City of Mercer Island.

- 3.11 “Customer Service Representative” or “CSR” means any person employed or contracted by Grantee to assist, or provide service to, Subscribers, whether by answering public telephone lines, responding to email, writing service or installation orders, answering Subscribers' questions, receiving and processing payments, or performing other customer service related tasks.

- 3.12 “Demarcation Point” means the physical point at which the Cable System enters a Subscriber's home or building.

- 3.13 “Designated Access Managers” means the entity or entities designated by the City under Subsection 6.1.

- 3.14 “Document” or “Records” means written or graphic materials, however produced or reproduced, or any other tangible permanent documents, including those maintained by computer or other electronic or digital means, maintained by the Grantee in the ordinary course of conducting its business, including, but not limited to, financial documents that may be required for audit purposes.

- 3.15 “Dominant Cable Operator” means a Cable Operator that occupies the most influential market position in the City as a result of having significantly higher Subscriber levels than other Cable Operators.

- 3.16 “Downstream Channel” means a Channel capable of carrying a transmission from a Headend to other points on a Cable System, including Interconnection points.

- 3.17 “Educational Access” means Access for Schools and other educational institutions and entities.

- 3.18 “Effective Date” means the Effective Date of this Franchise pursuant to Subsection 1.3.
- 3.19 “Facility” means any distribution component of a Cable System.
- 3.20 “FCC” means the Federal Communications Commission.
- 3.21 “Fiber Optic” refers to a transmission medium of optical fiber cable and the electronics, software and equipment that support delivery of Cable Services by means of the optical fiber cable.
- 3.22 “Franchise” means this Franchise Agreement.
- 3.23 “Franchise Area” means the area within the City as specified in Subsection 4.1 hereof within which the Grantee is authorized to provide Cable Services under this Franchise, and any modification thereof.
- 3.24 “Franchise Fee” means consideration paid by the Grantee for the privilege granted under this Franchise for the use of Right-of-Ways and the privilege to construct and/or operate a Cable System in the Franchise Area. The term Franchise Fee does not include:
1. Any tax, fee or assessment of general applicability;
 2. Capital costs which are required by the Franchise to be incurred by the Grantee for Access facilities, including the support required in Section 10;
 3. Requirements or charges incidental to the awarding or enforcing of the Franchise, including but not limited to, payments for bonds, letters of credit, insurance, indemnification, penalties or liquidated damages; or
 4. Any fee imposed under Title 17, United States Code.
- 3.25 “Government Access” means Access for governmental entities or their designees.
- 3.26 “Grantee” means Qwest Broadband Services, Inc., d/b/a CenturyLink, its lawful successors, transferees and assignees.
- 3.27 “Gross Revenues” means all revenue derived directly or indirectly by the Grantee from the operation of the Cable System in the Franchise Area to provide Cable Services, calculated in accordance with generally accepted accounting principles, including but not limited to monthly basic, premium and pay-per-view fees, installation fees, and equipment rental fees. Gross Revenues shall not include (1) Bad Debt, provided, however, that all or part of any such Bad Debt that is written off but subsequently collected shall be included in Gross Revenues in the period collected; or (2) any taxes on services furnished by the Grantee which are imposed directly on any Customer by

the State, City or other governmental unit and which are collected by the Grantee on behalf of said governmental unit, including the PEG Fee. In the event any other Cable Operator has a different definition of Gross Revenues in a future franchise agreement, the parties agree to meet to discuss modifications to Gross Revenues for purposes of this agreement.

If a statutory change in State or federal law or a decision of the FCC or a court of competent jurisdiction expands the categories of revenue available to the City for the Franchise Fee assessment beyond those permitted under this definition as of the Effective Date, that change shall automatically be included in the definition of Gross Revenues under this Franchise, provided that the City imposes the same requirement upon any other similarly situated Cable Provider over which the City has jurisdiction and authority to impose such fees.

- 3.28 “Headend” means a facility for signal reception and/or dissemination on the Cable System, including all related equipment, such as cable, antennas and wires, satellite dishes, monitors, switchers, modulators, computers, software, processors for television broadcast signals, equipment for the Interconnection of the Cable System with adjacent cable systems and for Interconnection of any separate networks which are part of the Cable System.
- 3.29 “Initial” or “Initially” means as of the Effective Date of this Franchise.
- 3.30 “Leased Access Channel” means a Channel or portion of a Channel made available by Grantee for Programming by others for a fee.
- 3.31 “Mosaic Channel” means a channel which displays miniaturized media screens and related information for a particular group of channels with common themes. The Mosaic Channel serves as a navigation tool for subscribers, which displays the group of Access Channels on a single channel screen and also provides for easy navigation to a chosen Access Channel in the group.
- 3.32 “Non-Cable Services” means any service that is distributed over the Cable System, other than a Cable Service.
- 3.33 “Normal Business Hours” means those hours during which most similar businesses in the community are open to serve customers. In all cases, "normal business hours" must include some evening hours at least one night per week and/or some hours on Saturday.
- 3.34 “Normal Operating Conditions” means service conditions within the control of the Grantee. Those conditions that are not within the control of the Grantee include, but are not limited to, natural disasters, civil disturbances, power outages, telephone network outages, strikes, works stoppages, and severe or unusual-weather conditions. Those conditions that are ordinarily within the control of the Grantee include, but are not limited to, special promotions, pay-per-view events, rate increases, regular peak or seasonal demand periods, and maintenance or Upgrade of the Cable System.

- 3.35 “Parent Corporation” means any existing or future corporation, entity, or Person with greater than fifty percent (50%) ownership or control over Grantee.
- 3.36 “PEG Access” means Public Access, Educational Access, and Government Access, jointly or severally.
- 3.37 “Person” means any sole proprietorship, partnership, association, corporation or other form of organization authorized to do business in the State of Washington, and any natural person.
- 3.38 “Programmer” means any Person who prepares, produces or provides Programming that is intended for transmission on a Cable System.
- 3.39 “Programming” means the video, audio, voice, data, multimedia or other material or programs prepared for or capable of transmission on a Cable System, or, as the context requires, the process of causing such material to be created, received, transmitted or distributed on a Cable System.
- 3.40 “Public Access” means Access for the public, including organizations, groups and individuals.
- 3.41 “QC” means Qwest Corporation, d/b/a/ CenturyLink, an Affiliated Entity of the Grantee.
- 3.42 “Qualified Living Unit” means a distinct address in the QC network inventory database, including but not limited to single family homes, Multiple-Dwelling Units, and business locations, that meets the minimum technical qualifications defined by Grantee for provision of Cable Service.
- 3.43 “Right-of-Way” means the surface of and the space alongside, above and below any street, road, highway, freeway, lane, sidewalk, alley, court, boulevard, parkway, drive, utility easement and road right-of-way now or hereafter held or administered by the City.
- 3.44 “School” means any public educational institution accredited by the State of Washington, including primary and secondary Schools (K-12), and colleges and universities (excluding the dormitories, fraternity and sorority houses of such institutions).
- 3.45 “Service Interruption” means any loss of any element of Programming on any part of the Cable System.
- 3.46 “Subscriber” means any Person who is lawfully receiving, for any purpose or reason, any Cable Service from Grantee whether or not a fee is paid. In the case of multiple office buildings or Multiple- Dwelling Units, the “Subscriber” means the lessee, tenant, or occupant.

- 3.47 “Tier” means Programming Services offered by Grantee to Subscribers as a package.
- 3.48 “Upgrade” means an improvement in any technical aspect of a Cable System.
- 3.49 “Upstream Channel” means a Channel capable of carrying a transmission to a Headend from any other point on a Cable System including Interconnection points.
- 3.50 “Video Programming” means Programming provided by, or generally considered comparable to programming provided by, a television broadcast station.

SECTION 4. FRANCHISE AREA

4.1 Franchise Area.

- 4.1.1 Grantee shall be authorized to provide Cable Services throughout the entire jurisdictional boundaries of the City, including any areas annexed by the City during the term of this Franchise.
- 4.1.2 Grantee shall maintain accurate maps and improvement plans of its Franchise Area that show the location, size, and a general description of all Cable System facilities it installed in the Rights-of-Way and any of its power supply sources, including voltages and connections.

4.2 Service to Low-income Households.

Within 90 days after the City providing Grantee notice that another Cable Operator offers a needs-based discount in the City pursuant to a franchise agreement, Grantee shall provide a reasonable needs-based discount on Cable Services of not less than the amount provided by other Cable Operators. When applicable, CenturyLink’s discount shall apply to Subscribers that qualify for discounts under the Federal Lifeline program. This Subsection shall not prohibit Grantee from providing a larger discount or offering the discount to other economically or physically challenged Subscribers.

4.3 Prohibition on Discrimination.

Grantee shall not deny Cable Service, or otherwise discriminate against Subscribers or any other Persons on the basis of race, color, religion, age, sex, gender identity, marital or economic status, national origin, sexual orientation, political ideology, creed, ancestry; or the presence of any sensory, mental or physical handicap or any other unlawful basis.

SECTION 5. PROGRAMMING

5.1 Grantee Compliance.

Grantee shall meet or exceed the Programming and Channel capacity requirements set forth in this Franchise.

5.2 Maintenance of Existing Conditions.

5.2.1 Without the written consent of the City and except as otherwise specifically provided in this Franchise, Grantee shall not delete, or so limit as to effectively delete, any broad category of Programming identified in Subsection 5.3 carried on the Cable System as of the Effective Date of this Franchise.

5.2.2 In the event of a modification proceeding under federal law, the mix and quality of services provided by the Grantee on the Effective Date of this Franchise shall be deemed the mix and quality of services required under this Franchise throughout its term.

5.3 Expanded Programming and Channel Capacity.

Grantee shall provide:

5.3.1 A minimum of 150 Downstream Channels.

5.3.2 In addition to Programming provided on PEG Channels and local off-air broadcast Channels, if any, Grantee shall provide the following broad categories of Programming:

1. Education
2. News & information
3. Sports
4. Cultural and performing arts
5. Government affairs
6. Weather
7. Foreign language
8. Programming addressed to the City's diverse ethnic and minority interest
9. Audio Programming
10. Business news
11. General entertainment (including but not limited to movies)
12. Children's Programming
13. Family Programming

14. Science/documentary

The requirements for each category of Programming may be satisfied by providing a separate Channel devoted substantially to the category or by Programming from more than one Channel which in the aggregate totals the equivalent of a Channel devoted substantially to the category.

5.4 Deletion or Reduction of Programming Categories.

Grantee shall not delete or so limit as to effectively delete any broad category of Programming within its control for any group of Subscribers without the City's consent, which shall not be unreasonably withheld, and shall provide at least thirty (30) days prior written notice to the City of Grantee's request to do so, including all proposed changes in bandwidth or Channel allocation, and any assignments including any new equipment requirements that may occur as a result of these changes.

5.5 Obscenity.

Grantee shall not transmit, or permit to be transmitted, over any Channel any Programming which is obscene in the sense that such Programming is not protected speech under the Constitution of the United States. The Grantee shall comply with all relevant provisions of federal law relating to obscenity. The City acknowledges that Grantee has no editorial control over Programming carried on PEG Channels.

5.6 Parental Control Device.

Upon request by any Subscriber, Grantee shall make available at Grantee's actual cost a parental control or lockout device compatible with the Subscriber's equipment that will enable the Subscriber to block access to any or all Channels. Grantee shall inform its Subscribers of the availability of the lockout device at the time of the original subscription and annually thereafter, and if requested by the Subscriber, shall provide the device at the time of the original installation.

5.7 Leased Access Channels.

Leased Access Channels shall be provided in accordance with federal law.

SECTION 6. PUBLIC, EDUCATIONAL AND GOVERNMENT ACCESS

6.1 Designated Access Managers.

- 6.1.1 The City shall name Designated Access Managers for Public, Education, and Governmental Access Programming. Designated Access Managers shall have sole responsibility for operating and managing their respective Access Facilities.
- 6.1.2 Grantee shall cooperate with Designated Access Managers and providers and facilitate their use of the Cable System and Programming of PEG Access

Channels. Grantee shall enter into such operating agreements with Designated Access Managers as are appropriate to meet PEG Access requirements of this Franchise.

6.2 PEG Channel Capacity.

6.2.1 System Capacity. During the term of this Franchise the Grantee's Cable System shall be capable of providing a minimum of 150 channels of video programming to its customers in the Franchise Area.

6.2.2 Access Channel. Within 180 days of the Effective Date, or other mutually agreed to date, the Grantee shall provide one (1) Access Channel, for use by the City for governmental or educational programming. Access to other regional programming will be done through the use of existing available public access mosaics. Additional Access Channels shall be made available upon six (6) months written notice and when the following criteria are met:

1. The City has made a determination, after notice and opportunity for public comment, that an additional dedicated Access Channel is required to meet more fully such community needs and interests.
2. The existing Access Channel provided under this Franchise is in use and programmed with Access programming during at least eighty percent (80%) of the time during any consecutive twelve (12) hour period for ten (10) consecutive weeks.
3. At least one-third (1/3) of the Access programming presented during such ten (10) week period is produced within or related directly to the City.
4. Not more than one-third (1/3) of the aggregate hours of Access programming is repeat programming.

After one hundred and eighty (180) days of operation of a triggered Access Channel, and upon thirty (30) days written notice, the Grantee may make use of the triggered Access Channel for its own purposes if said channel no longer fits the above criteria for a period of ten (10) consecutive weeks. Upon one hundred and eighty (180) days' notice, the City may reclaim use of such channel(s) for transmission of Access programming which cannot be accommodated on other channels then in use for Access programming. Grantee shall never be required to provide more Access Channels than any other cable provider in the City. All of the Access Channels may be made available through a multi-channel display (i.e., a picture in picture feed) on a single TV screen called a "mosaic," where a cable customer

can access via an interactive video menu one of any required Access Channel. The location of the mosaic and Access Channels will be determined through mutual discussion of the parties and must be on an available channel.

6.2.3 Support for Access Capital Costs. In an effort to meet the demonstrated community need for Access Programming, and upon ninety (90) days' written notice by City after imposing such a charge on the Dominant Cable Operator, Grantee shall collect from Subscribers an amount as set by the City periodically throughout the term of this Franchise not to exceed one dollar (\$1.00) per Subscriber per month ("PEG Fee"). The PEG Fee may be used for Access related capital expenditures, such as production equipment and/or a studio. Upon ninety (90) days' notice, the PEG Fee may be adjusted or waived by the City not more than once per year. Grantee shall remit the PEG Fee at the same time as quarterly Franchise Fee payments hereunder are payable. Grantee shall not be responsible for paying the PEG Fees with respect to gratis or Bad Debt accounts. The City can inquire as to the status of any such account, and Grantee agrees to meet with the City, upon request, to discuss such matters as necessary. Grantee's PEG Fee shall never be more than the PEG Fee collected on a per Subscriber per month basis by any other provider in the City. The City and Grantee agree that any PEG Fees shall be referred to on Subscribers' bills as a "PEG Fee," or language substantially similar thereto.

6.2.4 The PEG Fees provided for in this section shall not be offset or credited against any Franchise Fee payments, but are not considered Gross Revenues for purposes of the Franchise Fee.

6.3 Changes in Technology.

In the event any change is made in the Cable System and related equipment and Facilities or in the signal delivery technology of Grantee's Cable Services that directly or indirectly materially degrades the signal quality or transmission of PEG Access Programming, Grantee shall at its sole expense and free of charge to the City take necessary steps or provide necessary technical assistance, including, but not limited to, the acquisition of all necessary equipment, to ensure that the capabilities of the Designated Access Managers, PEG Access Programmers, or Programming offerings (quality of Channel or video) are restored.

6.4 Technical Quality.

Grantee shall maintain all PEG Channels at the same level of technical quality and reliability as the best commercial channels carried on the Cable System. Grantee shall provide routine maintenance and shall repair and replace all transmission equipment, including transmitters/receivers, associated cable and equipment in use upon the Effective Date of this Franchise, necessary to carry a quality signal to and from the Demarcation Point at City's or Designated Access Manager's facilities.

- 6.4.1 PEG Channel Signal Quality. Grantee shall deliver to Subscribers PEG Channel Programming contemporaneously with its delivery to Grantee by Designated Access Managers, without change in its content or format such as standard digital or HDTV or successor formats, from that provided by Designated Access Managers. Unless otherwise approved by the City or a Designated Access Manager, Grantee will not alter any PEG signal to either improve or degrade the PEG signal or alter, fail to retransmit or remove any formatting or coding information or data associated with any such signal, such as information associated with stereo closed captioned or digital transmissions.
- 6.4.2 Grantee shall provide all current and future activated downstream Channels for PEG Access use in a standard digital (SD) or high definition (HD), to the extent the City provides it to Grantee in HD, or successor format in Grantee's Basic Service level as specified herein. Grantee shall carry all components of the SD or HD Access Channel signals provided by the Designated Access Managers including, but not limited to, closed captioning, stereo audio and other elements associated with the Programming. The Designated Access Manager shall be responsible for providing the Access Channel signal in a SD or HD or successor format (as specified herein) to the Demarcation Point at the designated point of origination for the Access Channel. Grantee shall be responsible for costs associated with the transport and distribution of the Access Channel on its side of the Demarcation Point.
- 6.4.3 Grantee shall permit City to include the basic PEG Channel information in any electronic/interactive program guide. Grantee shall bear the costs to include the basic information in the programming guide for the PEG Channels, free of charge and at no cost to the City. The City shall have the right to pay for more enhanced program information to be made available on the programming guides including the Channel name and logo/icon, program titles scheduled in thirty (30) minute time blocks, program descriptions, information needed for search & record features, and any other information similarly provided for other broadcast channels and commercial cable/satellite Channels.
- 6.4.4 Grantee will ensure construction of Fiber Optic links to the PEG locations designated as of the Effective Date or mutually agreed upon between the City and Grantee for two-way origination and return capacity permitting transmission of originated program material between the Headend and specified facilities located within the City.
- 6.5 Complimentary Service.
- 6.5.1 Service to School Buildings. Upon request, the Grantee shall provide the "Basic" tier of Cable Service and one set top box without charge and free installation of the first outlet to each accredited K-12 public school located in the Franchise Area provided that such schools are designated as Qualified Living Units and no other Cable Operator is providing Cable Services at such location.

- 6.5.2 Service to Government Facilities. Upon request, the Grantee shall provide the “Basic” tier of Cable Service and one set top box without charge and free installation of the first outlet to each municipal building located in the Franchise Area that is a Qualified Living Unit. Additional outlets may be installed by Grantee at the normal non-discriminatory commercial rate and any services in addition to the “Basic” services may be billed for on a monthly basis at the normal commercial rate as determined by the Grantee’s commercial accounts guidelines, provided that the municipal buildings are designated as Qualified Living Units and no other Cable Operator is providing Cable Services at such location. “Municipal buildings” are those buildings owned or leased and occupied by the City where Cable Service is currently provided and those buildings owned or leased and occupied by the City for government administrative purposes, including without limitation those listed in Exhibit A to this Franchise but not including those buildings owned by the City but leased to third parties at which government employees are not regularly stationed. In instances wherein the City is leasing and occupying the building, the City shall be responsible for acquiring any necessary right of entry agreement and paying any associated fees that may be required by the building’s owner.
- 6.6 Access Channel Viewership Information.
- 6.6.1 Survey Data. Grantee will share with the City any data it obtains in its normal course of business about PEG Channel viewership and demographics.
- 6.6.2 Ratings. Grantee shall promptly provide copies of any ratings information it obtains on a regular basis in its normal course of business from a third party concerning viewership of PEG Channels to the City (for Cable Services provided on any Governmental or Educational Channel) and to the Designated Public Access Manager (for Cable Services provided on any Public Access Channel); provided, however, that with respect to any such ratings, Grantee shall redact any personally identifiable information prior to providing such information to the City or PEG providers as applicable. The preceding sentence shall not apply to any information Grantee receives from an ascertainment it has commissioned in connection, with the renewal of the Franchise or to any information Grantee generates on its own in connection with such renewal.
- 6.7 PEG Information for Subscribers.
- 6.7.1 Grantee shall include information about Public, Educational and Governmental Access Programming and activities in materials provided to Subscribers at the time of Cable Service installation. The Grantee shall include appropriate designation of the PEG Channel.
- 6.7.2 Cost Treatment of PEG Costs. Any and all payments and costs of services provided by Grantee to City in support of PEG Access Programming and other commitments shall not be deemed "Franchise Fees" within the meaning

of Section 622 of the Cable Act (47 U.S.C. § 542). Any PEG Access support fees (the “PEG Fee”) required by this Franchise are intended to conform to the provisions of Section 611 of the Cable Communications Policy Act of 1984, and further are intended to be payments of the type described in Section 622(g) (2) (B) and (C) of said Act, and not to be or to constitute Franchise Fees.

SECTION 7. GENERAL CABLE SYSTEM REQUIREMENTS

7.1 Baseline Cable System Characteristics and Functionality.

The Cable System shall, at all times during the Franchise term, meet or exceed the following requirements:

7.1.1 Industry-accepted Equipment.

1. The Cable System shall use equipment generally used in high-quality, reliable, modern systems of similar design, including, but not limited to, backup power supplies rated at a minimum of twenty-four (24) hours at the Headend and Central Offices.
2. In addition, the Cable System's electronics shall be capable of passing through the signals received at the Headend without substantial alteration or deterioration.
3. The Facilities and equipment on the Cable System must be able to deliver high quality signals that meet or exceed applicable FCC technical quality standards, including but not limited to those set forth in 47 C.F.R. § 76.601, regardless of the particular manner in which the signal is transmitted.
4. Grantee shall comply with all applicable laws and regulations concerning Cable System compatibility with Subscribers' television receivers and/or recording devices.

7.1.2 Cable System Functionality. The Cable System shall have a bandwidth capable of providing the equivalent of a typical 750 MHz Cable System. Recognizing that the City has limited authority under federal law to designate the technical method by which Grantee provides Cable Service, as of the Effective Date of this Franchise, Grantee provides its Cable Service utilizing two different methods. First, using a PON platform, the Grantee provides Cable Service to some Qualified Living Units by connecting fiber directly to the household (“FTTP”). Second, the Grantee provides Cable Service to some Qualified Living Units by deploying fiber further into the neighborhoods and using the existing copper infrastructure to increase broadband speeds (“FTTN”). Generally speaking, when Grantee deploys FTTN, households located within 4,000 cable feet of a remote terminal shall receive broadband speeds capable of providing Cable Service. In both the FTTP and FTTN footprint, a household

receiving a minimum of 25Mbps shall be capable of receiving Cable Service after Grantee performs certain network grooming and conditioning. Grantee shall determine in its discretion where to upgrade its network to convert these households to Qualified Living Units.

- 7.1.3 FCC Compliance. Grantee shall comply with all applicable FCC regulations regarding scrambling or other encryption of signals.
- 7.1.4 No Deterioration to Access Signals. The Cable System shall be so constructed and operated that there is no significant deterioration in the quality of PEG Access Channels or leased access signals, either Upstream or Downstream, as compared with any other Channels on the Cable System; however, Grantee shall not be required to alter a PEG Access Channel or leased access signal if the Channel or signal received by Grantee is of poor quality. Deterioration refers to any signal problem, including, but not limited to, ghost images and other interference and distortions.
- 7.1.5 Parental Control. Grantee shall ensure that means are available to enable Subscribers to completely block out audio and video on any undesired Channels on the Cable System.
- 7.1.6 Program Security. The Cable System shall include equipment so that any pay-per-view Programming can only be activated by the positive action of a Subscriber using, for example, a private identification number or other individual selection procedure.
- 7.1.7 Service to Persons with Disabilities. The Cable System shall transmit closed captions for all Programming that includes a closed caption signal. In addition, Grantee must have means available, and a publicly listed telephone number for such means, that will allow hearing- or speech-impaired persons to contact the Grantee.
- 7.1.8 Quality of Service. Grantee agrees to provide Cable Service at a level consistent with current applicable FCC standards.
- 7.1.9 Service Connections. Grantee shall provide Cable Services upon request from any person in the City who resides in a Qualified Living Unit within seven (7) business days. A request shall be deemed placed on the date of signing a service agreement, receipt of funds by Grantee, or receipt by Grantee of a verified verbal or written request. Rates and charges may not exceed the Grantee's published rates.
- 7.1.10 Emergency Alert System. At all times during the term of this Franchise, Grantee shall provide and maintain an Emergency Alert System ("EAS"), consistent with applicable federal law and regulations including 47 C.F.R., Part 11, and any Washington State Emergency Alert System Plan requirements.

The EAS shall allow authorized officials to override the audio and video signals on all Channels to transmit and report emergency information. In the case of any sudden, unforeseen event that has the potential to cause significant damage, destruction, or loss of life, Grantee shall make the EAS available without charge and in a manner consistent with the Washington State Emergency Alert System Plan (“Plan”) for the duration of such sudden, unforeseen event. Grantee shall cooperate with designated state officials to test the emergency override system, for periods not to exceed one minute in duration and not more than once every six months, and upon request by the City, provide verification of compliance with Washington State’s Plan. The City may identify authorized emergency officials for activating Grantee’s EAS consistent with the State’s Plan, and the City may also develop a local plan containing methods of EAS message distribution, subject to applicable laws.

SECTION 8. TECHNICAL OPERATION AND MAINTENANCE STANDARDS AND REQUIREMENTS

8.1 Technical and Safety Standards.

Grantee will maintain the Cable System using applicable City codes and the following safety codes and construction standards:

1. NEC – the National Electrical Code;
2. NESC – the National Electrical Safety Code;
3. OSHA – the Occupational Safety and Health Act; and
4. WISHA – the Washington Industrial Safety and Health Act.

Nothing herein shall preclude Grantee from raising any and all defenses it may have under applicable codes.

8.2 Network Monitoring and Repair.

Grantee shall monitor all power supplies and fiber nodes, utilizing the latest in status monitoring techniques and will initiate repairs within a twenty-four (24) hour time period as required by applicable FCC rules and regulations.

8.3 Component and Cable System Tests, Records and Test Points.

Grantee will initially test all active components before installation into the Cable System. Initial proof-of-performance will meet or exceed the minimum requirements set forth in FCC Rules and Regulations Part 76, subpart K, “Technical Standards,” as applicable.

8.4 Routine Maintenance and Performance Testing.

Grantee will maintain the Cable System by providing routine maintenance and performance testing to meet the requirements of FCC Rules and Regulations Part 76, including bi-annual proof of performance tests, as applicable.

8.5 Spare Parts.

Grantee shall have immediately available a sufficient supply of spare parts to effect repairs in accordance with the requirements of this Franchise.

8.6 Testing Notification.

Grantee shall notify the City in advance of testing for compliance with applicable FCC signal standards. The City may have a representative present to observe such tests and may designate one location to be tested. Grantee shall provide the City with a report of testing for compliance with applicable FCC standards in accordance with Section 16 and upon request (but not more than twice a year). Such report shall state, in pertinent part, that the Cable System is in full compliance with FCC rules and regulations or, in the alternative, set forth with specificity and in detail all areas of non-compliance their actual or likely scope and causes, and a plan for instituting corrective measures to immediately and permanently correct the non-compliance.

8.7 NESC Records.

Grantee shall provide, consistent with Subsection 16.1, any Records that may be required by the NESC rules which apply to the construction and maintenance of the Cable System in the City.

SECTION 9. SUBSCRIBER RELATIONS AND COMPLAINT PROCEDURE

9.1 Office Hours and Telephone Availability.

9.1.1 The Grantee shall maintain a local or toll free telephone Subscriber service access line which will be available to its Subscribers twenty-four (24) hours a day, seven (7) days a week.

9.1.2 Trained company representatives shall be available to respond to Subscriber telephone inquiries during Normal Business Hours. Grantee shall have dispatchers and technicians on call twenty-four (24) hours a day, seven (7) days a week, including legal holidays, for emergency purposes.

9.1.3 After Normal Business Hours, the Subscriber service access line may be answered by an IVR (interactive voice response). A qualified Grantee representative shall respond on the next business day to inquiries received after Normal Business Hours.

9.1.4 Under Normal Operating Conditions, telephone answer time, including wait time, shall not exceed thirty (30) seconds. If the call needs to be transferred,

transfer time shall not exceed thirty (30) seconds. This standard shall be met no less than eighty percent (80%) of the time under Normal Operating Conditions, as measured on a quarterly basis.

- 9.1.5 The total number of calls receiving busy signals shall not exceed three percent (3%) of the total telephone calls. This standard shall be met no less than ninety percent (90%) of the time, measured on a quarterly basis, under Normal Operating Conditions.

9.2 Quarterly Reports.

- 9.2.1 Beginning twelve (12) months after the Effective Date, Grantee shall report its compliance with this section on a quarterly basis within thirty (30) days of the end of the quarter.

- 9.2.2 All data in the report shall reflect activity within an area that reasonably approximates the jurisdictional boundaries of King County, including the City.

- 9.2.3 To measure the Grantee's compliance with standards related to customer telephone response times, the report shall include, at a minimum, the following information from the Grantee:

1. The total number of calls offered to Grantee;
2. The number of calls handled by the Grantee's IVR within 30 seconds;
3. The total number of calls during which a customer requested, in any fashion, to speak with a CSR;
4. The total number of calls transferred to a CSR;
5. The total number of calls transferred to a CSR that were answered within 30 seconds; and
6. The average wait time before a call to a CSR was answered.

- 9.2.4 Grantee shall permit the City to review and audit the information required under this section at any time during Normal Business Hours upon reasonable notice.

9.3 Installations and Subscriber Service Calls.

- 9.3.1 Under Normal Operating Conditions, each of the following standards shall be met no less than ninety-five percent (95%) of the time measured on a quarterly basis.

- 9.3.2 Standard Installations for Qualified Living Units shall be performed within seven (7) business days after an order has been placed, unless otherwise requested by Subscriber.
- 9.3.3 The “appointment window” alternatives for installations, service calls, and other activities shall be, at maximum, within a four (4) hour block during Normal Business Hours. Subscribers requesting installation of Cable Service or repair service to an existing installation may choose any available four (4) hour block of time during Normal Business Hours. Grantee may schedule service calls and other installation activities outside of normal business hours for the express convenience of the Subscriber.
- 9.3.4 Grantee may not cancel an appointment with a Subscriber after 5 p.m. on the day before the appointment. If the cable installer or technician is running late and will not meet the specified appointment time, he or she must contact the customer and reschedule the appointment at a time which is convenient for the Subscriber.
- Grantee shall be deemed to have responded to a request for service if a technician arrives within the agreed-upon time period. If the Subscriber is absent when the technician arrives, the technician shall verify the appointment with the technician’s dispatcher by telephone while at the Subscriber’s door and leave written notification of timely arrival. Grantee shall keep a record of the notification. In such circumstances, the Subscriber must contact Grantee to reschedule the appointment.
- 9.3.5 If a representative of the Grantee will not be able to keep an appointment, the Grantee shall contact the Subscriber before the end of the scheduled appointment and reschedule the appointment at a time convenient for the Subscriber.
- 9.4 Outages and Other Service Interruptions.
- 9.4.1 An outage is a Service Interruption that involves a loss or substantial impairment in reception on all Channels for a period of one hour or more.
- 9.4.2 Excluding conditions beyond the control of the Grantee, the Grantee will begin working on Service Interruptions promptly and in no event later than 24 hours after the interruption becomes known. The Grantee must begin actions to correct other service problems the next business day after notification of the service problem.
- 9.5 TV Reception.
- 9.5.1 The signal quality provided by Grantee shall meet or exceed applicable technical standards established by the FCC. Grantee shall render efficient service, make repairs promptly, and interrupt service only for good cause and for the shortest time possible.

9.5.2 If a Subscriber experiences poor signal quality or reception, Grantee shall respond and make efforts to repair the problem no later than the next business day following the Subscriber call; provided that the Subscriber is available and the repair can be made within the allotted time. If an appointment is necessary, the Subscriber may choose a four-hour block of time during Normal Business Hours. At the Subscriber's request, the Grantee shall repair the problem at a later time convenient to the Subscriber.

9.6 Communications between Grantee and Information to Subscribers.

9.6.1 Customer Information. Upon installation, annually, and at any time a Subscriber requests, Grantee shall provide the following information to its Subscribers in a clear, concise written form. In addition, Grantee shall notify Subscribers thirty (30) days in advance of any significant changes in the following, to the extent such changes are under the control of Grantee or an Affiliated Entity:

1. Products and services offered;
2. Prices and options for programming services and conditions of subscription to programming and other services;
3. Installation and service maintenance policies;
4. Instructions on how to use the Cable Service;
5. Channel positions of programming carried on the system; and
6. Billing and complaint procedures, including the address and telephone number of the local franchise authority's cable office.

9.6.2 Subscribers shall be advised of the procedures for resolution of complaints about the quality of the television signal delivered by the cable system operator, including the address of the responsible officer of the local franchising authority.

9.6.3 Grantee shall provide Subscribers with notification and announcements on the Cable System, of any changes in Programming, services, or Channel positions as soon as possible, but no less than thirty (30) days in advance of such changes if the change is within the control of the Grantee. Subscribers shall be given a description of the changes, their options for changing services they receive, the phone number for questions, and the effective date of the change.

9.6.4 All of Grantee's officers, agents, employees, contractors, and subcontractors who are in personal contact with Subscribers shall have visible identification

cards bearing their name and photograph. Grantee shall account for all identification cards at all times. Every vehicle of the Grantee used for providing services to customers shall be clearly visually identified to the public as working for Grantee. All CSRs shall identify themselves orally to callers immediately following the greeting during each telephone contact with the public. Officers, agents, and employees of the Grantee and its contractors and subcontractors shall identify themselves to the customer when making a service call or installation.

9.6.5 All promotional materials advertising Cable Services shall accurately disclose price terms. For non-automated orders, the CSRs shall make clear the price of pay-per-view and pay-per-event Programming before an order is taken.

9.6.6 Grantee shall not charge customers for any services they have not affirmatively requested. This section shall not prevent Grantee from adding Programming to an existing Tier.

9.7 Billing, Credits, Refunds, and Deposits.

9.7.1 Grantee will send Subscribers a clear and concise bill every month. Bills may be fully itemized to the extent allowed by law and this Franchise, provided that all bills shall clearly reflect only a single total amount due. Bills shall also clearly delineate all activity during the billing period, including optional charges, rebates and credits. Franchise Fees, costs and taxes shall be itemized in a manner that accurately and fairly portrays the basis, for the taxes and fees.

9.7.2 Grantee shall provide a due date on each bill that is at least thirty (30) days from the beginning date of the applicable billing cycle. A monthly bill shall be issued to all Subscribers regardless of balance due, other than Subscribers receiving complimentary service.

9.7.3 Thirty (30) days advance written notice must be given to Subscribers of any changes in rates, if the change is within the control of the Cable Operator.

9.7.4 Credits for service must be issued no later than the Subscriber's next billing cycle following the determination that a credit is warranted.

9.7.5 Refund checks shall be issued promptly and no later than the Subscriber's next billing cycle or thirty (30) days, whichever is earlier, or upon the return of equipment when service is terminated.

9.8 Subscriber Rights.

9.8.1 Discrimination Prohibited. Grantee shall comply at all times with all applicable laws, rules, and regulations including the terms of the Franchise relating to non-discrimination.

1. All Grantee rates and charges shall be published and non-discriminatory. Except as provided hereunder, Grantee shall establish similar rates and charges for all Subscribers receiving similar services, regardless of type of Dwelling Unit, race, color, religion, age, sex, gender identity, marital or economic status, national origin, sexual orientation, political ideology, creed, ancestry; or the presence of any sensory, mental or physical handicap. Nothing in this Subsection shall be construed to prohibit the temporary reduction or waiving of rates and charges in conjunction with promotional campaigns or discounted rates for provision of Cable Services to Multiple- Dwelling Unit buildings.
2. Grantee shall not deny Cable Service, or otherwise discriminate against Subscribers, Access Programmers or any other Persons on the basis of type of Dwelling Unit, race, color, religion, age, sex, gender identity, marital or economic status, national origin, sexual orientation, political ideology, creed, ancestry; or the presence of any sensory, mental or physical handicap.
3. The Grantee shall not take any retaliatory action against a Subscriber because of the Subscriber's exercise of any right it may have under federal, state, or local law, nor may the Grantee require a Subscriber to waive such rights as a condition of service.

9.8.2 Privacy. Grantee shall comply with the Subscriber privacy regulations set forth in 47 U.S.C. § 551 and any lawful state or local laws pertaining to privacy.

9.8.3 Services to People with Disabilities.

9.8.3.1 Within ninety (90) days after the City providing notice to Grantee that another Cable Operator has a similar provision in its franchise agreement, Grantee shall for any Subscriber with a verified disability that prevents the Subscriber from self-installing equipment, at no charge deliver, install, and pick up equipment at the Subscriber's home. In the case of malfunctioning equipment, Grantee shall provide and install substitute equipment, ensure that it is working properly, and remove the defective equipment.

9.8.3.2 Grantee shall provide TDD/TTY service with trained operators who can provide every type of assistance rendered by the Grantee's CSR for any hearing-impaired Subscriber at no charge.

9.8.3.3 Grantee shall install, at no charge, any closed captioning device purchased by a hearing-impaired customer.

- 9.8.3.4 Grantee shall provide free use of a converter remote control unit to mobility-impaired Subscribers.
- 9.8.3.5 Any Subscriber with a disability may request the special services and equipment described in this section by providing Grantee with a letter from the Subscriber's physician stating the need, or by making the request to Grantee's installer or service technician, if the need for the special services can be visually confirmed.
- 9.8.4 Permission of Property Owner or Tenant for Installation, and Treatment of Property Owner's Property.
- 9.8.4.1 If cable passes over or under private or publicly owned property, Grantee is solely responsible for obtaining all necessary permission from the property owner.
- 9.8.4.2 Grantee shall not install or attach any of its facilities to any property without first securing the written permission of the owner or tenant of any property involved, or of such other person who has the right to approve or disapprove the attachment (authorized party), except if there is an existing utility easement. If such permission or easement is later revoked, Grantee at the request of the authorized party shall promptly remove any of its facilities and promptly restore the property to its original condition at Grantee's expense. Grantee shall perform all such installations and removals in compliance with state and local law and shall be responsible for any damage to residences or other property caused by the installation or the removal. In the event Grantee fails to perform such restoration, the authorized party has the right to do so at the sole expense of Grantee. Demand for payment for such restoration must be submitted by the authorized party in writing to Grantee.
- 9.8.4.3 Provision of Cable Services may not be conditioned on any right of entry agreement that requires an exclusive, long-term service commitment. However, the preceding sentence does not affect Grantee's right to furnish additional consideration in exchange for a right of entry agreement.
- 9.8.4.4 Trees, shrubs, and other landscaping on a Subscriber's property that are damaged by Grantee, or any employee or authorized agent, during installation or construction for the Subscriber or in the process of serving adjacent structures, shall be restored to their prior condition or replaced. Trees and shrubs shall not be removed without the prior permission of the owner of the property on which they are located.
- 9.8.4.5 Grantee shall, at its own cost and expense, and in a manner approved by the property owner and the City, restore any property to as good condition as before the work causing such disturbance was initiated.

Grantee shall repair or replace any damaged property, or compensate property owners for damage resulting from Grantee's installation, construction, service, or repair activities for a Subscriber.

9.8.4.6 Except in the case of an emergency involving public safety or Service Interruption to a large number of Subscribers, or where Grantee has a legal right of access or entry, Grantee shall give reasonable notice to property owners or legal tenants before entering upon their private property, and the notice shall specify the work to be performed. In the case of construction operations, such notice shall be delivered or provided at least twenty-four (24) hours before entry. In the case of an emergency, Grantee shall attempt to contact the property owner or legal tenant in person, and shall leave a door hanger notice in the event personal contact is not made. Nothing in this section authorizes access or entry to private property, or any other property, where such right to access or entry is not otherwise provided by law. If damage is caused by Grantee's activity, Grantee shall reimburse the property owner one hundred percent (100%) of the cost of repairing the damage or replacing the damaged property. For the installation of pedestals or other major construction or installation projects by Grantee, property owners shall also be notified by mail or door hanger notice at least one (1) week in advance.

9.8.4.7 Grantee shall clean all areas surrounding any work site of debris caused by Grantee's activities and ensure that all materials are disposed of properly.

SECTION 10. COMPENSATION AND AUDITING

10.1 Amount of Compensation.

In consideration of permission to use the Rights-of-Way of the City, the Grantee shall pay annually as a Franchise Fee to the City, throughout the duration of this Franchise, an amount of five percent (5%) of Grantee's Gross Revenues. If during the term of this Franchise, the FCC, federal or state government, or the courts effectively permit the City to impose a Franchise Fee greater than five percent (5%), the City shall have the right to increase the Franchise Fee to take full advantage thereof. Any change in Franchise Fee percentage shall be imposed on all similarly situated multichannel video providers over which the City has jurisdiction and authority to impose such fees.

10.2 Effect of Additional Commitments on Franchise Fees.

Except as specifically provided in this Franchise or permitted by federal or state law, no term or condition in this Franchise shall in any way modify or affect the Grantee's obligation to pay the Franchise Fee. Although the total sum of Franchise Fee payments and additional financial and other obligations of this Franchise may exceed five percent (5%) of Grantee's Gross Revenues in any twelve (12) month period, Grantee agrees that the sole Franchise Fee provided for in this

Franchise is the Franchise Fee called for in Subsection 10.1 and that no other obligation of Grantee under this Franchise constitutes a Franchise Fee, nor shall any such obligations be offset or credited against any Franchise Fee payments due to the City, except as specifically provided by this Franchise, other City Ordinance, or federal or state law.

10.3 Payment of Franchise Fees on Bundled Services.

10.3.1 In the event Grantee bundles or combines Cable Services (which are subject to the Franchise Fee) with Non-Cable Services (which are not subject to the Franchise Fee) so that Subscribers pay a single fee for more than one class of service resulting in a discount on Cable Services, Grantee agrees that for the purpose of calculation of the Franchise Fee, it shall allocate to Service revenue no less than a pro rata share of the revenue received for the bundled or combined services or some other methodology provided that any such other methodology does not result in an allocation less than a pro rata share of the Service revenue received for the bundled or combined services. The pro rata share shall be computed on the basis of the published charge for each service in the bundled or combined classes of services when purchased separately.

10.3.2 This Subsection is not intended to apply to reduction in Franchise Fees that result from other causes such as changes in the law, Subscriber losses, Subscriber service downgrades, Force Majeure, or short-term promotional activities (e.g., premium channel discounts or sales).

The City shall have the right to audit Records regarding the allocation of revenues derived from bundles involving Cable Services and Non-Cable Services. Upon the City's request, Grantee will meet with the City or a designated City representative following reasonable advanced notification to explain the methodology Grantee is using to allocate revenues generated from bundled services. If the City reasonably believes Grantee is allocating bundled revenues contrary to the provisions of this Subsection 10.3, the City may submit the matter to a third party for mediation. The cost of the mediation shall be shared equally between the City and the Grantee. Participation in mediation shall not prejudice the right of either party to bring the matter to a court of competent jurisdiction or pursue any other remedies available to them in this Franchise or by law.

10.4 Payments and Quarterly Reports.

10.4.1 Payments. Grantee's Franchise Fee payments to the City shall be computed quarterly following the Effective Date of this Franchise. Each payment shall be due and payable at the same time as the Utility Business and Occupation Tax payment for the same period.

10.4.2 Quarterly Reports. Each payment shall be accompanied by a written report to the City, verified by an officer of Grantee or his or her authorized designee,

containing an accurate statement in summarized form, as well as in detail, of Grantee's Gross Revenues and the computation of the payment amount. Such reports shall be in form and substance satisfactory to the City and shall include revenue by product category.

10.5 Interest on Late Payments.

Within ninety (90) days after the City providing notice to Grantee that another Cable Operator has a similar provision in its franchise agreement, payments not received within forty-five (45) days from the quarter ending date shall be assessed interest compounded at the rate of one percent (1%) per month from the due date or the highest rate allowed by law, whichever is greater, but not to exceed eighteen percent (18%) in any event.

10.6 Acceptance of Payment and Recomputation.

No acceptance of any payment shall be construed as an accord by the City that the amount paid is, in fact, the correct amount, nor shall any acceptance of payments be construed as a release of any claim the City may have for further or additional sums payable or any other claim or right. All amounts paid shall be subject to audit and recomputation by the City, provided that such audit and recomputation is completed within six (6) years of the date payment was due. If the City requests in writing that the Grantee provide, or cause to be provided, any information reasonably within the scope of the audit, and the Grantee fails within thirty (30) days of receipt of the request to provide such information or cause it to be provided, then the six (6) year period shall be extended by one day for each day or part thereof beyond thirty (30) days that such failure continues..

10.7 Audits.

10.7.1 The City reserves the right to conduct audits relating to matters arising under this Franchise or to retain an independent Certified Public Accountant to conduct such audits. In the event an audit results in a determination that Grantee has underpaid any Franchise Fee arising under this Franchise by five percent (5%) or more, or materially misstated financial information in any report furnished to the City, Grantee shall reimburse the City for the costs of the audit, such cost not to exceed five thousand dollars (\$5,000).

10.7.2 Grantee shall pay to the City any amounts any audit indicates are owed following an independent review of such audit.

10.8 No Offset or Credit against Franchise Fees.

The City and Grantee agree that any utility tax, business and occupation tax or similar tax shall be in addition to any Franchise Fees required herein and there shall be no offset or credit against Franchise Fees for any utility tax, business and occupation tax or similar tax, subject to applicable law.

SECTION 11. INDEMNIFICATION, INSURANCE, BONDS AND SECURITY FUND.

11.1 Indemnification.

The Grantee shall indemnify, defend and hold harmless the City, its officers, employees, and agents from and against any liability or claims resulting from property damage or bodily injury (including without limitation accidental death, copyright, infringement, defamation and all other damages) that arise out of the Grantee's construction, operation, maintenance or removal of the Cable System, including, but not limited to, reasonable attorneys' fees and costs. If a claim or action arises, the City or any other indemnified party shall tender the defense of the claim or action to the Grantee, which defense shall be at the Grantee's expense. The City may participate in the defense of a claim and, in any event, the Grantee may not agree to any settlement of claims financially affecting the City without the City's written approval, which shall not be unreasonably withheld. The City shall give the Grantee timely written notice of any claim or of the commencement of any action, suit or other proceeding covered by this Section. If separate representation to fully protect the interests of both parties is necessary, such as a conflict of interest between the City and the counsel selected by the Grantee to represent the City, the Grantee shall pay reasonable attorneys' fees and expenses incurred by the City in defending itself with regard to any action, suit or proceeding indemnified by the Grantee. The City's fees and expenses shall include all reasonable out-of-pocket expenses, such as consultants' fees, and shall also include the reasonable value of any services rendered by the City Attorney or his/her assistants or any employees of the City or its agents but shall not include outside attorneys' fees for services that are unnecessarily duplicative of services provided the City by the Grantee. In the event any other Cable Operator has a different Indemnification obligation in a future franchise agreement, the parties agree to meet to discuss modifications to Grantee's Indemnification obligation. The provisions of this Section shall survive the expiration or termination of this Agreement.

11.2 Insurance.

11.2.1 Grantee shall maintain on file with the City evidence of insurance coverage satisfactory to the City with minimum coverage and limits of liability specified below.

11.2.2 Grantee shall maintain:

1. Commercial General Liability (CGL) insurance written on an occurrence form at least as broad as ISO CG 00 01, with Minimum Limits of Liability:

\$3,000,000 per Occurrence, \$3,000,000 Premises/Operations, Products/Completed Operations Aggregate, Personal/Advertising Injury Liability, Contractual Liability, and Independent Contractors Liability; \$3,000,000 Each Accident/Each Disease/ Policy Limit Employers Liability/Washington Stop Gap. The CGL insurance shall not exclude XCU/subsidence perils or any similar perils;

2. Automobile Liability insurance at least as broad as ISO CA 00 01 including coverage for owned, non-owned, leased, or hired vehicles, as applicable, with a minimum limit of \$3,000,000 each accident for bodily injury and property damage; and
3. Workers Compensation insurance for Washington State as required by Title 51 RCW Industrial Insurance.

The City may increase the minimum policy limits and coverage from time to time as the City deems appropriate to adequately protect the City and the public. In the event any other Cable Operator has a different policy limit for the items covered in this Section, upon ninety (90) days' notice, Grantee will modify the limits in its insurance policy to match the amount of the other Cable Operator.

The CGL insurance and Excess or Umbrella liability insurance, if any, shall include the "City of Mercer Island, its officers, officials, employees, agents and volunteers" as additional insureds subject to a standard "Separation of Insureds" or "severability" clause, and shall be primary and non-contributory with any insurance or self-insurance coverage maintained by the City.

- 11.2.3 Grantee specifically acknowledges that the limits of liability described above are minimum limits of liability only. Regardless of provisions to the contrary under the terms of any insurance policy maintained by the Grantee, the specification of any such minimum limits shall neither be (1) intended to establish a maximum limit of liability to be maintained by the Grantee regarding this Franchise, nor (2) construed as limiting the liability of any of the Grantee's insurers, which must continue to be governed by the stated limits of liability of the relevant insurance policies. Each insurance policy shall be issued by an insurer rated A: VII or higher in the A.M. Best's Key Rating Guide, unless a surplus lines placement by a licensed Washington State surplus lines broker, or as may otherwise be approved by the City. Grantee shall provide at least thirty (30) days' notice to the City of any change, cancellation or lapse thereof.
- 11.2.4 Grantee's insurance policy shall not contain any provision, exclusion or endorsement that limits, bars, or effectively precludes the City of Mercer Island from coverage or asserting a claim under Grantee's insurance policy on the basis that the coverage or claim is brought by an insured or additional insured against an insured or additional insured under the policy. Grantee's insurance policy shall NOT include any of the following Endorsements (or their equivalent endorsement or exclusions): (1) Contractual Liability Limitation, (CGL Form 21 39 or equivalent), (2) Amendment Of Insured Contract Definition, (CGL Form 24 26 or equivalent), (3) Limitation of Coverage to Designated Premises or Project, (CGL Form 21 44 or equivalent), (4) any endorsement modifying or deleting the exception to the Employer's Liability exclusion, (5) any "Insured vs. Insured" or "cross-liability" exclusion, and

(6) any type of punitive, exemplary or multiplied damages exclusion.

- 11.2.5 The term “insurance” and “insurer(s)” under this Subsection 11.2 shall apply to self-insurance and self-insurer(s). Should Grantee maintain self-insurance (except that subject to a deductible endorsement provision that specifies that the nonpayment of deductible amounts by the named insured shall not relieve the insurer from payment of claims), it shall disclose in writing details of such self-retained limit(s). Should such self-insurance not be fronted by an insurance company, Grantee shall issue a letter stating that it will cover the City as an additional insured for the required coverages as if a commercial insurance policy applied and will specify how and to whom a tender of claim should be directed.
- 11.2.6 Certification of insurance, notice of cancellation and any other written communication under this Subsection 11.2 shall be addressed to: the Mercer Island Department of Information Technology, Office of Cable Communications (see address in Subsection 19.8).
- 11.2.7 Evidence of insurance shall be in a form and with such content that is acceptable to the City and shall include an actual copy of the designated additional insured endorsement or blanket additional insured endorsement or policy wording documenting that the City of Mercer Island is covered as an additional insured under Grantee's CGL Insurance.

In the event any other Cable Operator is required in a future franchise to obtain a construction bond, security fund or letter of credit, the parties agree to meet to discuss modifications to Grantee's obligations.

SECTION 12. GENERAL USE OF AND CONSTRUCTION IN RIGHT-OF-WAY

12.1 Relationship with Other Laws.

Construction work and maintenance of any and all of Grantee's Facilities within the City's Rights-of-Way shall be done in accordance with the Mercer Island Municipal Code.

12.2 Construction.

- 12.2.1 Subject to the terms of Subsection 1.1.4 of this Franchise, all construction and maintenance of any and all Facilities within the City's Rights-of-Way pursuant to this Franchise shall be and remain the Grantee's responsibility regardless of who performs the construction. Grantee shall apply for and obtain all-permits necessary for construction or installation of any Facilities, and for excavating and laying any Facilities, within the City's Rights-of-Way. Grantee shall pay all applicable fees upon issuance of the requisite construction permits by the City to Grantee, and shall pay all inspection fees and other costs incurred by the City as a result of work authorized by such permit.

12.2.2 Before beginning any construction, Grantee shall provide the City with a construction schedule for its work in the City's Rights-of-Way. As Grantee's construction of Facilities in the City's Rights-of-Way is completed or its location subsequently altered during the term of the Franchise, Grantee shall, upon request, periodically provide the City' Office of Cable Communications with maps showing the location of the installed Facility in the City's Rights-of-Way, as built.

12.2.3 To maximize public and employee safety, to minimize visual clutter of aerial plant, and to minimize the amount of trenching and excavation in and along City Rights-of-Way and sidewalks for underground plant, Grantee shall make reasonable efforts to collocate its compatible facilities within the Rights-of-Way subject to the engineering requirements of the owners of utility poles and other facilities, in the case that relocation or extension of Grantee's facilities is approved or required by City.

12.2.4 Before beginning any work in the City's Rights-of-Way, Grantee shall apply for and obtain appropriate permits from the City, and give appropriate notices to any other Grantees, licensees or permittees of the City, or other units of government owning or maintaining pipes, wires, conduits or other facilities which may be affected by the proposed excavation.

12.2.5 When Facilities pass over or under private or publicly owned property it shall be Grantee's sole responsibility to obtain all necessary permission from the owner thereof before commencing work, and to notify all utility companies and property owners who may be subject to damage or inconvenience during such work.

12.3 Compliance with Construction and Safety Standards.

Grantee will construct and maintain the Cable System using applicable City codes and the following safety codes and construction standards:

1. NEC – the National Electrical Code;
2. NESC – the National Electrical Safety Code;
3. OSHA – the Occupational Safety and Health Act; and
4. WISHA – the Washington Industrial Safety and Health Act.

Nothing herein shall preclude Grantee from raising any and all defenses it may have under applicable codes.

12.4 Construction and Work Permits, Licenses and Permission.

Grantee agrees to file for and secure any required permits and/or licenses prior to its

commencement of any activity in the public Right-of-Way. Grantee shall notify the City when permitted work is completed to facilitate inspection.

12.5 Construction Area Safety and Cleanup.

Grantee agrees to inspect its contractor(s) on a regular basis and ensure that both its personnel and contractor(s) provide clean-up of all workplaces and adhere to industry safety as well as all state and local safety standards. Grantee shall provide specified periodic reports of its inspections to the City.

12.6 Relocation.

Upon thirty (30) days' prior written notice to Grantee (except in the case of emergency), the City shall have the right, as detailed in RCW 35.99.060, to require Grantee to relocate any part of Grantee's Cable System within the Right-of-Ways when required for any public work, capital improvement or when the safety, health or welfare of the public requires such change, and the expense thereof shall be paid by Grantee to the extent permitted by Washington law. Should Grantee fail to remove or relocate any such facilities by a reasonable date established by the City or in the case of an emergency, City may effect such removal or relocation, and the expense thereof shall be paid by Grantee to the extent permitted by Washington law, including all costs and expenses incurred by City due to Grantee's delay. If City requires Grantee to relocate its facilities located within the Right-of-Ways, City shall make a reasonable effort to provide Grantee with an alternate location within the Right-of-Ways.

12.7 Restoration of City's Rights-of-Way.

Whenever Grantee disturbs the surface of any Right-of-Way for any purpose, the City shall be responsible for restoration of the City's Right-of-Way and its surface within the area affected by the excavation unless the City authorizes the Grantee in the street use permit to perform such restoration work. The cost of all restoration work, including the cost of inspection and supervision, shall be paid by the Grantee. All excavations made by Grantee in the City's Rights-of-Way shall be properly safeguarded for the prevention of accidents.

12.8 Maintenance and Quality of Work.

12.8.1 The Cable System shall be constructed in compliance with generally accepted industry standard.

12.8.2 The Cable System shall be constructed and maintained so as not to interfere with sewers, water pipes, conduits or any other property of the City, or with any other pipes, wires, conduits, structures or other facilities that may have been laid in the City's Rights-of-Way by or under the City's authority.

12.8.3 Grantee shall operate the Cable System so as to prevent injury to the City's property or property belonging to any Person within the City. Grantee, at its own expense, shall repair, renew, change and improve its Facilities from time to time as may be necessary to accomplish this purpose.

12.8.4 Grantee shall not construct the Cable System in any manner that requires any Subscriber to install any cable, wire, conduits or other facilities, under or over a Right-of-Way.

12.9 Acquisition of Facilities.

Upon Grantee's acquisition of Facilities in any City Right-of-Way, or upon the addition or annexation to the City of any area in which Grantee owns or operates any Facility in any City Rights-of-Way, the Grantee shall, at the City's request, submit to the City a statement and as-built plans describing all existing Facilities, whether authorized by franchise, permit, license or other prior right, and depicting the location of all such Facilities with such specificity as the City may reasonably require. Such Facilities shall immediately be subject to the terms of this Franchise, and shall be brought into compliance with it as soon as practicable. In the event the new Facilities or annexed area have characteristics that make literal application of any term of the Franchise inappropriate, the parties will negotiate in good faith to modify the Franchise solely with respect to such characteristics and only to the extent necessary to achieve consistency with the purposes of this Franchise.

12.10 Reservation of City Right-of-Way Rights.

Nothing in this Franchise shall prevent the City from constructing, maintaining, or repairing any City Right-of-Way, or public work or improvement in the City's Rights-of-Way. All such work shall be done, insofar as practicable, so as not to obstruct, injure or prevent the use and operation of the Cable System. However, if any of the Cable System will interfere with the construction, maintenance, or repair of any City Right-of-Way or public work or improvement in the City's Rights-of-Way, at its own expense the Grantee shall remove or relocate the Cable System as the City directs. Should the Grantee fail to remove, adjust or relocate the Facilities by the date established by the City Engineer's written notice to Grantee, the City may effect such removal, adjustment or relocation and recover the cost thereof from the Grantee, including all costs and expenses incurred by the City due to Grantee's delay.

12.11 Reservation of Rights and Privileges.

Nothing in this Franchise shall deprive the City of any rights or privileges that it now has, or that may hereafter be conferred upon it, including any rights to exercise its police powers in the regulation, control, and use of the Rights-of-Way.

12.12 Street Vacation.

If any street or portion thereof used by Grantee is vacated by the City during the term of this Franchise, unless the City Council specifically reserves to Grantee the right to continue its installation in the vacated street, Grantee shall, without delay or expense to the City, remove its Facilities used exclusively for the provision of Cable Service from such street and the expense thereof shall be paid by Grantee.

12.13 Discontinuing Use of Facilities.

Whenever Grantee intends to discontinue using any Facility within the City's Rights-of-Way exclusively for the provision of Cable Service, Grantee shall submit for the approval of the authorizing City department a complete description of the Facility and the date on which the Grantee intends to discontinue using the Facility. Grantee may remove the Facility or request that the City permit it to remain in place. Notwithstanding the Grantee's request that any such Facility remain in place, the City may require the Grantee to remove the Facility from the City's Right-of-Way or modify or maintain the Facility to protect the public health and safety or otherwise serve the public interest. The City may require the Grantee to perform a combination of modification, maintenance, and/or removal of the Facility. Grantee shall complete such removal or modification in accordance with a schedule set by the City. Until such time as Grantee removes or modifies the Facility as directed by the City, or until the rights to and responsibility for the Facility are accepted by another Person having authority to construct and maintain such Facility, Grantee shall be responsible for, all necessary repairs and relocations of the Facility, as well as maintenance of the City's Right-of-Way, in the same manner and degree as if the Facility were in active use, and Grantee shall retain all liability for such Facility.

12.14 Hazardous Substances.

12.14.1 Grantee shall comply with all applicable state and federal laws, statutes, regulations and orders concerning Hazardous Substances relating to the Cable System in the City's Rights-of-Way. For purposes of this Subsection 12.14, "Hazardous Substances" shall be all substances so characterized in RCW 70.105D.020(13).

12.14.2 Grantee shall maintain and inspect the Facilities located in the City's Rights-of-Way and immediately inform the City of any release of Hazardous Substances. Upon reasonable notice to Grantee, the City may inspect the Facilities in the City's Rights-of-Way to determine if any release of Hazardous Substances has occurred, or may occur, from or related to the Facilities. In removing or modifying the Facilities as provided in this Franchise, Grantee shall also remove all residue of Hazardous Substances related thereto; provided, however, if it is determined that the Facilities did not cause the release of Hazardous Substances, Grantee shall have no duty to remove such substances.

12.14.3 Grantee agrees to forever indemnify the City against any claims, costs, and expenses, of any kind, whether direct or indirect, incurred by the City arising out of a release of Hazardous Substances arising from, connected to or incident to the Grantee's Facilities in the City's Rights-of-Way.

12.15 Undergrounding of Cable.

Grantee is strongly encouraged to locate and construct its present and future cables and other Facilities underground. Grantee shall install cables or other Facilities underground wherever and at the same time existing utilities in the immediate vicinity are installed underground, where all utilities are placed underground, or where statute or ordinance requires utilities to be placed

underground. Previously installed aerial cable shall be undergrounded in concert, and on a reasonable cost-sharing basis, with other utilities pursuant to the general ordinances of the City or applicable state law, or in the event that a telecommunications utility or a public utility decides to underground its facilities on a voluntary basis, unless the City grants an exception.

12.16 Construction Codes.

Grantee shall strictly adhere to all building and zoning codes currently or hereafter in effect. Grantee shall arrange its lines, cables, and other appurtenances, on both public and private property, in such a manner as to cause no unreasonable interference with the use of said public or private property by any Person. In the event of such interference, the City may require the removal relocation of the Grantee's lines, cables, and other appurtenances from the property in question at Grantee's expense.

12.17 Pruning of Trees.

Within ninety (90) days after the City provides notice to Grantee that another Cable Operator has a similar provision in its franchise agreement, Grantee shall comply with the provision in this section with respect to its construction in the rights-of-way with respect to its pruning of trees, and shall make every effort to avoid unnecessary pruning of any trees or vegetation in the vicinity of its facilities. Grantee shall also make every effort to avoid damaging any trees or vegetation in the vicinity of its facilities in the rights-of-way.

12.17.1 Trees on Public Property.

12.17.1.1 Grantee shall apply for a tree permit to prune a tree on public property in accordance with chapter 19.10 of the Mercer Island City Code (MICC) as now enacted or hereafter amended as it relates to its construction in the rights-of-way.

12.17.1.2 Grantee shall provide 7 days' advance notice to the City's Right-of-Way Manager before its pruning of trees on public property. Grantee shall also provide 7 days' advance notice to the adjacent property owners before pruning a tree on public property.

12.17.1.3 Any Grantee pruning shall be supervised by the City's Right-of-Way Manager or Arborist to minimize damage to the tree and to ensure best practices are employed.

12.17.1.4 All Grantee's tree pruning operations should comply with the Manual on Uniform Traffic Control Devices (MUTCD) on temporary traffic control standards when utilizing the City's Right-of-Way.

12.17.2 Trees on Private Property. Grantee shall not prune any trees on private property, unless Grantee has the express, written permission of the property owner and a tree permit is obtained, if applicable.

12.17.3 The City shall not be liable for any damages, injuries, or claims arising from Grantee's actions under this section.

SECTION 13. TRANSFER OR ASSIGNMENT

- 13.1 Neither the Grantee nor any other Person may transfer the Cable System or the Franchise without the prior written consent of the City, which consent shall not be unreasonably withheld or delayed. No change in control of the Grantee, defined as an acquisition of 50% or greater ownership interest in Grantee, shall take place without the prior written consent of the City, which consent shall not be unreasonably withheld or delayed. No consent shall be required, however, for (1) a transfer in trust, by mortgage, hypothecation, or by assignment of any rights, title, or interest of the Grantee in the Franchise or in the Cable System in order to secure indebtedness, or (2) a transfer to an entity directly or indirectly owned or controlled by CenturyLink Inc. Within thirty (30) days of receiving a request for consent, the City shall, in accordance with FCC rules and regulations, notify the Grantee in writing of the additional information, if any, it requires to determine the legal, financial and technical qualifications of the transferee or new controlling party. If the City has not taken action on the Grantee's request for consent within one hundred twenty (120) days after receiving such request, consent shall be deemed given.
- 13.2 Except as allowed in this Section 13, the Cable System and this Franchise shall not be sold, assigned, transferred, leased or disposed of, either in whole or in part, either by involuntary sale or by voluntary sale, merger or consolidation; nor shall title thereto, either legal or equitable, or any right, interest or property therein pass to or vest in any Person without the prior written consent of the City, which consent shall not be unreasonably withheld.
- 13.3 The Grantee shall promptly notify the City of any actual or proposed change in, or transfer of, or acquisition by any other party of control of the Grantee. The word "control" as used herein is not limited to majority stock ownership but includes actual working control in whatever manner exercised. Every change, transfer or acquisition of control of the Grantee shall make this Franchise subject to cancellation unless and until the City shall have consented thereto.
- 13.4 The parties to the sale, transfer or change of control shall make a written request to the City for its approval of a sale, transfer or change of control and shall furnish all information required by law.
- 13.5 The City may condition said sale, transfer or change of control upon such terms and conditions as it deems reasonably appropriate, including, for example, any adequate guarantees or other security, as allowed by applicable law. Additionally, the prospective controlling party or transferee shall effect changes as promptly as practicable in the operation of the Cable System, if any changes are necessary, to cure any violations or defaults presently in effect or ongoing.

- 13.6 The City shall act by ordinance or resolution on the request within one hundred twenty (120) days of the request, provided it has received all information required by law, such as a complete FCC Form 394. Subject to the foregoing, if the City fails to render a final decision on the request within one hundred twenty (120) days, such request shall be deemed granted unless the requesting party and the City agree to an extension of time.
- 13.7 Within thirty (30) days of any transfer, sale or change of control, if approved or deemed granted by the City, Grantee shall file with the City a copy of the deed, agreement, lease or other written instrument evidencing such sale or transfer of ownership or control, certified and sworn to as correct by Grantee and the transferee or new controlling entity. In the event of a sale or transfer of ownership, the transferee shall also file its written acceptance agreeing to be bound by all of the provisions of this Franchise. In the event of a change in control, in which the Grantee is not replaced by another entity, the Grantee will continue to be bound by all of the provisions of the Franchise and will not be required to file an additional written acceptance. The approval of any change in control shall not be deemed to waive any rights of the City to subsequently enforce noncompliance issues relating to this Franchise.
- 13.8 Notwithstanding the foregoing, the City's consent shall not be required for a hypothecation or an assignment of Grantee's interest in the Franchise in order to secure indebtedness or for a transfer to an intra-company Affiliate, provided that the Grantee must reasonably notify the City within thirty (30) days and the Affiliate must have the requisite legal, financial and technical capability.

SECTION 14. PROCEDURES IN THE EVENT OF EXPIRATION, TERMINATION, REVOCATION, OR NON-RENEWAL

- 14.1 Continuity of Service.
- 14.1.1 Grantee shall operate the Cable System pursuant to this Franchise without interruption, except as otherwise provided by this Franchise. If at any time this Franchise is revoked, terminated, or not renewed upon expiration in accordance with the provisions of federal law, Grantee shall, at the City's request, as trustee for its successor in interest, operate the Cable System for a temporary period (the "transition period") as necessary to maintain service to Subscribers and give Subscribers an opportunity to get another provider.
- 14.1.2 During the transition period, Grantee shall neither sell any of the Cable System assets serving City customers nor make any physical, material, administrative, or operational change that would tend to degrade the quality of service to Subscribers, decrease Gross Revenues, or materially increase expenses without the express permission, in writing, of the City.
- 14.1.3 The transition period shall be no longer than the reasonable period required to arrange for an orderly transfer of the Cable System to the City or for Subscribers to get another provider, unless mutually agreed to by Grantee and the City. During the transition period, Grantee will continue to be

obligated to comply with the terms and conditions of this Franchise, and applicable laws and regulations.

- 14.1.4 If Grantee abandons the Cable System during the Franchise term or fails to operate the Cable System in accordance with the terms of this Franchise during any transition period, the City, at its option, may operate the Cable System, designate another entity to operate the Cable System temporarily until the Grantee restores service under conditions acceptable to the City or until the Franchise is revoked and a new grantee selected by the City is providing service or Subscribers are given a reasonable period of time to get a new provider, or obtain an injunction requiring Grantee to continue operations.

SECTION 15. REGULATION OF RATES AND CHARGES, CITY REGULATION

To the extent consistent with state and federal law, Grantee's rates and charges shall be subject to City regulation and approval.

15.1 Reserved City Authority.

The City reserves all regulatory authority arising from the Cable Television Consumer Protection and Competition Act of 1992, as now in effect or hereafter amended.

SECTION 16. RECORDS AND REPORTS

16.1 Open Records.

- 16.1.1 Grantee shall maintain Records of its operations that are open and accessible to the City. The City shall have the ability to inspect such Records of the Grantee as are reasonably necessary to monitor compliance with the Franchise at a local office during Normal Business Hours and upon reasonable notice. Such notice shall specifically reference the Section of the Franchise that is under review, so that the Grantee may organize the necessary books and records for easy access by the City. Such notice shall not apply to the Public Records File required by the FCC. If any such Records are under the control of an Affiliated Entity or a third party or are stored in a computer, Grantee shall promptly take steps to secure access to such records as are reasonably necessary for the City's inspection. Alternatively, if the books and records are not easily accessible at the local office of the Grantee, Grantee may, at its sole option, choose to pay the reasonable travel costs of the City's representative to view the books and records at the appropriate location.

- 16.1.2 Grantee acknowledges that information submitted to the City is subject to the Washington Public Records Act, chapter 42.56 RCW, and is open to public inspection, subject to any exceptions permitted by law (unless an exemption applies).

- 16.1.3 Grantee may identify documents submitted to the City that Grantee believes are

non-disclosable, such as trade secrets. Grantee shall prominently mark any document for which it claims confidentiality with the mark “Confidential,” in letters at least one-half (1/2) inch in height, prior to submitting such document to the City. The City shall treat any document so marked as confidential and will not disclose it to Persons outside of the City, except as required by law and as provided herein. If the City receives a public disclosure request for any documents or parts of documents that Grantee has marked as “Confidential,” the City shall provide the Grantee with written notice of the request, including a copy of the request. While it is not a legal obligation, the City, as a courtesy, will allow Grantee up to ten (10) business days to obtain and serve the City with a court injunction to prevent the City from releasing the documents. If Grantee fails to obtain a Court order and serve the City within the ten (10) business days, the City may release the documents. The City will not assert an exemption from disclosure on Grantee’s behalf.

16.2 Annual Reports.

Grantee shall annually present a written report to the City (the “Annual Report”). Grantee shall submit the Annual Report no later than one hundred twenty (120) days after the close of its fiscal year. The Annual Report shall include information for the Grantee's operations within the City for the immediately preceding year, including, but not limited to:

- 16.2.1 Cable System structural and operating information;
- 16.2.2 Changes, additions or deletions made in the Cable System since the last Annual Report. Complete and accurate Cable System maps, which shall include but not be limited to detail of trunks, distribution lines, and nodes, shall be available at Grantee's offices for City review. In addition, the City may request a copy of the Cable System route maps annually or as needed to update the City's maps;
- 16.2.3 Cable System ownership, including all levels of Affiliated and Parent Corporations and controlling ownership percentages;
- 16.2.4 An organization chart for Grantee, listing its officers, directors, department heads, and supervisors for major activity centers by category including names, positions, and business addresses;
- 16.2.5 Cable Services provided on the Cable System, including services begun or dropped during the previous year;
- 16.2.6 A schedule of all Grantee's rates and charges with notations of changes occurring during the year and the dates of such changes;
- 16.2.7 For the Cable System in the City: (1) number of Qualified Living Units; (2) numbers of Subscribers of Basic Service and other Tiers of Cable Service; and (3) number of pay television units;

- 16.2.8 A summary of all Cable System outages in a form acceptable to the City. An outage includes a loss of one or more video or audio Channels of four hours or longer, but does not include instances where the sound or video is lost prior to its receipt by the Cable System;
- 16.2.9 An executive summary of Subscriber Complaints received in the previous year.
- 16.2.10 The current complaint procedures followed by the Grantee and the total number of Subscribers in the Franchise Area who received service credits from Grantee;
- 16.2.11 Annual proof-of-performance tests, showing performance of the Cable System with respect to applicable FCC technical standards and certification that all tests required by the FCC have been completed;
- 16.2.12 Copies of current form contracts between Subscribers and the Grantee;
- 16.2.13 A list of all petitions, applications, communications, and reports having a direct and material effect on the Cable System, submitted by the Grantee and its Parent Corporations to the FCC, the Securities and Exchange Commission or any other federal or state regulatory agency. Grantee shall make copies of any such documents and any related communications with the respective agencies available to the City upon request;
- 16.2.14 A copy of its equal employment opportunity plan and Form 396C or other applicable equal employment opportunity form filed with or submitted to the FCC; and
- 16.2.15 Financial information as follows:
1. To the extent available, financial statements for the Mercer Island Area Cable System and, separately, for the Cable System within the City, prepared in accordance with generally accepted accounting principles. For purposes of this Subsection, "Mercer Island Area Cable System" means the regional Cable System of which the Cable System serving the Franchise Area is a part;
 2. Such other information as the City may reasonably request;
 3. Grantee's (or ultimate Parent Corporation's) annual corporate report, including their audited financial statements; and Statement describing joint ventures or partnerships in which the Grantee owns at least a five percent (5%) interest.

16.3 Reports of Regulatory Violations.

Grantee shall provide copies to the City of any report, order, consent decree, or other formal determination of any regulatory agency having jurisdiction over Grantee pertaining to any alleged violation by Grantee of any applicable rule or law of the agency regarding Grantee's provision of Cable Services under this Franchise.

SECTION 17. EQUAL EMPLOYMENT

17.1 Non-Discrimination in Employment and Benefits.

During the performance of this Franchise, Grantee agrees as follows:

1. Grantee shall not discriminate against any employee or applicant for employment because of race, religion, creed, color, sex, age, marital status, sexual orientation, gender identity, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification. Grantee will make affirmative efforts to ensure that applicants are employed, and that employees are treated during employment, without regard to their creed, religion, race, color, sex, age, marital status, sexual orientation, gender identity, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical handicap. Such efforts shall include, but are not limited to, the following: employment, upgrading, demotion, or transfer; recruitment, or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
2. The Grantee shall substitute the name of the subcontractor wherever the word "Grantee" appears in Subsection 17.1(A) and insert these revised provisions in all subcontracts for work covered by this Franchise.
3. By acceptance of this Franchise, Grantee is affirming that it complies with all applicable federal, state, and local non-discrimination laws.

17.2 Women and Minority Business Enterprises ("WMBE").

This Section shall apply upon ninety (90) days' notice from the City to Grantee that another Cable Operator has similar obligation in its franchise agreement.

- 17.2.1 Grantee shall use good faith efforts to promote and seek utilization of women and minority businesses for any subcontracting opportunities that arise in connection with this Franchise.

- 17.2.2 Efforts may include the use of solicitation lists, advertisements in minority community publications, breaking requirements into tasks or quantities that promote WMBE utilization, making schedule or requirement modifications likely to assist WMBE firms, targeted recruitment, and using minority community and public organizations to perform outreach.
- 17.2.3 Record-Keeping: Grantee shall maintain, for at least twenty-four (24) months after the expiration or earlier termination of this Franchise, relevant Records and information necessary to document all Grantee's solicitations to subcontractors and suppliers, all subcontractor and supplier proposals received, and all subcontractor and suppliers actually utilized in meeting Grantee's Franchise obligations. The City shall have the right to inspect and copy such Records.
- 17.2.4 Grantee shall ensure that all employees, particularly supervisors, are aware of, and adhere to, their obligation to maintain a working environment free from discriminatory conduct, including, but not limited to, harassment and intimidation of women or minority businesses.
- 17.2.5 Non-Discrimination: Grantee shall not create barriers to open and fair opportunities for WMBEs to participate in any City contract and to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services.

SECTION 18. REMEDIES FOR NON-COMPLIANCE

18.1 Notice of Violation or Default.

In the event the City believes that the Grantee has not complied with the material terms of the Franchise, it shall notify the Grantee in writing with specific details regarding the exact nature of the alleged noncompliance or default.

18.2 Grantee's Right to Cure or Respond.

The Grantee shall have forty-five (45) days from receipt of the City's written notice to: (1) respond to the City, contesting the assertion of noncompliance or default; or (2) to cure such default; or (3) in the event that, by nature of the default, such default cannot be cured within the forty-five (45) day period, initiate reasonable steps to remedy such default and notify the City of the steps being taken and the projected date that they will be completed.

18.3 Public Hearings.

In the event the Grantee fails to respond to the City's notice, that the alleged default is not remedied within forty-five (45) days or the date projected by the Grantee, the City shall schedule a public hearing to investigate the alleged default. Such public hearing shall be held at the next regularly scheduled meeting of the City that is scheduled at a time that is no less than ten (10) business days

therefrom. The City shall notify the Grantee in writing of the time and place of such meeting and shall provide the Grantee with a reasonable opportunity to be heard.

18.4 Enforcement.

Subject to applicable federal and state law, in the event the City, after such public hearing, determines that the Grantee is in default of any provision of the Franchise, the City may:

1. Seek specific performance of any provision that reasonably lends itself to such remedy as an alternative to damages, or seek other equitable relief; or
2. In the case of a substantial default of a material provision of the Franchise, declare the Franchise to be revoked in accordance with the following:

The City shall give written notice to the Grantee of its intent to revoke the Franchise on the basis of a pattern of noncompliance by the Grantee, including one or more instances of substantial noncompliance with a material provision of the Franchise. The notice shall set forth with specificity the exact nature of the noncompliance. The Grantee shall have ninety (90) days from the receipt of such notice to object in writing and to state its reasons for such objection. In the event the City has not received a response from the Grantee or upon receipt of the response does not agree with the Grantee's proposed remedy, it may then seek termination of the Franchise at a public hearing. The City shall cause to be served upon the Grantee, at least ten (10) days prior to such public hearing, a written notice specifying the time and place of such hearing and stating its intent to request termination of the Franchise.

At the designated hearing, the City shall give the Grantee an opportunity to state its position on the matter, present evidence and question witnesses, after which it shall determine whether or not the Franchise shall be revoked. The public hearing shall be on the record and a written transcript shall be made available to the Grantee within ten (10) business days. The decision of the City shall be in writing and shall be delivered to the Grantee by certified mail. The Grantee may appeal such determination to an appropriate court, which shall have the power to review the decision of the City on a "de novo" basis and to modify or reverse such decision as justice may require. Such appeal to the appropriate court must be taken within sixty (60) days of the City's issuance of its decision to revoke the Franchise.

18.5 Technical Violations.

The City agrees that it is not its intention to subject the Grantee to penalties, fines, forfeitures or revocation of the Franchise for so-called "technical" breach(es) or violation(s) of the Franchise, which shall include, but not be limited, to the following:

1. Instances where a breach of the Franchise by the Grantee was a good faith error that resulted in no or minimal negative impact on its Subscribers within the Franchise Area; or
2. Instances where there existed circumstances reasonably beyond the control of the Grantee and which precipitated a violation by the Grantee of the Franchise, or which were deemed to have prevented the Grantee from complying with a term or condition of the Franchise.

18.6 Non-Waiver.

Grantee shall not be relieved of its obligations to comply, promptly and completely, with any provision of the Franchise by reason of any failure of the City to promptly enforce compliance with this Franchise, nor does the City waive or limit any of its rights under this Franchise by reason of such failure or neglect.

SECTION 19. MISCELLANEOUS PROVISIONS

19.1 Compliance with Laws.

19.1.1 Subject to Subsection 1.5, Grantee shall comply with all applicable federal, and state laws and City ordinances, resolutions, rules and regulations adopted or established pursuant to the City's lawful authority and other agreements or contracts entered into with the City that specifically make such agreements or contracts subject to the enforcement provisions of this Franchise.

19.1.2 Nothing in this Franchise is intended to authorize the Grantee to engage in any activity that violates the law.

19.2 Severability.

If any Section, provision or clause of this Franchise is held by a court of competent jurisdiction to be invalid or unenforceable, or is preempted by federal or state laws or regulations, the remainder of this Franchise shall not be affected, except as is otherwise provided in this Franchise.

19.3 No Recourse against City.

Grantee's recourse against the City or its officials, boards, commissions, agents or employees for any claim arising from any provision or requirement of this Franchise shall be limited to injunctive relief and declaratory relief, except where the Grantee's claim arises from acts or omissions of the City acting in a proprietary capacity, but only to the extent such relief is not prohibited by federal law. For purposes of this Subsection, the City shall not be considered to be acting in a proprietary capacity in granting, modifying, denying, terminating, or enforcing Franchises.

19.4 Action by Agencies or Courts.

Grantee shall promptly notify the City in the event that any agency of the federal government or the State of Washington or any court with competent jurisdiction requires the Grantee to act inconsistently with any provisions of this Franchise.

19.5 Other Cable Franchises.

The City shall not be limited or prevented by any provision in this Franchise from issuing any franchise, permit, license or other agreement of any kind for all of Grantee's Franchise Area or any portion thereof, to other cable providers. This provision shall not alter any rights of Grantee under Subsection 1.4.

19.6 Choice of Forum.

Any litigation between the City and Grantee arising under or regarding this Franchise shall occur, if in the state courts, in the King County Superior Court, and if in the federal courts, in the United States District Court for the Western District of Washington.

19.7 Force Majeure.

If Grantee is prevented or delayed in the performance of any of its obligations under this Franchise by reason of acts of God, floods, fire, hurricanes, tornadoes, earthquakes, or other unavoidable casualties, insurrection, war, riot, vandalism, strikes, or sabotage, to the extent such event prevents performance by Grantee and such event is beyond Grantee's control, Grantee shall have a reasonable time under the circumstances to perform such obligation under this Franchise, or to get a substitute for such obligation to the satisfaction of the City. If Grantee claims a force majeure event, Grantee shall give prompt written notice of the same to the City and shall set forth its plan of action to meet the obligations of this Franchise once the force majeure event no longer prevents Grantee's performance.

19.8 Notice.

Unless otherwise agreed to by the parties, any notice provided for under this Franchise shall be sufficient if in writing and delivered personally to the following addressee or deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed as follows, or to such other address as the receiving party specifies in writing:

If to the City:

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040

If to the Grantee:

Qwest Broadband
Services, Inc., d/b/a CenturyLink
ATTN: Public Policy
931 14th Street, Suite 1230
Denver, CO 80202

With a copy to:

Qwest Broadband Qwest Broadband Services,
Inc., d/b/a CenturyLink
1600 7th Ave.
15th Floor
Seattle, WA 98101

IN WITNESS WHEREOF, and with an intention to be fully and legally bound, Grantee and the City hereby execute this Franchise, which shall become effective pursuant to the City legislation authorizing it:

CITY OF MERCER ISLAND

QWEST BROADBAND SERVICES, INC.

By:
Title:

By:
Title:



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

**AB 5320
June 19, 2017
Public Hearing**

**REFUNDING OF OUTSTANDING 2009B
LIMITED TAX GENERAL OBLIGATION (LTGO)
BONDS**

Proposed Council Action:

Suspend City Council Rules of Procedure 5.2, conduct first and final reading of Ordinance No. 17-17, and adopt ordinance.

DEPARTMENT OF	Finance (Chip Corder)
COUNCIL LIAISON	n/a
EXHIBITS	1. Ordinance No. 17-17
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

Given the current interest rate environment, there is an opportunity to re-finance (or “refund”) the City’s outstanding 2009B LTGO bonds, which currently amount to \$6.28 million. These bonds were issued in 2009 to finance \$9.25 million in Sewer Lake Line improvements and \$990,000 in South Mercer Playfields improvements. **The estimated debt service (i.e. principal and interest) savings in net present value terms is \$506,130 based on current interest rates.** Very simply put, this represents the cumulative debt service savings in today’s dollars from re-financing the outstanding bonds at lower interest rates.

The bond ordinance is attached as Exhibit 1. Two things deserve explanation: 1) the \$7.0 million aggregate principal amount noted on the first page of the bond ordinance, which is greater than the \$6.28 million in outstanding 2009B LTGO bonds); and 2) the “delegation” language in section 11 (Sale of Bonds). The \$7.0 million represents the maximum principal amount for the re-financing and provides flexibility in how the bonds are ultimately structured by the bidders. This is a standard practice in selling bonds and in drafting bond ordinances. From a bottom line perspective, only two things matter in determining whether or not to re-finance a bond issue: 1) the debt service savings expressed in net present value terms, which was noted above; and 2) the true interest cost (TIC), or average borrowing rate, of each bid. Regarding the former, it is generally pointless to re-finance a bond issue unless there will be debt service savings. Regarding the latter, the winning bid will have the lowest TIC.

The delegation language in section 11, which is a standard practice, grants the City Manager and the Finance Director the authority to make a decision on the bid award within the following parameters:

- The aggregate principal amount of the bonds does not exceed \$7.0 million;

- The final maturity date for the bonds is no later than December 1, 2029 (which corresponds to the final maturity date of the current 2009B LTGO bonds);
- The aggregate purchase price for the bonds shall not be less than 98% of the aggregate stated principal amount, excluding any original issue discount, and not greater than 130%;
- The TIC for the bonds does not exceed 3.00%;
- The bonds are sold for a price that results in a minimum net present value debt service savings of 5.00%; and
- The authority granted to the City Manager and the Finance Director expires 120 days after the effective date of the bond ordinance.

The primary benefit of delegating this authority to the City Manager and the Finance Director is that it provides flexibility in choosing which day to solicit competitive bids.

Following the adoption of the bond ordinance, the bonds will be rated and advertised. **The soonest the bond bid award could occur is the week of July 17, 2017.** Following the bid award and the bond closing, which usually takes about a month after the bid award, the Finance Director will report back to the Council on the bid award results.

The City's bond counsel (Pacifica Law Group) and financial advisor (Piper Jaffray) will be at the June 19, 2017 meeting to answer any questions.

RECOMMENDATION

Finance Director

- MOVE TO:
1. Suspend City Council Rules of Procedure 5.2, requiring a second reading for an ordinance.
 2. Adopt Ordinance No. 17-17, authorizing the issuance of limited tax general obligation refunding bonds in the aggregate principal amount of not to exceed \$7,000,000 to refund certain outstanding limited tax general obligation bonds of the City and to pay costs of issuing the bonds; providing the form, terms, and covenants of the bonds; delegating authority to approve the final terms of the bonds; and providing for other matters related thereto.

CITY OF MERCER ISLAND, WASHINGTON
LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS, 2017

ORDINANCE NO. 17-17

AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON, AUTHORIZING THE ISSUANCE OF LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$7,000,000 TO REFUND CERTAIN OUTSTANDING LIMITED TAX GENERAL OBLIGATION BONDS OF THE CITY AND TO PAY COSTS OF ISSUING THE BONDS; PROVIDING THE FORM, TERMS AND COVENANTS OF THE BONDS; DELEGATING AUTHORITY TO APPROVE THE FINAL TERMS OF THE BONDS; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.

PASSED JUNE 19, 2017

PREPARED BY:

PACIFICA LAW GROUP LLP
Seattle, Washington

CITY OF MERCER ISLAND, WASHINGTON

ORDINANCE NO. 17-17

TABLE OF CONTENTS*

	<u>Page</u>
Section 1. Definitions and Interpretation of Terms	6
Section 2. Authorization of Bonds and Bond Details	11
Section 3. Registration, Exchange and Payments	12
Section 4. Redemption Prior to Maturity and Purchase of Bonds	17
Section 5. Form of Bonds	20
Section 6. Execution of Bonds	20
Section 7. Refunding Plan; Application of Bond Proceeds	21
Section 8. Tax Covenants	23
Section 9. Debt Service Fund and Provision for Tax Levy Payments	25
Section 10. Defeasance	26
Section 11. Sale of Bonds	27
Section 12. Preliminary and Final Official Statements	29
Section 13. Undertaking to Provide Ongoing Disclosure	29
Section 14. Lost, Stolen or Destroyed Bonds	29
Section 15. Severability; Ratification	30
Section 16. Payments Due on Holidays	30
Section 17. Corrections by City Clerk	30
Section 18. Effective Date	30
Exhibit A: Form of Bond	

* This Table of Contents is provided for convenience only and is not a part of this ordinance.

CITY OF MERCER ISLAND, WASHINGTON

ORDINANCE NO. 17-17

AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON, AUTHORIZING THE ISSUANCE OF LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$7,000,000 TO REFUND CERTAIN OUTSTANDING LIMITED TAX GENERAL OBLIGATION BONDS OF THE CITY AND TO PAY COSTS OF ISSUING THE BONDS; PROVIDING THE FORM, TERMS AND COVENANTS OF THE BONDS; DELEGATING AUTHORITY TO APPROVE THE FINAL TERMS OF THE BONDS; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.

WHEREAS, the City of Mercer Island, Washington (the “City”), has outstanding its Limited Tax General Obligation Bonds, Series 2009B, issued on August 17, 2009, pursuant to Ordinance No. 09-08 passed by the City Council (the “Council”) on July 20, 2009 (the “2009 Bond Ordinance”), which remain outstanding as follows:

<u>Maturity Dates (December 1)</u>	<u>Principal Amounts</u>	<u>Interest Rates</u>
2017	\$ 500,000	2.800%
2018	515,000	3.050
2019	525,000	3.250
2021	1,115,000	3.625
2023	1,100,000	3.750
2025	1,090,000	3.950
2027	1,175,000	4.100
2029	1,275,000	4.250

(the “2009 Bonds”); and

WHEREAS, the 2009 Bond Ordinance provides that the City may call the 2009 Bonds maturing on or after December 1, 2019 (the “Refunding Candidates”), for redemption on or after June 1, 2019, in whole or in part on any date, at the price of par plus accrued interest, if any, to the date of redemption; and

WHEREAS, after due consideration it appears that all or a portion of the Refunding Candidates (the “Refunded Bonds”) may be defeased and refunded by the proceeds of limited tax general obligation bonds at a savings to the City and its taxpayers; and

WHEREAS, the Council deems it in the best interest of the City to issue limited tax general obligation refunding bonds in an aggregate principal amount not to exceed \$7,000,000 (the “Bonds”) to redeem and defease the Refunded Bonds and to pay costs of issuing the Bonds; and

WHEREAS, this Council wishes to delegate authority to the City Manager and the Finance Director (each, a “Designated Representative”), for a limited time, to approve the interest rates, maturity dates, redemption terms and principal maturities for the bonds within the parameters set by this ordinance; and

WHEREAS, the Bonds shall be sold by competitive public sale as set forth herein;

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

Section 1. Definitions and Interpretation of Terms.

(a) *Definitions.* As used in this ordinance, the following words and terms shall have the following meanings, unless the context or use indicates another or different meaning or intent. Unless the context indicates otherwise, words importing the singular number shall include the plural number and vice versa.

Acquired Obligations means the Government Obligations acquired by the City under the terms of this ordinance and the Escrow Agreement to effect the defeasance and refunding of the Refunded Bonds, but only to the extent that the same are acquired at Fair Market Value.

Beneficial Owner means any person that has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

Bond Counsel means Pacifica Law Group LLP or an attorney at law or a firm of attorneys, selected by the City, of nationally recognized standing in matters pertaining to the tax exempt nature of interest on bonds issued by states and their political subdivisions.

Bond Register means the registration books showing the name, address and tax identification number of each Registered Owner of the Bonds, maintained pursuant to Section 149(a) of the Code.

Bond Registrar means, initially, the fiscal agent of the State, for the purposes of registering and authenticating the Bonds, maintaining the Bond Register, effecting transfer of ownership of the Bonds and paying interest on and principal of the Bonds.

Bonds mean the City's Limited Tax General Obligation Refunding Bonds, 2017, or other such series designation as approved by a Designated Representative, authorized to be issued pursuant to the terms of this ordinance.

Call Date means June 1, 2019.

Certificate of Award means the certificate for the purchase of the Bonds awarding the Bonds to the initial purchaser as set forth in Section 11 of this ordinance.

City means the City of Mercer Island, a municipal corporation duly organized and existing under the laws of the State.

City Attorney means the duly appointed and acting City Attorney, including anyone acting in such capacity for the position, or the successor to the duties of that office.

City Clerk means the duly appointed and acting City Clerk of the City or the successor to the duties of that office.

City Manager means the duly appointed and acting City Manager, or the successor to the duties of that office.

Closing means the date of delivery of the Bonds to the Underwriter.

Code means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Bonds, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

Commission means the United States Securities and Exchange Commission.

Continuing Disclosure Certificate means the written undertaking for the benefit of the owners and Beneficial Owners of the Bonds as required by Section (b)(5) of the Rule.

Council* or *City Council means the Mercer Island City Council, as the general legislative body of the City as the same is duly and regularly constituted from time to time.

Debt Service Fund means the fund or account created pursuant to this ordinance for the purpose of paying debt service on the Bonds.

Designated Representative means the City Manager and the Finance Director of the City, and any successor to the functions of such offices. The signature of one Designated Representative shall be sufficient to bind the City.

DTC means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, as depository for the Bonds pursuant to Section 3 of this ordinance.

Escrow Agent means U.S. Bank National Association.

Escrow Agreement means the Escrow Deposit Agreement between the City and the Escrow Agent authorized to be entered into pursuant to Section 7 of this ordinance.

Fair Market Value means the price at which a willing buyer would purchase an investment from a willing seller in a bona fide, arm's-length transaction, except for specified investments as described in Treasury Regulation §1.148-5(d)(6), including United States Treasury obligations, certificates of deposit, guaranteed investment contracts, and investments for yield restricted defeasance escrows. Fair Market Value is generally determined on the date on which a contract to purchase or sell an investment becomes binding, and, to the extent required by the applicable regulations under the Code, the term "investment" will include a hedge.

Federal Tax Certificate means the certificate executed by the Finance Director setting forth the requirements of the Code for maintaining the tax exemption of interest on the Bonds, and attachments thereto.

Finance Director means the duly appointed and acting Finance Director of the City, or the successor to such officer.

Government Obligations means direct or indirect obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America.

Letter of Representations means the Blanket Issuer Letter of Representations given by the City to DTC, as amended from time to time.

Mayor or **City Mayor** means the elected Mayor of the City, or the successor to the duties of that office.

MSRB means the Municipal Securities Rulemaking Board or any successors to its functions.

Official Statement means the disclosure documents prepared and delivered in connection with the issuance of the Bonds.

Record Date means the close of business for the Bond Registrar that is 15 days preceding any interest and/or principal payment or redemption date.

Refunded Bonds mean those Refunding Candidates designated by a Designated Representative for refunding pursuant to Section 7 and Section 10 of this ordinance.

Refunding Account means the account by that name established pursuant to Section 7 of this ordinance.

Refunding Candidates mean the outstanding 2009 Bonds maturing on or after December 1, 2019, as shown in the recitals to this ordinance.

Registered Owner means the person named as the registered owner of a Bond in the Bond Register. For so long as the Bonds are held in book-entry only form, DTC or its nominee shall be deemed to be the sole Registered Owner.

Rule means the Commission's Rule 15c2-12 under the Securities Exchange Act of 1934, as the same may be amended from time to time.

State means the State of Washington.

2009 Bond Ordinance means Ordinance No. 09-08 passed by the Council on July 20, 2009, authorizing the issuance of the 2009 Bonds.

2009 Bonds mean the City's Limited Tax General Obligation Bonds, Series 2009B, issued on August 17, 2009, pursuant to the 2009 Bond Ordinance as described in the recitals of this ordinance.

Underwriter means the initial purchaser of the Bonds selected pursuant to Section 11.

(b) *Interpretation.* In this ordinance, unless the context otherwise requires:

(1) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms, as used in this ordinance, refer to this ordinance as a whole and not to any particular article, section, subdivision or clause hereof, and the term “hereafter” shall mean after, and the term “heretofore” shall mean before, the date of this ordinance;

(2) Words of the masculine or feminine gender shall mean and include correlative words of any gender and words importing the singular number shall mean and include the plural number and vice versa;

(3) Words importing persons shall include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public bodies, as well as natural persons;

(4) Any headings preceding the text of the several articles and sections of this ordinance, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this ordinance, nor shall they affect its meaning, construction or effect; and

(5) All references herein to “articles,” “sections” and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof.

Section 2. Authorization of Bonds and Bond Details. For the purpose of refunding the Refunded Bonds and paying costs of issuance of the Bonds and costs related to the administration of the refunding, the City is hereby authorized to issue and sell limited tax general obligation refunding bonds in an aggregate principal amount not to exceed \$7,000,000 (the “Bonds”).

The Bonds shall be general obligations of the City and shall be designated “City of Mercer Island, Washington, Limited Tax General Obligation Refunding Bonds, 2017” with additional

series designation or other such designation as determined to be necessary by a Designated Representative. The Bonds shall be dated as of the date of Closing; shall be fully registered as to both principal and interest; shall be in the denomination of \$5,000 each, or any integral multiple thereof, within a maturity; shall be numbered separately in such manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification; shall bear interest from their date payable on the dates and commencing as provided in the Certificate of Award; and shall mature on the dates and in the principal amounts set forth in the Certificate of Award, as approved and executed by a Designated Representative pursuant to Section 11 of this ordinance.

Section 3. Registration, Exchange and Payments.

(a) *Bond Registrar/Bond Register.* The City hereby specifies and adopts the system of registration approved by the Washington State Finance Committee from time to time through the appointment of state fiscal agencies. The City shall cause a bond register to be maintained by the Bond Registrar. So long as any Bonds remain outstanding, the Bond Registrar shall make all necessary provisions to permit the exchange or registration or transfer of Bonds at its designated office. The Bond Registrar may be removed at any time at the option of the Finance Director upon prior notice to the Bond Registrar and a successor Bond Registrar appointed by the Finance Director. No resignation or removal of the Bond Registrar shall be effective until a successor shall have been appointed and until the successor Bond Registrar shall have accepted the duties of the Bond Registrar hereunder. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of such Bonds and this ordinance and to carry out all of the Bond Registrar's powers and duties under this ordinance.

The Bond Registrar shall be responsible for its representations contained in the Certificate of Authentication of the Bonds.

(b) *Registered Ownership.* The City and the Bond Registrar, each in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes (except as provided in the Continuing Disclosure Certificate), and neither the City nor the Bond Registrar shall be affected by any notice to the contrary. Payment of any such Bond shall be made only as described in Section 3(g), but such Bond may be transferred as herein provided. All such payments made as described in Section 3(g) shall be valid and shall satisfy and discharge the liability of the City upon such Bond to the extent of the amount or amounts so paid.

(c) *DTC Acceptance/Letters of Representations.* The Bonds initially shall be held by DTC acting as depository. The City has executed and delivered to DTC a Blanket Issuer Letter of Representations. Neither the City nor the Bond Registrar shall have any responsibility or obligation to DTC participants or the persons for whom they act as nominees (or any successor depository) with respect to the Bonds in respect of the accuracy of any records maintained by DTC (or any successor depository) or any DTC participant, the payment by DTC (or any successor depository) or any DTC participant of any amount in respect of the principal of or interest on Bonds, any notice which is permitted or required to be given to Registered Owners under this ordinance (except such notices as shall be required to be given by the City to the Bond Registrar or to DTC (or any successor depository)), or any consent given or other action taken by DTC (or any successor depository) as the Registered Owner. For so long as any Bonds are held by a depository, DTC or its successor depository or its nominee shall be deemed to be the Registered Owner for all purposes hereunder, and all references herein to the Registered Owners shall mean

DTC (or any successor depository) or its nominee and shall not mean the owners of any beneficial interest in such Bonds.

(d) *Use of Depository.*

(1) The Bonds shall be registered initially in the name of “Cede & Co.”, as nominee of DTC, with one Bond maturing on each of the maturity dates for the Bonds in a denomination corresponding to the total principal therein designated to mature on such date. Registered ownership of such Bonds, or any portions thereof, may not thereafter be transferred except (A) to any successor of DTC or its nominee, provided that any such successor shall be qualified under any applicable laws to provide the service proposed to be provided by it; (B) to any substitute depository appointed by the Finance Director pursuant to subsection (2) below or such substitute depository’s successor; or (C) to any person as provided in subsection (4) below.

(2) Upon the resignation of DTC or its successor (or any substitute depository or its successor) from its functions as depository or a determination by the Finance Director to discontinue the system of book entry transfers through DTC or its successor (or any substitute depository or its successor), the Finance Director may hereafter appoint a substitute depository. Any such substitute depository shall be qualified under any applicable laws to provide the services proposed to be provided by it.

(3) In the case of any transfer pursuant to clause (A) or (B) of subsection (1) above, the Bond Registrar shall, upon receipt of all outstanding Bonds together with a written request on behalf of the Finance Director, issue a single new Bond for each maturity of that series then outstanding, registered in the name of such successor or such substitute depository, or their nominees, as the case may be, all as specified in such written request of the Finance Director.

(4) In the event that (A) DTC or its successor (or substitute depository or its successor) resigns from its functions as depository, and no substitute depository can be obtained, or (B) the Finance Director determines that it is in the best interest of the beneficial owners of the Bonds that such owners be able to obtain physical Bond certificates, the ownership of such Bonds may then be transferred to any person or entity as herein provided, and shall no longer be held by a depository. The Finance Director shall deliver a written request to the Bond Registrar, together with a supply of physical Bonds, to issue Bonds as herein provided in any authorized denomination. Upon receipt by the Bond Registrar of all then outstanding Bonds together with a written request on behalf of the Finance Director to the Bond Registrar, new Bonds of such series shall be issued in the appropriate denominations and registered in the names of such persons as are requested in such written request.

(e) *Registration of Transfer of Ownership or Exchange; Change in Denominations.* The transfer of any Bond may be registered and Bonds may be exchanged, but no transfer of any such Bond shall be valid unless it is surrendered to the Bond Registrar with the assignment form appearing on such Bond duly executed by the Registered Owner or such Registered Owner's duly authorized agent in a manner satisfactory to the Bond Registrar. Upon such surrender, the Bond Registrar shall cancel the surrendered Bond and shall authenticate and deliver, without charge to the Registered Owner or transferee therefor, a new Bond (or Bonds at the option of the new Registered Owner) of the same date, maturity, and interest rate and for the same aggregate principal amount in any authorized denomination, naming as Registered Owner the person or persons listed as the assignee on the assignment form appearing on the surrendered Bond, in exchange for such surrendered and cancelled Bond. Any Bond may be surrendered to the Bond Registrar and exchanged, without charge, for an equal aggregate principal amount of Bonds of the

same date, maturity, and interest rate, in any authorized denomination. The Bond Registrar shall not be obligated to register the transfer of or to exchange any Bond during the 15 days preceding any principal payment or redemption date.

(f) *Bond Registrar's Ownership of Bonds.* The Bond Registrar may become the Registered Owner of any Bond with the same rights it would have if it were not the Bond Registrar, and to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the right of the Registered Owners or beneficial owners of Bonds.

(g) *Place and Medium of Payment.* Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America. Interest on the Bonds shall be calculated on the basis of a year of 360 days and twelve 30-day months. For so long as all Bonds are held by a depository, payments of principal thereof and interest thereon shall be made as provided in accordance with the operational arrangements of DTC referred to in the Letter of Representations. In the event that the Bonds are no longer held by a depository, interest on the Bonds shall be paid by check or draft mailed to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register on the Record Date, or upon the written request of a Registered Owner of more than \$1,000,000 of Bonds (received by the Bond Registrar at least by the Record Date), such payment shall be made by the Bond Registrar by wire transfer to the account within the United States designated by the Registered Owner. Principal of the Bonds shall be payable upon presentation and surrender of such Bonds by the Registered Owners at the designated office of the Bond Registrar.

If any Bond is duly presented for payment and funds have not been provided by the City on the applicable payment date, then interest will continue to accrue thereafter on the unpaid principal thereof at the rate stated on the Bond until the Bond is paid.

Section 4. Redemption Prior to Maturity and Purchase of Bonds.

(a) *Mandatory Redemption of Term Bonds and Optional Redemption.* The Bonds shall be subject to mandatory redemption to the extent, if any, set forth in the Certificate of Award approved by a Designated Representative pursuant to Section 11. The Bonds shall be subject to optional redemption on the dates, at the prices and under the terms set forth in the Certificate of Award approved by a Designated Representative pursuant to Section 11.

(b) *Purchase of Bonds.* The City reserves the right to purchase any or all of the Bonds offered to it at any time at a price deemed reasonable by the Finance Director plus accrued interest to the date of purchase.

(c) *Selection of Bonds for Redemption.* For as long as the Bonds are held in book-entry only form, the selection of particular Bonds within a maturity to be redeemed shall be made in accordance with the operational arrangements then in effect at DTC. If the Bonds are no longer held by a depository, the selection of such Bonds to be redeemed and the surrender and reissuance thereof, as applicable, shall be made as provided in the following provisions of this subsection (c). If the City redeems at any one time fewer than all of the Bonds having the same maturity date, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot (or in such manner determined by the Bond Registrar) in increments of \$5,000. In the case of a Bond of a denomination greater than \$5,000, the City and the Bond Registrar shall treat each Bond as representing such number of separate Bonds each of the denomination of \$5,000 as is obtained by dividing the actual principal amount of such Bond by \$5,000. In the event that only a portion of

the principal sum of a Bond is redeemed, upon surrender of such Bond at the designated office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Bond or Bonds of like maturity and interest rate in any of the denominations herein authorized.

(d) *Notice of Redemption.*

(1) Official Notice. For so long as the Bonds are held by a depository, notice of redemption shall be given in accordance with the operational arrangements of DTC as then in effect, and neither the City nor the Bond Registrar shall provide any notice of redemption to any beneficial owners. The notice of redemption may be conditional. Unless waived by any owner of Bonds to be redeemed, official notice of any such redemption (which redemption may be conditioned by the Bond Registrar on the receipt of sufficient funds for redemption or otherwise) shall be given by the Bond Registrar on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 20 days and not more than 60 days prior to the date fixed for redemption to the Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such Registered Owner to the Bond Registrar.

All official notices of redemption shall be dated and shall state:

- (A) the redemption date,
- (B) the redemption price,
- (C) if fewer than all outstanding Bonds are to be redeemed, the identification by series and maturity (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (D) any conditions to redemption,

(E) that unless conditional notice of redemption has been given and such conditions have either been satisfied or waived, on the redemption date the redemption price shall become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and

(F) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the designated office of the Bond Registrar.

On or prior to any redemption date, unless such redemption has been rescinded or revoked, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date. The City retains the right to rescind any redemption notice and the related optional redemption of Bonds by giving notice of rescission to the affected registered owners at any time on or prior to the scheduled redemption date. Any notice of optional redemption that is so rescinded shall be of no effect, and the Bonds for which the notice of optional redemption has been rescinded shall remain outstanding.

(2) Effect of Notice; Bonds Due. If notice of redemption has been given and not rescinded or revoked, or if the conditions set forth in a conditional notice of redemption have been satisfied or waived, the Bonds or portions of Bonds to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. All Bonds which have been redeemed shall be canceled by the Bond Registrar and shall not be reissued.

(3) Additional Notice. In addition to the foregoing notice, further notice shall be given by the City as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (A) the CUSIP numbers of all Bonds being redeemed; (B) the date of issue of the Bonds as originally issued; (C) the rate of interest borne by each Bond being redeemed; (D) the series and maturity date of each Bond being redeemed; and (E) any other descriptive information needed to identify accurately the Bonds being redeemed. Each further notice of redemption may be sent at least 20 days before the redemption date to each party entitled to receive notice pursuant to Section 13 and the Continuing Disclosure Certificate and with such additional information as the City shall deem appropriate, but such mailings shall not be a condition precedent to the redemption of such Bonds.

(4) Amendment of Notice Provisions. The foregoing notice provisions of this Section 4, including but not limited to the information to be included in redemption notices and the persons designated to receive notices, may be amended by additions, deletions and changes in order to maintain compliance with duly promulgated regulations and recommendations regarding notices of redemption of municipal securities.

Section 5. Form of Bonds. The Bonds shall be in substantially the form set forth in Exhibit A, which is incorporated herein by this reference.

Section 6. Execution of Bonds. The Bonds shall be executed on behalf of the City by the facsimile or manual signature of the Mayor and shall be attested to by the facsimile or manual

signature of the City Clerk, and shall have the seal of the City impressed or a facsimile thereof imprinted, or otherwise reproduced thereon.

In the event any officer who shall have signed or whose facsimile signatures appear on any of the Bonds shall cease to be such officer of the City before said Bonds shall have been authenticated or delivered by the Bond Registrar or issued by the City, such Bonds may nevertheless be authenticated, delivered and issued and, upon such authentication, delivery and issuance, shall be as binding upon the City as though said person had not ceased to be such officer. Any Bond may be signed and attested on behalf of the City by such persons who, at the actual date of execution of such Bond shall be the proper officer of the City, although at the original date of such Bond such persons were not such officers of the City.

Only such Bonds as shall bear thereon a Certificate of Authentication manually executed by an authorized representative of the Bond Registrar shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance. Such Certificate of Authentication shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this ordinance.

Section 7. Refunding Plan; Application of Bond Proceeds.

(a) *Refunding Plan.* For the purpose of realizing a debt service savings and benefiting the taxpayers of the City, the Council proposes to refund and defease the Refunded Bonds as set forth herein. The Refunded Bonds shall include those Refunding Candidates (or portions thereof) as are selected by a Designated Representative and set forth in the Certificate of Award. A portion of the proceeds of the Bonds and other available funds of the City, if any, shall be deposited with the Escrow Agent pursuant to the Escrow Agreement to be used immediately upon receipt thereof

to defease the Refunded Bonds as authorized by the 2009 Bond Ordinance and to pay costs of issuance of the Bonds.

The net proceeds deposited with the Escrow Agent shall be used to defease the Refunded Bonds and discharge the obligations thereon by the purchase of certain Government Obligations (which obligations so purchased, are herein called “Acquired Obligations”), bearing such interest and maturing as to principal and interest in such amounts and at such times which, together with any necessary beginning cash balance, will provide for the payment of interest on the Refunded Bonds due and payable on and prior to the Call Date and the redemption prices of the Refunded Bonds on the Call Date.

Such Acquired Obligations shall be purchased at a yield not greater than the yield permitted by the Code and regulations relating to acquired obligations in connection with refunding bond issues.

(b) *Escrow Agent/Escrow Agreement.* The City hereby appoints U.S. Bank National Association, as the Escrow Agent. A cash balance, if any, and the Acquired Obligations shall be deposited irrevocably with the Escrow Agent in an amount sufficient to defease the Refunded Bonds. The proceeds of the Bonds remaining after acquisition of the Acquired Obligations and provision for the necessary cash balance shall be utilized to pay expenses of the acquisition and safekeeping of the Acquired Obligations and expenses of the issuance of the Bonds.

In order to carry out the purposes of this Section 7, each Designated Representative is authorized and directed to execute and deliver to the Escrow Agent the Escrow Agreement.

(c) *Call for Redemption of Refunded Bonds.* The City hereby calls the Refunded Bonds for redemption on their Call Date in accordance with the provisions of the 2009 Bond Ordinance authorizing the redemption and retirement of the 2009 Bonds prior to their fixed maturities. Said

defeasance and call for redemption of the Refunded Bonds shall be irrevocable after the issuance of the Bonds and delivery of the Acquired Obligations to the Escrow Agent.

The Designated Representatives and the Escrow Agent are hereby authorized and directed to provide for the giving of notices of the redemption of the Refunded Bonds in accordance with the provisions of the 2009 Bond Ordinance. The costs of publication of such notices shall be an expense of the City.

The Escrow Agent is hereby authorized and directed to pay to the Finance Director, or, at the direction of the Finance Director, to the paying agent for the Refunded Bonds, sums sufficient to pay, when due, the payments specified in this Section 7. All such sums shall be paid from the money and Acquired Obligations deposited with the Escrow Agent, and the income therefrom and proceeds thereof. All such sums so paid to said Finance Director shall be credited to the Refunding Account for the refunding of the Refunded Bonds, which is hereby authorized to be created, or to pay costs of issuance. All moneys and Acquired Obligations deposited with the Escrow Agent and any income therefrom shall be held, invested (but only at the direction of the Finance Director) and applied in accordance with the provisions of this ordinance and the Escrow Agent and with the laws of the State for the benefit of the City and owners of the Refunded Bonds.

The City will take such actions as are found necessary to see that all necessary and proper fees, compensation and expenses of the Escrow Agent for the Refunded Bonds shall be paid when due.

Section 8. Tax Covenants. The City will take all actions necessary to assure the exclusion of interest on the Bonds from the gross income of the owners of the Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Bonds, including but not limited to the following:

(a) *Private Activity Bond Limitation.* The City will assure that the proceeds of the Bonds are not so used as to cause the Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

(b) *Limitations on Disposition of Improvements.* The City shall not sell or otherwise transfer or dispose of (i) any personal property components of the projects refinanced with proceeds of the Bonds (the “Projects”) other than in the ordinary course of an established government program under Treasury Regulation 1.141-2(d)(4) or (ii) any real property components of the Projects, unless it has received an opinion of nationally recognized bond counsel to the effect that such disposition will not adversely affect the treatment of interest on the Bonds as excludable from gross income for federal income tax purposes.

(c) *Federal Guarantee Prohibition.* The City will not take any action or permit or suffer any action to be taken if the result of such action would be to cause any of the Bonds to be “federally guaranteed” within the meaning of Section 149(b) of the Code.

(d) *Rebate Requirement.* The City will take any and all actions necessary to assure compliance with Section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Bonds.

(e) *No Arbitrage.* The City will not take, or permit or suffer to be taken, any action with respect to the proceeds of the Bonds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Bonds would have caused the Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(f) *Registration Covenant.* The City will maintain a system for recording the ownership of each Bond that complies with the provisions of Section 149 of the Code until all Bonds have been surrendered and canceled.

(g) *Record Retention.* The City will retain its records of all accounting and monitoring it carries out with respect to the Bonds for at least three years after the Bonds mature or are redeemed (whichever is earlier); however, if the Bonds are redeemed and refunded, the City will retain its records of accounting and monitoring at least three years after the earlier of the maturity or redemption of the obligations that refunded the Bonds.

(h) *Compliance with Federal Tax Certificate.* The City will comply with the provisions of the Federal Tax Certificate with respect to the Bonds, which are incorporated herein as if fully set forth herein. The covenants of this Section will survive payment in full or defeasance of the Bonds.

(i) *Bank Qualification.* The Designated Representatives are hereby authorized to designate the Bonds as “qualified tax-exempt obligations” under Section 265(b)(3) of the Code for investment by financial institutions if the City does not reasonably expect to issue more than \$10,000,000 of qualified tax-exempt obligations in the calendar year in which the Bonds are issued.

Section 9. Debt Service Fund and Provision for Tax Levy Payments. The City hereby authorizes the creation of a fund or account to be used for the payment of debt service on the Bonds (the “Debt Service Fund”). No later than the date each payment of principal or interest on the Bonds becomes due, the City shall transmit sufficient funds, from the Debt Service Fund or from other legally available sources, to the Bond Registrar for the payment of such principal or interest. Money in the Debt Service Fund may be invested in legal investments for City funds, but only to

the extent that the same are acquired, valued and disposed of at Fair Market Value. Any interest or profit from the investment of such money shall be deposited in the Debt Service Fund.

The City hereby irrevocably covenants and agrees for as long as any of the Bonds are outstanding and unpaid that each year it shall include in its budget and levy an *ad valorem* tax upon all the property within the City subject to taxation in an amount that will be sufficient, together with all other revenues and money of the City legally available for such purposes, to pay the principal of and interest on the Bonds as the same shall become due.

The City hereby irrevocably pledges that the annual tax provided for herein to be levied for the payment of such principal and interest shall be within and as a part of the property tax levy permitted to cities without a vote of the electorate, and that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal of and interest on the Bonds will be and is hereby irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on the Bonds. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of such taxes and for the prompt payment of the principal of and interest on the Bonds when due.

Section 10. Defeasance. In the event that the City, in order to effect the payment, retirement or redemption of any Bond, sets aside in the Debt Service Fund or in another special account, cash or noncallable Government Obligations, or any combination of cash and/or noncallable Government Obligations, in amounts and maturities which, together with the known earned income therefrom, are sufficient to redeem or pay and retire such Bond in accordance with its terms and to pay when due the interest and redemption premium, if any, thereon, and such cash and/or noncallable Government Obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made into the Debt Service Fund for the payment of

the principal of and interest on such Bond. The owner of a Bond so provided for shall cease to be entitled to any lien, benefit or security of this ordinance except the right to receive payment of principal, premium, if any, and interest from the Debt Service Fund or such special account, and such Bond shall be deemed to be not outstanding under this ordinance. The City shall give written notice of defeasance of the Bonds in accordance with the Continuing Disclosure Certificate.

Section 11. Sale of Bonds.

(a) *Bond Sale.* The Council has determined that it would be in the best interest of the City to delegate to the Designated Representatives, for a limited time, the authority to approve the final interest rates, maturity dates, redemption terms and principal maturities for the Bonds.

(b) *Competitive Sale.* The Bonds shall be sold pursuant to a competitive public sale. A Designated Representative shall: (1) establish the date of the public sale; (2) establish the criteria by which the successful bidder will be determined; (3) request that a good faith deposit accompany each bid; (4) cause notice of the public sale to be given; and (5) provide for such other matters pertaining to the public sale as he or she deems necessary or desirable. A Designated Representative shall cause the notice of sale to be given and provide for such other matters pertaining to the public sale as he or she deems necessary or desirable. Such Bonds shall be sold to the Underwriter pursuant to the terms of a Certificate of Award.

(c) *Sale Parameters.* Subject to the terms and conditions set forth in this Section 11, each Designated Representative is hereby authorized to approve the final interest rates, aggregate principal amount, principal maturities, and redemption rights for the Bonds in the manner provided hereafter so long as:

(1) the aggregate principal amount of the Bonds does not exceed \$7,000,000;

- (2) the final maturity date for the Bonds is no later than December 1, 2029;
- (3) the aggregate purchase price for the Bonds shall not be less than 98% of the aggregate stated principal amount of the Bonds, excluding any original issue discount, and not greater than 130%;
- (4) the true interest cost for the Bonds (in the aggregate) does not exceed 3.00%;
- (5) the Bonds are sold for a price that results in a minimum net present value debt service savings over the Refunded Bonds of 5.00%; and
- (6) the Bonds conform to all other terms of this ordinance.

Subject to the terms and conditions set forth in this section, each Designated Representative is hereby authorized to execute the Certificate of Award on behalf of the City.

Following the execution of the Certificate of Award, a Designated Representative shall provide a report to the Council describing the final terms of the Bonds approved pursuant to the authority delegated in this section. The authority granted to the Designated Representatives by this Section 11 shall expire 120 days after the effective date of this ordinance. If a Certificate of Award for the Bonds has not been executed within 120 days after the effective date of this ordinance, the authorization for the issuance of the Bonds shall be rescinded, and the Bonds shall not be issued nor their sale approved unless such Bonds are re-authorized by ordinance of the Council. The ordinance re-authorizing the issuance and sale of such Bonds may be in the form of a new ordinance repealing this ordinance in whole or in part or may be in the form of an amendatory ordinance approving a Certificate of Award or establishing terms and conditions for the authority delegated under this Section 11.

(d) *Delivery of Bonds; Documentation.* Upon the passage and approval of this ordinance and execution of the Certificate of Award, the proper officials of the City, including the Designated Representatives, the Mayor and the City Clerk, are authorized and directed to undertake all action necessary for the prompt execution and delivery of the Bonds to the Underwriter and further to execute all closing certificates and documents required to effect the closing and delivery of the Bonds in accordance with the terms of the Certificate of Award. Such documents may include, but are not limited to, documents related to a municipal bond insurance policy delivered by an insurer to insure the payment when due of the principal of and interest on all or a portion of the Bonds as provided therein, if such insurance is determined by a Designated Representative to be in the best interest of the City.

Section 12. Preliminary and Final Official Statements. Each Designated Representative is hereby authorized to deem final the preliminary Official Statement relating to the Bonds for the purposes of the Rule. Each Designated Representative is further authorized to approve for purposes of the Rule, on behalf of the City, the final Official Statement relating to the issuance and sale of the Bonds and the distribution of the final Official Statement pursuant thereto with such changes, if any, as may be deemed by him or her to be appropriate.

Section 13. Undertaking to Provide Ongoing Disclosure. The City covenants to execute and deliver at the time of Closing a Continuing Disclosure Certificate. Each Designated Representative is hereby authorized to execute and deliver a Continuing Disclosure Certificate upon the issuance, delivery and sale of the Bonds with such terms and provisions as such officer shall deem appropriate and in the best interests of the City.

Section 14. Lost, Stolen or Destroyed Bonds. In case any Bonds are lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new Bond or Bonds of like amount,

date and tenor to the Registered Owner thereof if the owner pays the expenses and charges of the Bond Registrar and the City in connection therewith and files with the Bond Registrar and the City evidence satisfactory to both that such Bond or Bonds were actually lost, stolen or destroyed and of his or her ownership thereof, and furnishes the City and the Bond Registrar with indemnity satisfactory to both.

Section 15. Severability; Ratification. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bonds. All acts taken pursuant to the authority granted in this ordinance but prior to its effective date are hereby ratified and confirmed.

Section 16. Payments Due on Holidays. If an interest and/or principal payment date for the Bonds is not a business day, then payment shall be made on the next business day and no interest shall accrue for the intervening period.

Section 17. Corrections by Clerk. Upon approval of the City Attorney and Bond Counsel, the City Clerk is hereby authorized to make necessary corrections to this ordinance, including but not limited to the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; ordinance numbering and section/subsection numbering; and other similar necessary corrections.

Section 18. Effective Date. In accordance with Mercer Island City Code Section 2.24.040, this ordinance shall become effective 30 days from the time of final passage and legal publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND,
WASHINGTON, at a regular meeting thereof this 19th day of June, 2017.

CITY OF MERCER ISLAND,
WASHINGTON

Bruce Bassett, Mayor

ATTEST:

Allison Spietz, City Clerk

Approved as to form:

Kari Sand, City Attorney

PACIFICA LAW GROUP LLP

Bond Counsel

Published: _____

Exhibit A

Form of Bond

[DTC LANGUAGE]

UNITED STATES OF AMERICA

NO. _____

\$ _____

STATE OF WASHINGTON

CITY OF MERCER ISLAND

LIMITED TAX GENERAL OBLIGATION REFUNDING BOND, 2017

INTEREST RATE: %

MATURITY DATE:

CUSIP NO.:

REGISTERED OWNER:

PRINCIPAL AMOUNT:

The City of Mercer Island, Washington (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from _____, 20____, or the most recent date to which interest has been paid or duly provided for until payment of this bond at the Interest Rate set forth above, payable on _____ 1, 20____, and semiannually thereafter on the first days of each succeeding _____ and _____. Both principal of and interest on this bond are payable in lawful money of the United States of America. The fiscal agent of the State of Washington has been appointed by the City as the authenticating agent, paying agent and registrar for the bonds of this issue (the "Bond Registrar"). For so long as the bonds of this issue are held in fully immobilized form, payments of principal and interest thereon shall be made as provided in accordance with the operational arrangements of The Depository Trust Company ("DTC") referred to in the Blanket Issuer Letter of Representations (the "Letter of Representations") from the City to DTC.

The bonds of this issue are issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and Ordinance No. 17-17 duly passed by the City Council on June 19, 2017 (the "Bond Ordinance"). Capitalized terms used in this bond have the meanings given such terms in the Bond Ordinance.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Ordinance until the Certificate of Authentication hereon shall have been manually signed by or on behalf of the Bond Registrar or its duly designated agent.

This bond is one of an authorized issue of bonds of like date, tenor, rate of interest and date of maturity, except as to number and amount in the aggregate principal amount of \$ _____ and is issued pursuant to the Bond Ordinance to provide a portion of the funds necessary (a) to

refund and/or defease certain limited tax general obligation bonds of the City, and (b) to pay costs of issuance and costs related to the administration of the refunding.

The bonds of this issue are subject to redemption prior to their stated maturities as provided in the Certificate of Award.

The City hereby irrevocably covenants and agrees with the owner of this bond that it will include in its annual budget and levy taxes annually, within and as a part of the tax levy permitted to the City without a vote of the electorate, upon all the property within the City subject to taxation in amounts sufficient, together with other money legally available therefor, to pay the principal of and interest on this bond as the same shall become due. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such principal and interest.

The pledge of tax levies for payment of principal of and interest on the bonds may be discharged prior to maturity of the bonds by making provision for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist and to have happened, been done and performed precedent to and in the issuance of this bond exist and have happened, been done and performed and that the issuance of this bond and the bonds of this issue does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Mercer Island, Washington, has caused this bond to be executed by the manual or facsimile signatures of the Mayor and the City Clerk and the seal of the City to be imprinted, impressed or otherwise reproduced hereon as of this ____ day of _____, 20__.

[SEAL]

CITY OF MERCER ISLAND,
WASHINGTON

By _____/s/ manual or facsimile_____
Mayor

ATTEST:

_____/s/ manual or facsimile_____
City Clerk

CERTIFICATE OF AUTHENTICATION

Date of Authentication: _____

This bond is one of the bonds described in the within-mentioned Bond Ordinance and is one of the Limited Tax General Obligation Refunding Bonds, 2017, of the City of Mercer Island, Washington, dated _____, 2017.

WASHINGTON STATE FISCAL AGENT,
as Bond Registrar

By _____

CERTIFICATE

I, the undersigned, City Clerk of the City Council of the City of Mercer Island, Washington (the "City"), DO HEREBY CERTIFY:

1. The attached copy of Ordinance No. 17-17 (the "Ordinance") is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on June 19, 2017 as that ordinance appears in the minute book of the City; and the Ordinance will be in full force and effect as provided by law; and

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the passage of said Ordinance; that all other requirements and proceedings incident to the proper passage of said Ordinance have been fully fulfilled, carried out and otherwise observed; and that I am authorized to execute this certificate.

3. That Ordinance No. 17-17 has not been amended, supplemented or rescinded since its passage and is in full force and effect and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of June, 2017.

City Clerk



CITY COUNCIL PLANNING SCHEDULE

All meetings are held in the City Hall Council Chambers unless otherwise noted.
 Special Meetings and Study Sessions begin at 6:00 pm. Regular Meetings begin at 7:00 pm.
 Items listed for each meeting are not in any particular order.

JUNE 19 – 5:00 PM

Item Type	Topic/Presenter	Time
<i>Study Session</i> (5:00-7:00 pm)	Residential Development Standards Code Amendments (1 st Reading) - E. Maxim	120
<i>Special Business</i> (7:00 pm)	King County's "Access for All" Initiative Presentation	10
<i>Consent Calendar</i>	City Council Rules of Procedure Amendments Adoption – K. Taylor	--
<i>Consent Calendar</i>	NPDES Stormwater Code Update (2 nd Reading & Adoption) – P. Yamashita	--
<i>Consent Calendar</i>	2017 Arterial and Residential Street Overlays Bid Award – C. Morris	--
<i>Consent Calendar</i>	Adoption of the 6 Year Transportation Improvement Program – P. Yamashita	--
<i>Public Hearing</i>	Public Hearing on Freeman Avenue Street Vacation – J. Kintner	30
<i>Regular Business</i>	I-90 Loss of Mobility Status Report – J. Underwood	30
<i>Regular Business</i>	CenturyLink Cable Franchise (2 nd Reading & Adoption) – K. Sand	30
<i>Regular Business</i>	Refunding of Outstanding 2009B Long Term General Obligation (LTGO) Bonds – C. Corder	30
<i>Executive Session</i>	Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 15 minutes	15

JULY 3

	CANCELED	
--	-----------------	--

JULY 17 – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Study Session</i>	Review & Finalize Public Engagement Plan on City's Operating & Capital Funding Challenges – C. Corder	60
<i>Consent Calendar</i>	Open Space Conservancy Trust Biennial Progress Report – A. Sommargren	--
<i>Consent Calendar</i>	MIYFS Foundation Donation – C. Goodwin	--
<i>Regular Business</i>	Essential Public Facilities Code Amendment (1 st Reading) – S. Greenberg	60
<i>Regular Business</i>	Transportation Concurrency Code Amendment (1 st Reading) – S. Greenberg	60
<i>Regular Business</i>	Residential Development Standards Code Amendments (2 nd Reading & Adoption) – E. Maxim	60

JULY 24 – 6:00 PM (SPECIAL MEETING)

Item Type	Topic/Presenter	Time
<i>Consent Calendar</i>	Interlocal Agreement with MISD for Counseling Services – C. Goodwin	--
<i>Regular Business</i>	Essential Public Facilities Code Amendment (2 nd Reading & Adoption) — S. Greenberg	30
<i>Regular Business</i>	Transportation Concurrency Code Amendment (2 nd Reading & Adoption) – S. Greenberg	30
<i>Regular Business</i>	Emergency Response Billing Recovery – S. Heitman	30
<i>Regular Business</i>	Council Meeting Day Change Ordinance – A. Spietz	15
<i>Regular Business</i>	Review & Finalize Public Engagement Plan on City's Operating & Capital Funding Challenges – C. Corder	45

AUGUST 7

Item Type	Topic/Presenter	Time
<i>Public Hearing</i>	<i>(if needed)</i> Public Hearing for Extend Moratorium Regarding Transportation Concurrency and Siting of Essential Public Facilities – K. Sand	60
<i>Regular Business</i>	Interlocal Agreement for Fire, Rescue and Emergency Medical Services – S. Heitman	30
<i>Regular Business</i>	Emergency Response Billing Recovery – S. Heitman	30
<i>Regular Business</i>	Metro Alternative Services Report – K. Taylor	30
<i>Regular Business</i>	Comprehensive Commuter Parking Plan Discussion – J. Underwood	30

AUGUST 21

	<i>Potentially Canceled</i>	
--	-----------------------------	--

STARTING SEPTEMBER 2017 COUNCIL MEETINGS WILL BE HELD THE FIRST AND THIRD TUESDAYS OF EACH MONTH

SEPTEMBER 5

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2016 General Fund & REET Year-End Surplus Disposition – C. Corder	30
<i>Regular Business</i>	Second Quarter 2017 Financial Status Report & Budget Adjustments – C. Corder	30

SEPTEMBER 19

Item Type	Topic/Presenter	Time

OCTOBER 3

Item Type	Topic/Presenter	Time

OCTOBER 17		
Item Type	Topic/Presenter	Time

NOVEMBER 7		
Item Type	Topic/Presenter	Time

NOVEMBER 21		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Mid-Biennial Budget Review (Third Quarter 2017 Financial Status Report & Budget Adjustments, 2017 Utility Rates, and 2018 Property Tax Levy) – C. Corder	60

DECEMBER 5		
Item Type	Topic/Presenter	Time

DECEMBER 19		
Item Type	Topic/Presenter	Time
	Potentially Canceled	

OTHER ITEMS TO BE SCHEDULED:

- Code Enforcement Ordinance Update – A. Van Gorp
- Light Rail Station Design Oversight – K. Taylor
- 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
- KC Mutual Aid ILA – S. Heitman
- Aubrey Davis Park Master Planning – P. West (Sept/Oct)

COUNCILMEMBER ABSENCES:

- Bassett: July 24
- Bertlin: July 17 & July 24
- Wisenteiner: July 17



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Monday
July 17, 2017
6:00 PM

Mayor Bruce Bassett
Deputy Mayor Debbie Bertlin
Councilmembers Dan Grausz, Jeff
Sanderson, 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

AGENDA APPROVAL

STUDY SESSION

- (1) AB 5332 Proposed Public Engagement Plan on City’s Operating & Capital Funding Challenges

SPECIAL BUSINESS

- (2) Commendation for Jeff Sanderson’s Service to the Citizens of Mercer Island

CITY MANAGER REPORT

APPEARANCES

CONSENT CALENDAR

- (3) 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)

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

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

AB 5305 Accept MIYFS Foundation Donation

REGULAR BUSINESS

- (4) AB 5328 City Council Vacancy Options
- (5) AB 5331 I-90/East Link Project Update
- (6) AB 5329 Open Space Vegetation Management Biennium Report
- (7) AB 5334 Residential Development Standards Code Amendments (continued 1st Reading)
- (8) AB 5327 Council Meeting Day Change

OTHER BUSINESS

Councilmember Absences
Planning Schedule
Board Appointments
Councilmember Reports

ADJOURNMENT



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

**AB 5332
July 17, 2017
Study Session**

**PROPOSED PUBLIC ENGAGEMENT PLAN ON
CITY'S OPERATING & CAPITAL FUNDING
CHALLENGES**

Proposed Council Action:

Review plan and provide final direction to staff.

DEPARTMENT OF	City Manager (Chip Corder)
COUNCIL LIAISON	n/a
EXHIBITS	n/a
2017-2018 CITY COUNCIL GOAL	4. Address the City's Financial Challenges
APPROVED BY CITY MANAGER	

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

SUMMARY

PROBLEM STATEMENT

Significant deficits are projected in 2017-2018 in the General Fund and Youth & Family Services (YFS) Fund, which account for most of the City's services, excluding utilities. Using one-time resources, these projected deficits have been temporarily bridged, buying time to engage the community on the City's financial challenges.

What is driving these projected deficits? Simply put, annual revenue growth is not keeping pace with annual expenditure growth. At the root of the General Fund revenue growth problem is property tax, which makes up 41% of total General Fund revenues and is limited to 1% annual growth per state law plus an allowance for "new construction," which equates to another 1% per year on average. In addition, development activity, which experienced a spike in 2015-2016, resulting in record levels of construction-related sales tax and development fees, is projected to slow down in 2017-2019, returning to a more normal activity level based on what is known about future development on the Island.

For the YFS Fund, the revenue growth problem is directly related to the following:

1. The School District was compelled to reduce its financial support for YFS mental health counselors from 42% of the total cost to a fixed sum of \$60,000 beginning in 2010 due to the Great Recession;
2. The City was compelled to reduce its financial support of YFS from \$465,000 per year to \$320,000 per year in 2011-2013 and then to \$200,000 per year in 2014 due to the Great Recession (note: this was increased to \$400,000 per year beginning in 2015);
3. After 5 years of strong annual growth in 2008-2012, Thrift Shop sales, which make up 59% of total YFS Fund revenues, plateaued in 2013-2015.

As a service organization, most of the City's costs are tied to staff, accounting for 71% of total General Fund expenditures and 83% of total YFS Fund expenditures. Personnel costs grow faster than inflation (even in the private sector). However, unlike the private sector, the City cannot spread those personnel cost increases across the number of "widgets" sold or the number of clients served, with very few exceptions (e.g. parks & recreation fees and development fees).

To maintain current service levels, a new, ongoing revenue source is needed. Otherwise, it is estimated that 27% of the City's workforce will have to be cut in 2019-2024 to balance the budget due to a projected \$1.23 million, or 2.9%, average annual growth differential between total expenditures and total revenues in the General Fund and YFS Fund combined in 2019-2024.

PROPOSED PUBLIC ENGAGEMENT PLAN

Originally, staff had recommended conducting a public engagement process in February-April 2017 following the adoption of the 2017-2018 Budget. However, the City's I-90 loss of mobility negotiations with Sound Transit became an all-consuming issue for the Council, the City Manager's Office, and the community in the first half of 2017. In addition, during the same timeframe, DSG staff was in the midst of engaging the public on updating the City's residential development code. Trying to engage the public on a third major issue, the City's operating and capital funding needs, at the same time was deemed to be too much for the community to digest. Accordingly, the Council supported the City Manager's recommendation at the Council's February 4, 2017 Planning Session to push the public engagement process to the second half of 2017.

The following proposed public engagement plan reflects two timeline options for seeking voter approval for an operating levy lid lift and possibly a capital levy lid lift:

- 1) February 13, 2018 (special election), which is when the Mercer Island School District will most likely seek the renewal of its four-year maintenance and operations levy, and
- 2) April 24, 2018 (special election).

Action	Feb 13, 2018 Special Election	Apr 24, 2018 Special Election
Quality of Life Partners meeting: Brief them on City's financial challenges & solicit feedback on City's proposed public engagement plan	Jun 27, 2017	Jun 27, 2017
Council meeting: Review & finalize public engagement plan on City's operating & capital funding challenges	Jul 17, 2017	Jul 17, 2017
City Manager: Solicit applications to serve on community stakeholder group (limited to approximately 20 residents)	Jul 18 – Aug 1, 2017	Jul 18 – Aug 1, 2017
Information for stakeholder group: Distribute 2017-2018 Budget Message, Mar 2016 citizen survey results, and other information in advance of Sep meetings	Aug 25, 2017	Aug 25, 2017
Initial public notification: Advertise dates/times/locations of community stakeholder group meetings & community meetings in Sep-Oct	Aug 25, 2017	Aug 25, 2017
Island-wide mailer: Distribute information summarizing the City's financial challenges & detailing the public engagement process in Sep-Oct	Sep 1, 2017	Sep 1, 2017
Stakeholder group meetings: Review operating funding challenges & options (1 st meeting), review capital funding challenges & options (2 nd meeting), and rank capital projects & solicit a <u>preliminary</u> recommendation (3 rd meeting)	Sep 9, 2017 (Sat) Sep 23, 2017 (Sat) Oct 2, 2017 (Mon)	Sep 9, 2017 (Sat) Sep 23, 2017 (Sat) Oct 2, 2017 (Mon)

Action	Feb 13, 2018 Special Election	Apr 24, 2018 Special Election
Other public engagement: Meet with community groups in Sep-Oct & hold 3 community meetings in Oct over a 6 or 8 week period	Sep 11 – Oct 20, 2017 (6 weeks)	Sep 11 – Nov 3, 2017 (8 weeks)
Community survey: Conduct telephone survey on potential operating & capital levy lid lifts	Oct 22-28, 2017	Nov 12-18, 2017
Stakeholder group meeting: Solicit a <u>final</u> recommendation, taking into account feedback from community group meetings, 3 community meetings, and community survey results	Nov 1, 2017 (Wed)	Nov 29, 2017 (Wed)
Council meeting: Review community stakeholder group's <u>final</u> recommendation, review community survey results, and direct staff to prepare levy lid lift ordinance(s) or to identify services to reduce/eliminate	Nov 7, 2017	Dec 5, 2017
Council meetings: If the Council favors going to the voters, conduct first & second readings of proposed levy lid lift ordinance(s)	Nov 21, 2017 Dec 5, 2017	Jan 16 2018 Feb 6, 2018
King County Elections Office: Submit levy lid lift ordinance(s), ballot measure(s), explanatory statement for voter's pamphlet, and pro/con committee appointments	Dec 8, 2017 (due Dec 15, 2017)	Feb 9, 2018 (due Feb 23, 2018)
King County Elections Office: Submit pro/con statements for voter's pamphlet	Dec 19, 2017	Feb 27, 2018
King County Elections Office: Submit rebuttal statements for voter's pamphlet	Dec 21, 2017	Mar 1, 2018
Special election	Feb 13, 2018	Apr 24, 2018

There are three complicating factors that make going to the voters on February 13, 2018 or April 24, 2018 less than ideal:

1. Sound Transit 3, which passed in November 2016, will have a significant tax impact on Island residents in 2017 and beyond. For an Island family of four with a \$1.0 million home (assessed value) and two cars, the estimated annual tax impact is \$500-\$700, depending on the value of the two cars.
2. The State Legislature recently passed the 2017-2019 biennial budget, which included a "McCleary fix" that will significantly increase K-12 education funding. Currently, the specific tax impact to Mercer Island residents is not known, but it is expected to be significant (i.e. >\$500 for a \$1.0 million homeowner).
3. King County will be going to the voters in November 2017 to replace and significantly enhance the Veterans and Human Services levy, which expires at the end of 2017. The estimated annual impact to a \$1.0 million homeowner is \$120 (\$0.12 per \$1,000 assessed valuation), if the six-year levy is approved.

The concern is that having three significant tax increases prior to a February 13, 2018 or April 24, 2018 special election will result in voter fatigue, increasing the risk of failure. However, pushing the ballot measure(s) to August 7, 2018 or November 6, 2018 will invite even more downsides and risks than it mitigates. **Accordingly, staff recommends the February 13, 2018 special election timeline** for the following reasons:

- **Voter fatigue:** If the City went to the voters on April 24, 2018, Island residents would be voting three times on new or replacement levies over a 5½ month period (November 7, 2017; February 13,

2018; and April 24, 2018). Staff believes that would invite even more voter fatigue versus being on the February 13, 2018 ballot with the School District.

- **Economic recession:** The Great Recession impacted the Puget Sound region beginning in 2008. According to national and regional economists, we are due for another recession, which occurs about every 10 years on average. Voters are not generally supportive of new ballot measures during an economic downturn.
- **2017 vs. 2018 Council:** The current Council has the best grasp on the City's financial challenges, having gone through the 2017-2018 budget review process in October-November 2016. In addition, the current Council is primarily responsible for the City's current and projected financial condition given the decisions that have been made to date or otherwise postponed. Beginning on January 1, 2018, there will be 2-3 new Council members, who will not be as fully versed on the City's financial challenges, the underlying history, and the funding options. Putting one or more levy lid lifts on the February 13, 2018 ballot would require the current Council to adopt one or more levy lid lift ordinances by December 5, 2017, making this one of the current Council's final acts in 2017. Otherwise, the decision will fall to the new Council in 2018, thereby pushing the ballot measure(s) to April 24, 2018 or later.
- **Postponing ballot measure(s):** If the Council wants to hold off on going to the voters until August 7, 2018 or November 6, 2018, the public engagement process would be pushed to the first half of 2018. This would be very challenging for staff given that 2018 is a budget development year, which is very time consuming from April through November. In addition, if the operating levy lid lift failed in August or November 2018, the City could not return to the voters with a revised ballot measure until February or April 2019, creating a projected funding gap of \$2.58 million for the entire year, because a voter approved 2019 ballot measure would not take effect until 2020.
- **Staff morale/retention:** The impact on staff morale and retention would be increasingly negative if the Council opted to postpone going to the voters until August 7, 2018 or November 6, 2018. The sooner the City's operating funding issues can be resolved the better from an organizational effectiveness and health perspective.
- **Election cost savings:** It would likely cost more to be on the April 24, 2018 special election ballot (which typically encompasses only a few jurisdictions) than the February 13, 2018 special election ballot (which is when many school districts usually go to the voters). The estimated cost savings relative to the April 24, 2018 ballot is \$30,000-\$40,000.

What gets sacrificed under the February 13, 2018 election timeline is "other public engagement," which is limited to 6 weeks versus 8 weeks under the April 24, 2018 election timeline.

STAKEHOLDER GROUP

Instead of conducting two separate, parallel processes for the operating and capital funding challenges, **a single consolidated process is recommended, utilizing a diverse community stakeholder group of approximately 20 Island residents**, who would be appointed by the City Manager, after going through an application process, and tasked with delving into the funding issues, evaluating the various funding options, and making recommendations to the City Manager. The Council, which has already been fully briefed on the City's operating and capital funding challenges and which explored an operating and a capital levy lid lift funding solution in the second half of 2016, would not participate in the public engagement process until November 7, 2017.

Following is a proposed agenda outline for the stakeholder group meetings, which would be open to the public. Note that almost all of the information that will be presented to the community stakeholder group is contained in the 2017-2018 Budget Message. Where appropriate, the information contained in the 2017-2018 Budget Message will be updated for these meetings.

Meeting Date/Time/Place	Agenda Outline
Sat, Sep 9, 2017 9:00am – 12:30pm MICEC	<p>Operating Funding Challenges:</p> <ul style="list-style-type: none"> • General Fund projected deficits and primary drivers • YFS Fund projected deficits and primary drivers • Other operating funding needs <ul style="list-style-type: none"> ○ Fire apparatus replacement funding ○ 0.5 FTE Youth Development Coordinator ○ 1.0 FTE Senior Management Analyst/Communications Specialist <p>Operating Funding Options:</p> <ul style="list-style-type: none"> • Option 1: Expenditure cuts <ul style="list-style-type: none"> ○ Note 2017 FTEs per 1,000 population for every full service Eastside city ○ Note challenges of cutting staff in each department ○ Note what services would be cut/reduced • Option 2: Operating levy lid lift <ul style="list-style-type: none"> ○ Including other operating funding needs ○ Excluding other operating funding needs <p>Additional Information:</p> <ul style="list-style-type: none"> ○ 2017 property tax levy breakdown ○ 2017 property tax levy rate comparison ○ 2017 monthly cost comparison (City taxes vs. City utility bill vs. PSE bill vs. Comcast bill vs. Verizon bill)
Sat, Sep 23, 2017 9:00am – 12:30pm MICEC	<p>Follow-up from Sep 9, 2017 Meeting</p> <p>Capital Funding Challenges:</p> <ul style="list-style-type: none"> • Projected deficits, primary drivers & unfunded/partially funded projects <ul style="list-style-type: none"> ○ Street Fund ○ Capital Improvement Fund • Review preliminary capital levy project list developed by staff <ul style="list-style-type: none"> ○ Pedestrian/bicycle facility projects ○ Parks, trails & community projects ○ Public building projects ○ Technology projects <p>Capital Funding Options:</p> <ul style="list-style-type: none"> • Option 1: Project cuts • Option 2: Increase vehicle license fee from \$20 to \$40 • Option 3: Capital levy lid lift <ul style="list-style-type: none"> ○ \$100 per year for 9 years (\$9.5M in capital projects) ○ \$125 per year for 9 years (\$11.8M in capital projects) ○ \$150 per year for 9 years (\$14.2M in capital projects)
Mon, Oct 2, 2017 6:30pm – 8:30pm MICEC	<p>Follow-up from Sep 23, 2017 Meeting</p> <p>Capital Project Ranking Exercise</p> <p>Community Stakeholder Group Preliminary Recommendation:</p> <ul style="list-style-type: none"> • Operating levy lid lift (6 year) • Capital levy lid lift (9 year)

Meeting Date/Time/Place	Agenda Outline
Wed, Nov 1, 2017 6:30pm – 8:00pm MICEC	Community Stakeholder Group <u>Final</u> Recommendation: <ul style="list-style-type: none"> • Operating levy lid lift (6 year) • Capital levy lid lift (9 year)

The Assistant City Manager/Finance Director will be the presenter at each of these meetings, which will be designed to be very informative and highly interactive. Most of the time at the September 9 and 23 meetings will be dedicated to answering questions. An outside facilitator will manage the meetings, determining when to dive deeper, when to move on, and when to make a question a follow-up item. The Leadership Team will be at the September 9 meeting to help field all of the stakeholder group's questions. A smaller group of staff responsible for the Capital Improvement Program will be at the September 23 and October 2 meetings to review and field questions regarding the capital levy project list developed by staff.

PUBLIC INFORMATION

Currently, information on the City's operating and capital funding challenges, including Council deliberations at various Planning Sessions and the work of the Council Operating Levy Committee and the Council Capital Levy Committee in 2016, is posted on the City's website at www.mercergov.org/FundingChallenges. All stakeholder group materials, all public presentation materials, and other useful materials (including a videotaped community meeting in October) will be posted to the City's website in a timely fashion in September-October 2017.

QUESTIONS FOR THE COUNCIL

1. Does the Council support staff's recommended public engagement timeline?
2. Does the Council support staff's recommended public engagement approach?

RECOMMENDATION

Assistant City Manager/Finance Director

Review plan and provide final direction to staff.

RESOLUTION OF ACKNOWLEDGEMENT AND COMMENDATION FOR JEFF SANDERSON'S SERVICE TO THE CITIZENS OF MERCER ISLAND

WHEREAS, Jeff Sanderson has served the citizens of Mercer Island with distinction in public office as a member of the Mercer Island City Council since January 2016;

WHEREAS, the following were accomplished during Jeff's tenure on the City Council:

- Adoption of Transportation Impact Fees
- Boil Water Advisory Follow-up
- Memorandum of Understanding with MICA
- Trellis & Coval Final Long Plats
- Firework Permit Fees
- New Town Center Vision & Development and Design Standards
- Comprehensive Plan Amendments (2015 Periodic Update)
- School Bus Paddle Cameras and Enforcement of Violations
- 2015 Water System Plan Adoption
- Comprehensive Plan Amendment Fees
- 2-year Extension of Library Board
- Revised Comprehensive Plan Amendment Procedures
- Hiring of Permanent City Manager
- Small Cell Franchise Agreement with Crown Castle
- Adoption of the 2017-2018 Budget
- Installation of Automatic Fire-Sprinkler Systems in New Residential Construction Requirement
- Fire Station 92 Construction Project Close-out
- Revisions to Building and Land Use Appeals and Actions
- City Council Rules of Procedures Amendments
- Island Crest Park North Outfield Project
- Code Amendments Relating to Stormwater Management Standards and Stormwater Low Impact Development (NPDES).
- Cable Franchise Agreement with CenturyLink
- Street Vacation for a Portion of Freeman Avenue
- Residential Development Standards Code Update (in process)

WHEREAS, Jeff served as a City Council liaison for an impressive list of local and regional organizations, including:

- Arts Council: 2016-2017
- City Manager Recruitment Committee: 2016
- Eastside Transportation Partnership: 2016-2017
- Library Board: 2016-2017
- Mercer Island PTA Advocacy Committee: 2017
- Open Space Conservancy Trust: 2016
- Public Safety Subcommittee: 2016-2017
- Sound Transit Light Rail Station Design Committee: 2015

WHEREAS, during the first year of Jeff's tenure, the City was led by two interim City Managers, and he played an important part in hiring Julie Underwood, the City's first woman and person of color, to serve as Mercer Island City Manager;

WHEREAS, Jeff participated in and advocated for the citizens of Mercer Island during negotiations with Sound Transit & WSDOT that culminated in a tentative settlement agreement to mitigate the City's loss of mobility due to the closing of the I-90 center roadway in preparation for East Link Light Rail;

WHEREAS, Jeff will be remembered for his sharp mind, laser focus and collaborative style, in addition to his candor, good humor, compassion, and zeal for public engagement;

WHEREAS, Jeff is sure to enjoy more time with his family, traveling and continuing to engage in opportunities to lead and serve the Mercer Island community through various volunteer endeavors;

WHEREAS, Jeff is a fine *mensch* with a contagious *joie de vivre*, a true Renaissance man, and we are extremely grateful for his service and all left a little *verklemt* with his departure. *Mazel Tov*, Jeff!

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mercer Island, on behalf of its citizens, the City Council commends Jeff Sanderson for his distinguished public service and extends its sincerest thanks and appreciation for his time and many contributions to Mercer Island.

APPROVED this 17th day of July 2017.

Bruce Bassett, Mayor

ATTEST:

Allison Spietz, City Clerk

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.

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

Report	Warrants	Date	Amount
Check Register	187525-187690	6/22/2017	\$ 982,842.27
			\$ 982,842.27

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187525	06/22/2017	AIRGAS USA LLC Oxygen/Fire	P0095409	994554783	05/31/2017	114.32
00187526	06/22/2017	AM TEST INC INV 98919 WATER QUALITY	P0095500	98919	05/31/2017	240.00
00187527	06/22/2017	AMERICAN PLANNING ASSOC 2017 APA memberships for Plann	P0095515	2900111742	04/20/2017	505.00
00187528	06/22/2017	ASPECT SOFTWARE INC Telestaff Monthly Maintenance	P0095353	ASI028229	06/05/2017	165.00
00187529	06/22/2017	AXIS SURVEY & MAPPING DESIGN - E MERCER WAY 5400-600	P91353	10511	05/18/2017	667.50
00187530	06/22/2017	B&B UTILITIES & EXCAVATION LLC HYDRANT METER REFUND		OH008357	06/01/2017	2,900.00
00187531	06/22/2017	BAYLEY CONSTRUCTION REFUND HYDRANT METER DEPOSIT		OH008355	05/18/2017	2,400.00
00187532	06/22/2017	BAYSHORE CONCRETE LLC HYDRANT METER REFUND		OH008360	05/18/2017	2,900.00
00187533	06/22/2017	BEEHIVE WORKSHOP Graphic design services for su	P0095508	20170602	06/02/2017	225.00
00187534	06/22/2017	BELLEVUE, CITY OF Q3 2017 ARCH Contributions	P0095514	32033	06/01/2017	7,850.00
00187535	06/22/2017	BEST PARKING LOT CLEANING INC INV C157739/V157575/C157603/C1	P94698	C157739/603/574	05/30/2017	1,930.50
00187536	06/22/2017	BIG BROTHERS BIG SISTERS Rental 24298 complete. Returni	P0095492	24298	06/14/2017	150.00
00187537	06/22/2017	BLUELINE GROUP EMW 5400 - 6000 BLK WATER SYST	P91940	13454	06/01/2017	235.00
00187538	06/22/2017	BROWN, HARRY L SUPPLIES		OH008352	06/16/2017	528.76
00187539	06/22/2017	BRUCE C ALLEN & ASSOC INC FREEMAN AVENUE ROW APPRAISAL	P0095192	170147A	06/05/2017	5,500.00
00187540	06/22/2017	CDW GOVERNMENT INC Parks Acrobat Software Renewal	P0095250	JBR9407	06/03/2017	3,537.39
00187541	06/22/2017	CENTURYLINK BUSINESS SERVICES PHONE USAGE		OH008343	06/03/2017	3,550.26
00187542	06/22/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		OH008340	06/23/2017	1,331.00
00187543	06/22/2017	CLARK & SONS EXCAVATING INC Aubrey Davis Park Pavement Pat	P0094757	INV0089	05/18/2017	19,650.00
00187544	06/22/2017	COMCAST FIRE STATION 92 FIBER CIRCUIT	P0095570	53822189	06/01/2017	6,678.03
00187545	06/22/2017	DATAQUEST LLC Background checks for Seasonal	P0095509	2459	05/31/2017	390.50
00187546	06/22/2017	DAVIS, SUZANNA Instructor Fee course #17170	P0095506	17170	06/19/2017	235.20
00187547	06/22/2017	DEPARTMENT OF ECOLOGY Coastal training program for N	P0095517	02439	06/14/2017	150.00
00187548	06/22/2017	DEPT OF ENTERPRISES SERVICES BUSINESS CARDS MAY 2017		73163296	06/05/2017	333.41
00187549	06/22/2017	DKS ASSOCIATES Consulting services	P0095512	0063721	06/01/2017	10,452.83
00187550	06/22/2017	DOUBLESTAR CORP SOT Rifles and replacement par	P0095486	32570	06/05/2017	10,577.09

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187551	06/22/2017	DROLL LANDSCAPE ARCH, ROBERT W FREEMAN AVENUE STREET VACATION	P0095173	1702401	05/25/2017	8,817.00
00187552	06/22/2017	DUNBAR ARMORED June 17 Armored Car Service	P0095433	3996606	06/01/2017	1,943.43
00187553	06/22/2017	EASTSIDE EXTERMINATORS Extermination services for Aub	P0095505	344098	06/08/2017	108.24
00187554	06/22/2017	ELAN CITY Radar speed sign	P0095487	2000307	05/03/2017	5,426.00
00187555	06/22/2017	EMERALD BALLET THEATRE Instructor fee course #16879	P0095460	16879/16878	06/14/2017	2,293.41
00187556	06/22/2017	EPSCA MONTHLY RADIO ACCESS FEES 44 R	P93437	8964	06/01/2017	2,903.75
00187557	06/22/2017	FEDEX KINKO'S 2017 Clue Book - qty 250	P0095463	OH008309	06/01/2017	1,145.64
00187558	06/22/2017	FIELD, HILARY Instructor fee course #16973	P0095288	16973	06/01/2017	417.20
00187559	06/22/2017	FULL BORE INC HYDRANT METER REFUND		OH008359	06/13/2017	2,900.00
00187560	06/22/2017	G&K SERVICES 2017 PW COVERALL/LAUNDRY SERVI	P93484	OH008310	05/31/2017	897.37
00187561	06/22/2017	GENTINO, CATHERINE L YEARBOOK FOR OFFICE		OH008351	06/13/2017	30.00
00187562	06/22/2017	GRAINGER INVENTORY PURCHASES	P0095346	9460679252/74648	06/01/2017	1,272.61
00187563	06/22/2017	H D FOWLER BASALITE FAST PATCH	P0095471	I4514069	05/25/2017	398.64
00187564	06/22/2017	HAKOMORI, MITSUKO Instructor Fees Course #16930	P0095464	16930	06/14/2017	300.30
00187565	06/22/2017	HANSEN, TIMOTHY P MILEAGE EXPENSE		OH008347	06/03/2017	12.31
00187566	06/22/2017	HDR ENGINEERING INC BOOSTER CHLORINATION STATION	P89617	1200055576/52425	05/15/2017	18,354.70
00187567	06/22/2017	HERRERA ENVIRONMENTAL CONSULT NPDES Ph. 2 permit implementat	P94214	40461	06/08/2017	772.16
00187568	06/22/2017	INGALLINA'S BOX LUNCH INC Food for TO Meeting (Reimburse	P0095408	01371950	06/01/2017	70.89
00187569	06/22/2017	INTERIOR FOLIAGE CO, THE CITY HALL INTERIOR LANDSCAPING	P0095467	37685	06/01/2017	272.58
00187570	06/22/2017	JOHNSON, CURTIS FRLEOFF1 Retiree Medical Expen	P0095356	OH008312	06/06/2017	371.71
00187571	06/22/2017	JOHNSON, JENNIFER LICENSE RENEWAL		OH008350	06/15/2017	108.00
00187572	06/22/2017	JOHNSON, KARLENE SUPPLIES		OH008348	06/13/2017	122.47
00187573	06/22/2017	KC FINANCE INV 84421 WRIA 8 1ST TRIMESTER	P0095501	84421	05/22/2017	4,025.00
00187574	06/22/2017	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P88915	OH008313	06/14/2017	263.96
00187575	06/22/2017	KING COUNTY FINANCE MONTHLY SEWER JAN-DEC 2017	P93436	30017882	06/01/2017	390,462.60
00187576	06/22/2017	KING COUNTY FINANCE I-NET MONTHLY SERVICES FROM	P94044	11005882	06/01/2017	1,122.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187577	06/22/2017	KOTIS DESIGN Tshirt design and production	P0095374	745697	05/31/2017	2,207.76
00187578	06/22/2017	KRAZAN & ASSOCIATES INC INV 608846-5832 3838 WMW	P0095378	I6088465832	05/31/2017	1,105.00
00187579	06/22/2017	KROESENS UNIFORM COMPANY Class A - Gaines	P0095438	44880/44891/4486	06/02/2017	4,670.99
00187580	06/22/2017	LAKE, FRANCES L MILEAGE EXPENSE		OH008346	06/01/2017	30.17
00187581	06/22/2017	LANZ, VANN OVERPAYMENT REFUND		OH008356	06/20/2017	97.24
00187582	06/22/2017	LEOFF HEALTH & WELFARE TRUST FIRE RETIREES JUNE 2017		OH008344	06/19/2017	57,785.82
00187583	06/22/2017	LIFE ASSIST INC Station/Rig Aid Supplies	P0095304	80031	05/30/2017	1,443.97
00187584	06/22/2017	LINESCAPE OF WASHINGTON REPLACE WARRANT 185852		OH008342	06/20/2017	4,391.72
00187585	06/22/2017	LN CURTIS & SONS 1-3/4 Hose for Conversion Proj	P94527	INV103941	05/30/2017	4,834.97
00187586	06/22/2017	LYONS, STEVEN FRLEOFF1 Retiree Medical Expen	P0095357	OH008314	06/06/2017	221.57
00187587	06/22/2017	MAGNAS LLC MONTHLY LONG DISTANCE JAN-DEC	P93438	OH008318	05/31/2017	212.57
00187588	06/22/2017	MAILFINANCE INC Leasehold for LB postage meter	P93573	N6579512	06/06/2017	460.88
00187589	06/22/2017	MASTERMARK Received Date Stamp CM Office	P0095504	2491695	06/14/2017	155.05
00187590	06/22/2017	METROPRESORT Printing and Mailing of May 20	P94122	492905/493063/49	06/01/2017	2,225.03
00187591	06/22/2017	MEZISTRANO & DORIS QUAN, JAY REFUND		OH008354	06/05/2017	131.62
00187592	06/22/2017	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P93435	OH008317	05/24/2017	1,200.00
00187593	06/22/2017	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH008337	06/23/2017	146.25
00187594	06/22/2017	MI HARDWARE - BLDG MISC. HARDWARE FOR THE MONTH O	P0095370	OH008323	05/31/2017	113.10
00187595	06/22/2017	MI HARDWARE - MAINT MISC. HARDWARE FOR THE MONTH O	P0095338	OH008320	05/31/2017	179.57
00187596	06/22/2017	MI HARDWARE - P&R Misc MICEC supplies	P0095362	OH008322	05/31/2017	23.24
00187597	06/22/2017	MI HARDWARE - POLICE Marine Patrol items	P0095325	OH008319	05/31/2017	33.34
00187598	06/22/2017	MI HARDWARE - ROW MISC. HARDWARE FOR THE MONTH O	P0095337	OH008321	05/31/2017	497.00
00187599	06/22/2017	MI HARDWARE - UTILITY MISC. HARDWARE FOR THE MONTH O	P0095371	OH008324	05/31/2017	113.84
00187600	06/22/2017	MI SCHOOL DISTRICT #400 School Impact Fees Q1 2017	P93750	2017511	06/02/2017	108,400.53
00187601	06/22/2017	MI UTILITY BILLS PAYMENT OF UTILITY BILLS FOR W	P0095426	OH008315	05/31/2017	14,227.91
00187602	06/22/2017	MI UTILITY BILLS PAYMENT OF UTILITY BILLS FOR W	P0095427	OH008316	05/31/2017	6,554.50

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187603	06/22/2017	MICHAEL SKAGGS ASSOCIATES CITY BILD JANITORIAL SERVICES	P0095419	1720	05/31/2017	10,720.98
00187604	06/22/2017	MICRO COM SYSTEMS LTD Plans scanning	P0095510	16943	05/31/2017	3,069.66
00187605	06/22/2017	MIRACLE ISLAND PLLC Instructor payment- course #16	P0095385	16990/16989	06/09/2017	2,009.00
00187606	06/22/2017	MOBERLY AND ROBERTS Professional services - Invoic	P0095428	679	06/01/2017	6,000.00
00187607	06/22/2017	MURDOCK-SUPER SECUR LLC FASTAIR HAND DRYER	P0095365	90870592	05/31/2017	1,130.12
00187608	06/22/2017	NAPA AUTO PARTS 2017 FLEET REPAIR PARTS AND	P93483	OH008325	05/31/2017	1,341.66
00187609	06/22/2017	NORCOM 911 Code 3 Simulator License/First	P0095397	0000387	05/24/2017	3,941.00
00187610	06/22/2017	NuOz Corporation ArcServe Maintenance Renewal	P0095193	N99981	05/25/2017	1,493.99
00187611	06/22/2017	ORY, PETER OVERPAYMENT REFUND		OH008358	06/07/2017	2,027.16
00187612	06/22/2017	OVERLAKE OIL INV 183698 /183828 2017 UNLEAD	P93482	0183698/0183828	06/02/2017	2,202.80
00187613	06/22/2017	PACIFIC MODULAR FS91 CARPET CLEAN	P0095475	3612	06/01/2017	750.75
00187614	06/22/2017	PACIFIC RIM EQUIPMENT RENTAL EXCAVATOR RENTAL	P0095432	19800	06/07/2017	1,240.85
00187615	06/22/2017	PARENTMAP Parentmap web e-newsletter May	P0095461	2017CI586	05/31/2017	850.00
00187616	06/22/2017	PAW Sign code training for Bio	P0095513	1172	06/07/2017	160.00
00187617	06/22/2017	PERFECTMIND INC Onsite configuration training	P0095480	MER20170612/613	06/12/2017	7,157.45
00187618	06/22/2017	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		OH008338	06/23/2017	2,433.20
00187619	06/22/2017	PRAXAIR DISTRIBUTION INC INV 76835902 2017 ANNUAL ACETY	P94560	77612007	05/31/2017	49.92
00187620	06/22/2017	PREMIER MECHANICAL & ELECTRIC PERMIT REFUND		1703287	06/08/2017	6.92
00187621	06/22/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH008327	06/16/2017	96.50
00187622	06/22/2017	QUADRANT SYSTEMS INC 2017 Software Support Renewal	P0095131	170512-12	06/01/2017	1,460.00
00187623	06/22/2017	QUENCH USA INC N000096754-1 annual water serv	P0095477	200641198A	02/01/2017	1,004.17
00187624	06/22/2017	RAINIER BUILDING SRV OF WA INC MERCER ROOM SCRUB & WAX RECOAT	P0095469	17308	06/14/2017	765.00
00187625	06/22/2017	REGIONAL TOXICOLOGY SERVICES Lab fees for C.Hamish clients	P93532	TC20290053117	05/31/2017	91.35
00187626	06/22/2017	RELX INC DBA LEXISNEXIS Library Subscriptions - Invoic	P0095431	3090958658	05/31/2017	317.90
00187627	06/22/2017	ROSENSTEIN, SUSIE Instructor fees course #17075	P0095466	17075	06/14/2017	630.00
00187628	06/22/2017	S3 MARITIME LLC Ptl 14 Chart plotter	P0095435	15381	05/30/2017	18,994.61

Date: 06/22/17

Time: 14:48:00

Report Name: AP Report by Check Number

CouncilAP

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187629	06/22/2017	SAFETY FLAG CO OF AMERICA INNVENTORY PURCHASES	P0095449	44352	06/06/2017	116.43
00187630	06/22/2017	SAGACITY CUSTOM PUBLISHING June/July ad in Jewish in Seat	P0095387	2017CI1215	05/24/2017	2,102.00
00187631	06/22/2017	SCORE May jail bill 8 days	P0095437	2551	06/09/2017	1,301.20
00187632	06/22/2017	SEA WESTERN INC SCBA Flow Test and Supplies	P0095407	199327	06/07/2017	882.94
00187633	06/22/2017	SEATTLE AUTOMOTIVE DIST INC Misc. Apparatus Parts	P0095349	S12069702/57953	05/09/2017	131.50
00187634	06/22/2017	SEATTLE PUMP INV 17-3196 ROTATING	P0095498	173196	06/05/2017	412.51
00187635	06/22/2017	SEATTLE RESTAURANT STORE New commercial reach in	P0095493	OH008331	06/15/2017	4,057.19
00187636	06/22/2017	SEATTLE, CITY OF May 2017 Water Purchases	P0095376	OH008329	05/25/2017	88,756.11
00187637	06/22/2017	SEGLE, KRYSS EMPLOYEE RECOGNITION SUPPLIES		OH008349	06/16/2017	697.61
00187638	06/22/2017	SHOREWOOD HEIGHTS Rental assistance for Emergenc	P93580	OH008332	06/20/2017	903.50
00187639	06/22/2017	SIGNATURE LANDSCAPE SERVICES 2017 City Hall, FS 91 & 92,	P93726	26166/68/69/70/6	06/01/2017	4,136.99
00187640	06/22/2017	SIRENNET.COM PARTS	P0095293	0215500IN	05/17/2017	305.23
00187641	06/22/2017	SKYLINE COMMUNICATIONS INC EOC INTERNET SERVICE	P0095372	IN43013	06/01/2017	206.55
00187642	06/22/2017	SPEIRS, ERIKA Instructor payments - course #	P0095398	17041	06/12/2017	1,423.10
00187643	06/22/2017	SPENCER, FREDERICK E CBT Instructor	P0095406	OH008308	06/12/2017	318.75
00187644	06/22/2017	STERICYCLE INC On-Call Charges/Fire	P0095354	3003867710	05/31/2017	10.36
00187645	06/22/2017	STRANGER, THE Advertising for Thrift Shop -	P0094817	OH008328	06/06/2017	600.00
00187646	06/22/2017	STROM CONSULTING Clinical consultation on 5/30/	P0095341	17173	05/30/2017	210.00
00187647	06/22/2017	STRUM JEWISH COMMUNITY CTR Preschool scholarships for EA	P93581	2035679890	06/06/2017	640.00
00187648	06/22/2017	SUMMIT SAFETY SHOES SAFETY BOOTS	P0095453	105757/5038420/9	05/15/2017	1,679.37
00187649	06/22/2017	SUNDSTROM, ROBERT Birding Trip	P0095465	OH008330	05/30/2017	527.57
00187650	06/22/2017	SUNSET MATERIALS INC Luther Burbank Top soil	P0095396	00103814	05/19/2017	328.35
00187651	06/22/2017	SUPERION Trakit 12 Users annual mainten	P0095312	138455	05/25/2017	17,915.18
00187652	06/22/2017	SUPPLY SOURCE INC,THE INVENTORY PURCHASES	P0095414	1701900	06/08/2017	1,538.26
00187653	06/22/2017	SWIFT, KAREN Instructor Fee course #17105	P0095507	17105	06/19/2017	143.03
00187654	06/22/2017	SYSTEMS DESIGN WEST LLC Transport Billing Fees - April	P0095305	MIFD	05/30/2017	933.40

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187655	06/22/2017	T&L NURSERY INC 2 Hanging baskets for MICEC	P0095182	335645	05/23/2017	121.00
00187656	06/22/2017	T-MOBILE 2017 Services for Boat Launch	P93801	OH008333	06/09/2017	49.99
00187657	06/22/2017	TEC EQUIPMENT INC Misc. Apparatus Parts	P0095405	223121S/21SX1	05/15/2017	70.06
00187658	06/22/2017	TETRA TECH INC inv 51182431 2017 PS 14 LAKE L	P94257	51182431	05/23/2017	690.09
00187659	06/22/2017	THYSSENKRUPP ELEVATOR CORP ELEVATOR MAINTENANCE	P0095425	3003225423	06/01/2017	2,595.09
00187660	06/22/2017	TRAFFIC SAFETY SUPPLY INVENTORY PURCHASES	P0095388	128829	06/07/2017	240.46
00187661	06/22/2017	TUSCAN ENTERPRISES INC New Pickup Lettering	P0095413	556899	05/26/2017	1,045.00
00187662	06/22/2017	ULINE Evidence boxes	P0095439	87507304	06/02/2017	257.19
00187663	06/22/2017	UNITED RENTALS NORTH AMERICA BOOM RENTAL	P0095448	147159887001	06/05/2017	1,130.21
00187664	06/22/2017	UNITED SITE SERVICES 2017 Portable Toilet Rentals &	P94171	1145374828/11453	05/31/2017	583.16
00187665	06/22/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH008339	06/23/2017	230.00
00187681	06/22/2017	US BANK CORP PAYMENT SYS MSRE MANAGEMENT, L.L.C		2490641715604033	06/06/2017	27,114.06
00187682	06/22/2017	US POSTMASTER PERMIT 53		OH008341	06/20/2017	778.44
00187683	06/22/2017	VERIZON WIRELESS Mobil hot spots	P0095516	9786294670	05/23/2017	455.98
00187684	06/22/2017	WALTER E NELSON CO INVENTORY PURCHASES	P0095300	600848	06/01/2017	1,813.10
00187685	06/22/2017	WASHINGTON STATE PATROL CPL Background checks	P0095488	I17008395	06/14/2017	60.00
00187686	06/22/2017	WHISTLE WORKWEAR MISC. WORK CLOTHES	P0095474	TR354141	06/07/2017	434.60
00187687	06/22/2017	WIBLE, CONNIE M 2017 Gallery Reception Enterta	P93768	OH008334	06/17/2017	150.00
00187688	06/22/2017	WIESEN, CRAIG Double charged for media. Refu	P0095491	OH008335	06/14/2017	75.00
00187689	06/22/2017	XEROX CORPORATION Print & copy charges for Mailr	P93571	089391437	06/01/2017	4,601.24
00187690	06/22/2017	ZEE MEDICAL Medical supplies for Boathouse	P0095478	68337544	06/05/2017	653.08
					Total	982,842.27

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P0095492	00187536	BIG BROTHERS BIG SISTERS	Rental 24298 complete. Returni	150.00
P0095491	00187688	WIESEN, CRAIG	Double charged for media. Refu	75.00
<i>Org Key: 345000 - Technology-Admin Key</i>				
	00187620	PREMIER MECHANICAL & ELECTRIC	PERMIT REFUND	6.92
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
	00187530	B&B UTILITIES & EXCAVATION LLC	HYDRANT METER REFUND	2,900.00
	00187532	BAYSHORE CONCRETE LLC	HYDRANT METER REFUND	2,900.00
	00187559	FULL BORE INC	HYDRANT METER REFUND	2,900.00
	00187531	BAYLEY CONSTRUCTION	REFUND HYDRANT METER DEPOSIT	2,400.00
	00187611	ORY, PETER	OVERPAYMENT REFUND	2,027.16
P0095300	00187684	WALTER E NELSON CO	INVENTORY PURCHASES	1,813.10
P0095414	00187652	SUPPLY SOURCE INC,THE	INVENTORY PURCHASES	1,538.26
P0095388	00187660	TRAFFIC SAFETY SUPPLY	INVENTORY PURCHASES	240.46
P0095346	00187562	GRAINGER	INVENTORY PURCHASES	180.84
P0095347	00187562	GRAINGER	INVENTORY PURCHASES	169.71
P0095321	00187562	GRAINGER	INVENTORY PURCHASES	154.33
	00187591	MEZISTRANO & DORIS QUAN, JAY	REFUND	131.62
	00187581	LANZ, VANN	OVERPAYMENT REFUND	97.24
P0095449	00187629	SAFETY FLAG CO OF AMERICA	INNVENTORY PURCHASES	116.43
<i>Org Key: 814072 - United Way</i>				
	00187665	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	230.00
<i>Org Key: 814074 - Garnishments</i>				
	00187542	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00187593	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	146.25
<i>Org Key: 814077 - Police Association</i>				
	00187618	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,433.20
<i>Org Key: CA1100 - Administration (CA)</i>				
P0095431	00187626	RELX INC DBA LEXISNEXIS	Library Subscriptions - Invoice	317.90
P0095513	00187616	PAW	Sign code training for Bio	80.00
	00187681	US BANK CORP PAYMENT SYS	MSRE MANAGEMENT, L.L.C	24.00
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P0095428	00187606	MOBERLY AND ROBERTS	Professional services - Invoice	6,000.00
<i>Org Key: CM1100 - Administration (CM)</i>				
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	174.23
	00187681	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	59.68
P0095497	00187589	MASTERMARK	Received Date Stamp CM Office	45.05
	00187681	US BANK CORP PAYMENT SYS	BENNETT'S PURE FOOD BISTR	44.50
	00187681	US BANK CORP PAYMENT SYS	ACE PARKING 3264	29.00
	00187681	US BANK CORP PAYMENT SYS	ACE PARKING 3264	18.00
	00187681	US BANK CORP PAYMENT SYS	ACE PARKING 3255	5.00
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
	00187681	US BANK CORP PAYMENT SYS	FACEBK X8V2GDSCP2	200.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: CM1200 - City Clerk</i>				
	00187681	US BANK CORP PAYMENT SYS	82624 - 901 5TH	21.00
	00187681	US BANK CORP PAYMENT SYS	IMPARK00250057A	4.00
<i>Org Key: CO6100 - City Council</i>				
	00187681	US BANK CORP PAYMENT SYS	SP * MI FAMILY KITCHEN	247.51
	00187681	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	219.00
	00187681	US BANK CORP PAYMENT SYS	PANDA EXPRESS #1911 T	202.58
	00187681	US BANK CORP PAYMENT SYS	POGACHA RESTAURANT	90.90
P0095504	00187589	MASTERMARK	Name Plates (PC & DC)	79.15
	00187681	US BANK CORP PAYMENT SYS	SAFEWAY STORE00034728	31.16
P0095496	00187589	MASTERMARK	Name Plate	30.85
<i>Org Key: CR1100 - COrE Admin and Human Resources</i>				
	00187637	SEGLE, KRYSS	EMPLOYEE RECOGNITION SUPPLIES	439.60
	00187637	SEGLE, KRYSS	EMPLOYEE RECOGNITION SUPPLIES	258.01
	00187681	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	135.00
	00187681	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	135.00
	00187681	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00187681	US BANK CORP PAYMENT SYS	NEW SEASONS MARKET	50.00
	00187548	DEPT OF ENTERPRISES SERVICES	BUSINESS CARDS MAY 2017	27.80
<i>Org Key: DS0000 - Development Services-Revenue</i>				
P0095278	00187600	MI SCHOOL DISTRICT #400	School Impact Fees Q1 2017	95,784.92
<i>Org Key: DS1100 - Administration (DS)</i>				
P0095312	00187651	SUPERION	Trakit 12 Users annual mainten	17,915.18
P0095510	00187604	MICRO COM SYSTEMS LTD	Plans scanning	3,069.66
	00187681	US BANK CORP PAYMENT SYS	APA MEMBERSHIPS AND SUBS	513.00
P0095516	00187683	VERIZON WIRELESS	Phone & Data charges	295.94
P0095516	00187683	VERIZON WIRELESS	Mobil hot spots	160.04
	00187681	US BANK CORP PAYMENT SYS	OLIVE GARDEN 00013185	137.50
	00187681	US BANK CORP PAYMENT SYS	MBP.com Merchant Fee	54.10
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	31.29
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	-18.29
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P0095512	00187549	DKS ASSOCIATES	Consulting services	10,452.83
P0095515	00187527	AMERICAN PLANNING ASSOC	2017 APA memberships for Plann	505.00
P0095517	00187547	DEPARTMENT OF ECOLOGY	Coastal training program for N	150.00
P0095513	00187616	PAW	Sign code training for Evan	80.00
	00187681	US BANK CORP PAYMENT SYS	ACT*MRSC	35.00
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	21.17
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	12.99
	00187681	US BANK CORP PAYMENT SYS	NEW SEASONS MARKET	11.97
<i>Org Key: DS1400 - Development Engineering</i>				
P94214	00187567	HERRERA ENVIRONMENTAL CONSULT	NPDES Ph. 2 permit implementat	772.16
	00187681	US BANK CORP PAYMENT SYS	HOLIDAY INN EXPRESS - YA	103.20
	00187681	US BANK CORP PAYMENT SYS	HOLIDAY INN EXPRESS - YA	103.20

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: FN1100 - Administration (FN)</i>				
	00187681	US BANK CORP PAYMENT SYS	4 PSFOA Registration	100.00
	00187681	US BANK CORP PAYMENT SYS	CITY BUSINESS LICENSE RENEWAL	11.00
	00187681	US BANK CORP PAYMENT SYS	CITY BUSINESS LICENSE RENEWAL	0.28
<i>Org Key: FN2100 - Data Processing</i>				
P0095131	00187622	QUADRANT SYSTEMS INC	2017 Software Support Renewal	1,460.00
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P94122	00187590	METROPRESORT	Printing and Mailing of May 20	426.65
P94122	00187590	METROPRESORT	Printing and Mailing of May 20	315.02
P0095453	00187648	SUMMIT SAFETY SHOES	SAFETY BOOTS	155.60
	00187580	LAKE, FRANCES L	MILEAGE EXPENSE	30.17
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P94122	00187590	METROPRESORT	Printing and Mailing of May 20	426.65
P94122	00187590	METROPRESORT	Printing and Mailing of May 20	315.03
P0095453	00187648	SUMMIT SAFETY SHOES	SAFETY BOOTS	155.59
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P94122	00187590	METROPRESORT	Printing and Mailing of May 20	426.66
P94122	00187590	METROPRESORT	Printing and Mailing of May 20	315.02
<i>Org Key: FNBE01 - Financial Services</i>				
P93435	00187592	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00
<i>Org Key: FR1100 - Administration (FR)</i>				
P0095397	00187609	NORCOM 911	Code 3 Simulator License/First	3,941.00
P0095570	00187544	COMCAST	FIRE STATION 92 FIBER CIRCUIT	1,639.68
P0095305	00187654	SYSTEMS DESIGN WEST LLC	Transport Billing Fees - April	933.40
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	778.00
	00187681	US BANK CORP PAYMENT SYS	DOUBLETREE CITY CENTER	483.19
P0095570	00187544	COMCAST	FIRE STATION 92 FIBER CIRCUIT	415.75
P0095570	00187544	COMCAST	FIRE STATION 92 FIBER CIRCUIT	384.87
P0095353	00187528	ASPECT SOFTWARE INC	Telestaff Monthly Maintenance	165.00
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	152.36
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	120.99
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	108.90
	00187681	US BANK CORP PAYMENT SYS	OFFICE DEPOT #819	60.48
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00187681	US BANK CORP PAYMENT SYS	SILERS DRY CLEANERS	8.71
	00187681	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	7.46
<i>Org Key: FR2100 - Fire Operations</i>				
P93437	00187556	EPSCA	MONTHLY RADIO ACCESS FEES 44 R	1,111.00
P0095413	00187661	TUSCAN ENTERPRISES INC	New Pickup Lettering	1,045.00
P0095412	00187579	KROESENS UNIFORM COMPANY	Class A - Gaines	589.86
P0095351	00187632	SEA WESTERN INC	SCBA Flow Test and Supplies	551.98
P0095407	00187632	SEA WESTERN INC	SCBA	330.96
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	187.86
P0095349	00187633	SEATTLE AUTOMOTIVE DIST INC	Misc. Apparatus Parts	131.50
P0095405	00187657	TEC EQUIPMENT INC	Misc. Apparatus Parts	70.06

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095352	00187579	KROESENS UNIFORM COMPANY	Uniforms/Petersen	63.80
	00187548	DEPT OF ENTERPRISES SERVICES	BUSINESS CARDS MAY 2017	27.80
P0095265	00187579	KROESENS UNIFORM COMPANY	Uniforms/Stalker	14.26
Org Key: FR2400 - Fire Suppression				
P94527	00187585	LN CURTIS & SONS	1-3/4 Hose for Conversion Proj	4,253.10
P94527	00187585	LN CURTIS & SONS	Tax	439.54
P94527	00187585	LN CURTIS & SONS	Shipping	142.33
	00187681	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4726	108.74
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	87.73
	00187681	US BANK CORP PAYMENT SYS	THE HOME DEPOT #8561	21.67
Org Key: FR2500 - Fire Emergency Medical Svcs				
P0095304	00187583	LIFE ASSIST INC	Station/Rig Aid Supplies	1,443.97
P0095409	00187525	AIRGAS USA LLC	Oxygen/Fire	114.32
P0095354	00187644	STERICYCLE INC	On-Call Charges/Fire	10.36
Org Key: FR4100 - Training				
P0095406	00187643	SPENCER, FREDERICK E	CBT Instructor	318.75
P0095408	00187568	INGALLINA'S BOX LUNCH INC	Food for TO Meeting (Reimburse	70.89
Org Key: FR5100 - Community Risk Reduction				
	00187681	US BANK CORP PAYMENT SYS	ICICLE VILLIAGE RESORT AS	304.11
Org Key: GGM001 - General Government-Misc				
P0095570	00187544	COMCAST	CITY HALL BACKUP INTERNET CONN	2,477.43
P0095570	00187544	COMCAST	CITY HALL BACKUP INTERNET CONN	895.59
P0095570	00187544	COMCAST	CITY HALL BACKUP INTERNET CONN	864.71
P0095433	00187552	DUNBAR ARMORED	June 17 Armored Car Service	553.45
P0095478	00187690	ZEE MEDICAL	Medical supplies for Luther Bu	264.06
P0095478	00187690	ZEE MEDICAL	Medical supplies for Homestead	245.25
P0095478	00187690	ZEE MEDICAL	Medical supplies for Boathouse	143.77
Org Key: GGM004 - Gen Govt-Office Support				
P0095511	00187689	XEROX CORPORATION	Print & copy charges for CM co	910.56
P0095511	00187689	XEROX CORPORATION	Print & copy charges for Mailr	551.29
P0095477	00187623	QUENCH USA INC	N000096754-1 annual water serv	473.04
P93573	00187588	MAILFINANCE INC	Leasehold for LB postage meter	460.88
P0095511	00187689	XEROX CORPORATION	Print & copy charges for DSG c	188.54
Org Key: GGM005 - Genera Govt-L1 Retiree Costs				
	00187582	LEOFF HEALTH & WELFARE TRUST	FIRE RETIREES JUNE 2017	3,262.76
P0095330	00187570	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	271.71
P0095357	00187586	LYONS, STEVEN	FRLEOFF1 Retiree Medical Expen	221.57
P0095356	00187570	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	100.00
Org Key: GX9997 - Employee Benefits-Fire				
	00187582	LEOFF HEALTH & WELFARE TRUST	FIRE ACTIVE JUNE 2017	54,523.06
Org Key: IGBE01 - MI Pool Operation Subsidy				
P93880	00187600	MI SCHOOL DISTRICT #400	2017 Operational support for M	10,913.50
Org Key: IGVO02 - ARCH				
P0095514	00187534	BELLEVUE, CITY OF	Q3 2017 ARCH Contributions	7,850.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: IS1100 - IGS Mapping</i>				
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	240.99
	00187681	US BANK CORP PAYMENT SYS	MIOPOSTO MERCER ISLAND	54.93
	00187681	US BANK CORP PAYMENT SYS	RPNW - OFF STREET COT	12.00
<i>Org Key: IS2100 - IGS Network Administration</i>				
P0095193	00187610	NuOz Corporation	ArcServe Maintenance Renewal	1,493.99
P94044	00187576	KING COUNTY FINANCE	I-NET MONTHLY SERVICES FROM	1,122.00
	00187681	US BANK CORP PAYMENT SYS	PLURALSIGHT	328.91
P93438	00187587	MAGNAS LLC	MONTHLY LONG DISTANCE JAN-DEC	212.57
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	197.99
	00187681	US BANK CORP PAYMENT SYS	TST* HOMEGROWN 1008	148.20
	00187681	US BANK CORP PAYMENT SYS	MIOPOSTO MERCER ISLAND	75.69
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	63.93
	00187681	US BANK CORP PAYMENT SYS	AMAZON WEB SERVICES	60.64
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	55.68
	00187681	US BANK CORP PAYMENT SYS	REGISTER.COM*1342B0E1J	48.00
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	46.70
	00187681	US BANK CORP PAYMENT SYS	REGISTER.COM*13443845J	38.00
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	35.04
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	14.40
	00187681	US BANK CORP PAYMENT SYS	REGISTER.COM*13428D9DJ	14.00
	00187681	US BANK CORP PAYMENT SYS	REGISTER.COM*13441309J	14.00
	00187681	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	12.68
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P0095337	00187598	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	85.20
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P0095426	00187601	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	545.27
<i>Org Key: MT2500 - ROW Administration</i>				
P0095453	00187648	SUMMIT SAFETY SHOES	SAFETY BOOTS	201.18
<i>Org Key: MT3100 - Water Distribution</i>				
P0095426	00187601	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	1,366.16
P0095498	00187634	SEATTLE PUMP	INV 17-3196 ROTATING	412.51
	00187681	US BANK CORP PAYMENT SYS	AWWA.ORG	143.50
P0095363	00187562	GRAINGER	MEASURING WHEEL	141.69
	00187681	US BANK CORP PAYMENT SYS	ABC-NV	98.00
P0095371	00187599	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	14.85
<i>Org Key: MT3150 - Water Quality Event</i>				
P0095500	00187526	AM TEST INC	INV 98919 WATER QUALITY	240.00
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00187584	LINESCAPE OF WASHINGTON	REPLACE WARRANT 185852	4,391.72
P0095453	00187648	SUMMIT SAFETY SHOES	SAFETY BOOTS	373.13
P0095473	00187686	WHISTLE WORKWEAR	MISC. WORK CLOTHES	103.64
	00187565	HANSEN, TIMOTHY P	MILEAGE EXPENSE	12.31
<i>Org Key: MT3400 - Sewer Collection</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P94698	00187535	BEST PARKING LOT CLEANING INC	INV C157739/V157575/C157603/C1	1,930.50
P0095426	00187601	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	650.54
P0095470	00187563	H D FOWLER	BASALITE FAST PATCH	286.77
P0095371	00187599	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	24.75
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00187541	CENTURYLINK BUSINESS SERVICES	PHONE USAGE	3,550.26
P0095371	00187599	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	74.24
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P0095453	00187648	SUMMIT SAFETY SHOES	SAFETY BOOTS	480.48
<i>Org Key: MT3800 - Storm Drainage</i>				
P0095448	00187663	UNITED RENTALS NORTH AMERICA	BOOM RENTAL	1,130.21
P0095472	00187563	H D FOWLER	48" PRESLOPED CHANNEL POLYCAST	95.31
P0095426	00187601	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	65.06
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93484	00187560	G&K SERVICES	2017 PW COVERALL/LAUNDRY SERVI	897.37
P94314	00187689	XEROX CORPORATION	INV 89391439 & INV 89451987 2	576.96
P0095250	00187540	CDW GOVERNMENT INC	Director Laptop	521.46
	00187681	US BANK CORP PAYMENT SYS	OTC BRANDS, INC.	329.45
P0095453	00187648	SUMMIT SAFETY SHOES	SAFETY BOOTS	186.95
	00187681	US BANK CORP PAYMENT SYS	OTC BRANDS, INC.	145.65
	00187681	US BANK CORP PAYMENT SYS	QFC #5819	53.55
	00187681	US BANK CORP PAYMENT SYS	WA DOL LIC & REG 09598	47.75
	00187681	US BANK CORP PAYMENT SYS	PARTY CITY	36.43
	00187681	US BANK CORP PAYMENT SYS	EINSTEIN BROS BAGELS3410	30.98
	00187681	US BANK CORP PAYMENT SYS	COSTCO WHSE #0115	25.67
P93437	00187556	EPSCA	MONTHLY RADIO ACCESS FEES 1 RA	25.25
	00187681	US BANK CORP PAYMENT SYS	SAFECO PLAZA PARKING	25.00
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	18.66
	00187681	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03393	17.55
	00187681	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03393	17.55
	00187681	US BANK CORP PAYMENT SYS	THE PARTY STORE LYNNWO	5.50
	00187681	US BANK CORP PAYMENT SYS	WA DOL09598*SERVICEFEE	2.00
<i>Org Key: MT4200 - Building Services</i>				
P0095426	00187601	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	6,660.76
P0095419	00187603	MICHAEL SKAGGS ASSOCIATES	CITY BILD JANITORIAL SERVICES	4,205.66
P0095475	00187613	PACIFIC MODULAR	FS91 CARPET CLEAN	750.75
P0095425	00187659	THYSSENKRUPP ELEVATOR CORP	ELEVATOR MAINTENANCE	724.03
P0095474	00187686	WHISTLE WORKWEAR	MISC. WORK CLOTHES	330.96
P0095467	00187569	INTERIOR FOLIAGE CO, THE	CITY HALL INTERIOR LANDSCAPING	272.58
P0095370	00187594	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	113.10
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	28.35
<i>Org Key: MT4210 - Building Landscaping</i>				
P93726	00187639	SIGNATURE LANDSCAPE SERVICES	2017 City Hall, FS 91 & 92,	2,546.73
<i>Org Key: MT4300 - Fleet Services</i>				
P93482	00187612	OVERLAKE OIL	INV 183698 /183828 2017 UNLEAD	2,202.80
P93750	00187600	MI SCHOOL DISTRICT #400	INV 2017-511 2017 SCHOOL DISTR	1,702.11

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93483	00187608	NAPA AUTO PARTS	2017 FLEET REPAIR PARTS AND	1,341.66
P88915	00187574	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	263.96
P0095465	00187649	SUNDSTROM, ROBERT	Birding Trip	50.03
P94560	00187619	PRAXAIR DISTRIBUTION INC	INV 76835902 2017 ANNUAL ACETY	49.92
	00187681	US BANK CORP PAYMENT SYS	CHEVRON 0204469	34.72
<i>Org Key: MT4501 - Water Administration</i>				
P0095376	00187636	SEATTLE, CITY OF	May 2017 Water Purchases	88,756.11
<i>Org Key: MT4502 - Sewer Administration</i>				
P93436	00187575	KING COUNTY FINANCE	MONTHLY SEWER JAN-DEC 2017	390,462.60
<i>Org Key: MT4503 - Storm Water Administration</i>				
P0095501	00187573	KC FINANCE	INV 84421 WRIA 8 1ST TRIMESTER	4,025.00
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
P0095337	00187598	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	411.80
P0095426	00187601	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	145.01
<i>Org Key: PO1100 - Administration (PO)</i>				
	00187681	US BANK CORP PAYMENT SYS	Appliances for Patrol kitchen	1,884.27
	00187681	US BANK CORP PAYMENT SYS	Items for patrol kitchen remod	430.09
	00187681	US BANK CORP PAYMENT SYS	Active Shooter Instructor trai	350.00
	00187681	US BANK CORP PAYMENT SYS	Facet for PD Kitchen sink	302.50
	00187548	DEPT OF ENTERPRISES SERVICES	BUSINESS CARDS MAY 2017	250.02
	00187681	US BANK CORP PAYMENT SYS	Paint and supplies for Patrol	248.96
	00187681	US BANK CORP PAYMENT SYS	Polos for Seifert	176.00
	00187681	US BANK CORP PAYMENT SYS	WASPC Conf. Magnan's room	154.88
	00187681	US BANK CORP PAYMENT SYS	WASPC Conf	154.88
	00187681	US BANK CORP PAYMENT SYS	DOUBLETREE CITY CENTER	144.99
P0095438	00187579	KROESENS UNIFORM COMPANY	Cuffs/Uniform Pants-Magnan	138.81
	00187681	US BANK CORP PAYMENT SYS	Drawer pulls for PD Kitchen	105.60
	00187681	US BANK CORP PAYMENT SYS	Kitchen electronics	96.46
	00187681	US BANK CORP PAYMENT SYS	APPLE STORE #R003	53.85
	00187681	US BANK CORP PAYMENT SYS	OFFICE DEPOT #975	49.49
	00187681	US BANK CORP PAYMENT SYS	SAFEWAY STORE00015289	46.91
	00187681	US BANK CORP PAYMENT SYS	EXTRA CAR AIRPORT PARKING	37.90
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00187681	US BANK CORP PAYMENT SYS	OFFICE DEPOT #819	10.99
	00187681	US BANK CORP PAYMENT SYS	Kitchen electronics	3.47
	00187681	US BANK CORP PAYMENT SYS	LOWES #00040*	-75.91
<i>Org Key: PO1350 - Police Emergency Management</i>				
P93437	00187556	EPSCA	MONTHLY RADIO ACCESS FEES 13 R	1,439.25
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	519.98
P0095372	00187641	SKYLINE COMMUNICATIONS INC	EOC INTERNET SERVICE	206.55
<i>Org Key: PO1650 - Regional Radio Operations</i>				
P93437	00187556	EPSCA	MONTHLY RADIO ACCESS FEES 57 R	328.25
<i>Org Key: PO1700 - Records and Property</i>				
P0095324	00187689	XEROX CORPORATION	Admin copier	420.94
P0095439	00187662	ULINE	Evidence boxes	257.19

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095316	00187689	XEROX CORPORATION	Records copier	210.82
	00187681	US BANK CORP PAYMENT SYS	Tool kit for Records	32.99
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P0095488	00187685	WASHINGTON STATE PATROL	CPL Background checks	60.00
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P0095437	00187631	SCORE	May jail bill 8 days	1,301.20
<i>Org Key: PO2100 - Patrol Division</i>				
P0095487	00187554	ELAN CITY	Radar speed sign	5,426.00
P0095438	00187579	KROESENS UNIFORM COMPANY	Bullet proof vest-Hawley	1,076.90
P0095438	00187579	KROESENS UNIFORM COMPANY	Bullet proof vest- Hammer	1,076.90
P0095438	00187579	KROESENS UNIFORM COMPANY	Bullet proof vest- Gehrke	880.00
	00187681	US BANK CORP PAYMENT SYS	Patrol Holsters and supplies	756.80
	00187681	US BANK CORP PAYMENT SYS	New flashlights - recruit's Ha	468.90
	00187681	US BANK CORP PAYMENT SYS	Lunches for departmental plann	278.74
P0095438	00187579	KROESENS UNIFORM COMPANY	Vest carrier-Ormsby	196.90
P0095438	00187579	KROESENS UNIFORM COMPANY	Vest carrier-Munoz	196.90
P0095438	00187579	KROESENS UNIFORM COMPANY	Vest carrier- Gehrke	196.90
	00187681	US BANK CORP PAYMENT SYS	Spit hoods and PSO cell phone	41.26
	00187681	US BANK CORP PAYMENT SYS	Coffee for departmental planni	35.09
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	32.92
	00187681	US BANK CORP PAYMENT SYS	Supplies for PD retreat	30.88
	00187681	US BANK CORP PAYMENT SYS	Disputed with vendor and they	16.45
	00187681	US BANK CORP PAYMENT SYS	Magnets for Patrol Bulletin Bo	10.98
	00187681	US BANK CORP PAYMENT SYS	Water for departmental plannin	9.87
<i>Org Key: PO2200 - Marine Patrol</i>				
P0095435	00187628	S3 MARITIME LLC	Ptl 14 Chart plotter	18,994.61
	00187681	US BANK CORP PAYMENT SYS	AED Battery	283.19
P0095438	00187579	KROESENS UNIFORM COMPANY	Marine Patrol uniform-Schumach	239.76
P0095325	00187597	MI HARDWARE - POLICE	Marine Patrol items	33.34
<i>Org Key: PO3100 - Investigation Division</i>				
P0095486	00187550	DOUBLESTAR CORP	SOT Rifles and replacement par	1,000.00
	00187681	US BANK CORP PAYMENT SYS	WHIA Conference	409.59
	00187681	US BANK CORP PAYMENT SYS	WHIA Conference - accommodatio	202.02
	00187681	US BANK CORP PAYMENT SYS	Polos for Jira	195.82
	00187681	US BANK CORP PAYMENT SYS	New uniform holsters and equip	184.80
	00187681	US BANK CORP PAYMENT SYS	Travel to WHIA Conference	26.40
	00187681	US BANK CORP PAYMENT SYS	Travel from WHIA Conference -	18.20
<i>Org Key: PO4100 - Firearms Training</i>				
P0095486	00187550	DOUBLESTAR CORP	SOT Rifles and replacement par	9,577.09
	00187681	US BANK CORP PAYMENT SYS	Range safety gear for new hire	46.11
<i>Org Key: PR1100 - Administration (PR)</i>				
P0095197	00187540	CDW GOVERNMENT INC	Parks Acrobat Software Renewal	2,218.70
P93571	00187689	XEROX CORPORATION	Lease and print charges for NE	418.30
	00187681	US BANK CORP PAYMENT SYS	Plaque for park art.	310.20
P0095508	00187533	BEEHIVE WORKSHOP	Graphic design services for su	225.00
	00187681	US BANK CORP PAYMENT SYS	THE CAWLEY COMPANY	209.95

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93829	00187689	XEROX CORPORATION	2017 - Lease Charges for LB Ad	144.30
	00187681	US BANK CORP PAYMENT SYS	COSTCO WHSE #0061	86.24
	00187681	US BANK CORP PAYMENT SYS	SMARTDRAW.COM	69.95
	00187681	US BANK CORP PAYMENT SYS	Summer Celebration supplies	44.91
	00187681	US BANK CORP PAYMENT SYS	Department survey subscription	26.00
P93829	00187689	XEROX CORPORATION	Use charge 4-21-17 to 5-26-17	15.94
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00187681	US BANK CORP PAYMENT SYS	Summer Celebration supplies	14.92
	00187681	US BANK CORP PAYMENT SYS	Summer Celebration supplies	10.55
P0095477	00187623	QUENCH USA INC	N000096754-3 annual water serv	0.00
<i>Org Key: PR1500 - Urban Forest Management</i>				
	00187681	US BANK CORP PAYMENT SYS	LOWES #00004*	143.09
	00187681	US BANK CORP PAYMENT SYS	LOWES #00004*	-143.09
<i>Org Key: PR2100 - Recreation Programs</i>				
P0095463	00187557	FEDEX KINKO'S	2017 Clue Book - qty 250	1,145.64
P0095387	00187630	SAGACITY CUSTOM PUBLISHING	June/July ad in Jewish in Seat	1,102.00
P0095461	00187615	PARENTMAP	Parentmap web e-newsletter May	850.00
P0095465	00187649	SUNDSTROM, ROBERT	Birding trip	477.54
P0095464	00187564	HAKOMORI, MITSUKO	Instructor Fees Course #16930	300.30
	00187681	US BANK CORP PAYMENT SYS	Parents Night Out	105.83
	00187681	US BANK CORP PAYMENT SYS	Pizza for Parents Night Out.	103.83
	00187681	US BANK CORP PAYMENT SYS	Scheduling software for summer	103.00
	00187681	US BANK CORP PAYMENT SYS	TM *SEATTLE MARINERS S	78.25
	00187681	US BANK CORP PAYMENT SYS	WSFERRIES-EDMONDS	75.60
	00187681	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	73.54
	00187681	US BANK CORP PAYMENT SYS	CREATIVE FORCASTING INC	60.00
	00187681	US BANK CORP PAYMENT SYS	Monthly Newsletter	50.60
	00187681	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4712	48.91
	00187681	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	48.70
	00187681	US BANK CORP PAYMENT SYS	OTC BRANDS, INC.	38.45
	00187681	US BANK CORP PAYMENT SYS	Rec team lam sheets	35.26
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	21.96
	00187681	US BANK CORP PAYMENT SYS	WSFERRIES-BAINBRIDGE	18.20
	00187681	US BANK CORP PAYMENT SYS	Ooba TOOBAS - FACTORIA	16.98
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	16.49
	00187681	US BANK CORP PAYMENT SYS	PORT GAMBLE GEN STORE CAF	15.67
	00187681	US BANK CORP PAYMENT SYS	LAKESHORE LEARNING #09	15.58
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	14.06
	00187681	US BANK CORP PAYMENT SYS	Rec team lam sheets	13.97
	00187681	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105624	12.93
	00187681	US BANK CORP PAYMENT SYS	IMP*CALLTOPARK	7.66
	00187681	US BANK CORP PAYMENT SYS	MERCER ISLAND TRUE VALUE	6.58
	00187681	US BANK CORP PAYMENT SYS	Supplies for Parents Night Out	4.48
	00187681	US BANK CORP PAYMENT SYS	Parents Night Out	3.88
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	2.74
	00187681	US BANK CORP PAYMENT SYS	USPS PO 5453060253	1.15

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0095509	00187545	DATAQUEST LLC	Background checks for Seasonal	344.00
<i>Org Key: PR2103 - Aquatics Programs</i>				
	00187681	US BANK CORP PAYMENT SYS	Supplies for beachfront.	42.92
<i>Org Key: PR2108 - Health and Fitness</i>				
P0095398	00187642	SPEIRS, ERIKA	Instructor payments - course #	1,423.10
P0095460	00187555	EMERALD BALLET THEATRE	Instructor fees Course# 16878	1,235.50
P0095385	00187605	MIRACLE ISLAND PLLC	Instructor payment- course #16	1,235.50
P0095460	00187555	EMERALD BALLET THEATRE	Instructor fee course #16879	1,057.91
P0095385	00187605	MIRACLE ISLAND PLLC	Instructor payment - course #1	773.50
P0095466	00187627	ROSENSTEIN, SUSIE	Instructor fees course #17075	630.00
P0095288	00187558	FIELD, HILARY	Instructor fee course #16973	417.20
P0095506	00187546	DAVIS, SUZANNA	Instructor Fee course #17170	235.20
P0095507	00187653	SWIFT, KAREN	Instructor Fee course #17105	143.03
	00187681	US BANK CORP PAYMENT SYS	Senior Golf	63.37
	00187681	US BANK CORP PAYMENT SYS	Senior Golf	53.50
	00187681	US BANK CORP PAYMENT SYS	Senior Golf	51.01
	00187681	US BANK CORP PAYMENT SYS	Senior Golf	19.00
	00187681	US BANK CORP PAYMENT SYS	TWIN RIVERS GOLF COURSE	18.00
	00187681	US BANK CORP PAYMENT SYS	Senior Golf	8.33
	00187681	US BANK CORP PAYMENT SYS	Senior Golf	7.00
<i>Org Key: PR3500 - Senior Services</i>				
	00187681	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERIN	410.08
	00187681	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERIN	402.05
	00187681	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERIN	365.18
	00187681	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERIN	364.65
	00187681	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	41.21
<i>Org Key: PR4100 - Community Center</i>				
P0095426	00187601	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	4,188.84
P0095420	00187603	MICHAEL SKAGGS ASSOCIATES	CCMV JANITORIAL SERVCIES MAY 2	2,426.58
P93726	00187639	SIGNATURE LANDSCAPE SERVICES	2017 MICEC Landscape Maintenan	1,343.39
P0095387	00187630	SAGACITY CUSTOM PUBLISHING	June/July ad in Jewish in Seat	1,000.00
P0095425	00187659	THYSSENKRUPP ELEVATOR CORP	ELEVATOR MAINTENANCE	935.53
P0095197	00187540	CDW GOVERNMENT INC	Parks Acrobat Software Renewal	797.23
P0095433	00187552	DUNBAR ARMORED	June 17 Armored Car Service	572.68
P0095476	00187624	RAINIER BUILDING SRV OF WA INC	MERCER ROOM SCRUB & WAX	540.00
P0095477	00187623	QUENCH USA INC	N000096754-4 annual water werv	531.13
	00187681	US BANK CORP PAYMENT SYS	ELIVATE	527.34
	00187681	US BANK CORP PAYMENT SYS	FRY'S ELECTRONICS #30	438.90
	00187681	US BANK CORP PAYMENT SYS	YLP* YELP ADVERTISING	350.00
	00187681	US BANK CORP PAYMENT SYS	WALLMOUNT WORLD	299.99
P93831	00187689	XEROX CORPORATION	2017 Lease charges for MICEC C	267.20
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	174.50
P93831	00187689	XEROX CORPORATION	Use charge for 4-22-17 to 5-21	167.68
	00187681	US BANK CORP PAYMENT SYS	DISPLAYS2GO	148.60
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	124.95
P0095182	00187655	T&L NURSERY INC	2 Hanging baskets for MICEC	121.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095453	00187648	SUMMIT SAFETY SHOES	SAFETY BOOTS	126.44
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	110.94
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	107.95
	00187681	US BANK CORP PAYMENT SYS	LERN	89.00
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	87.33
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	86.35
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	77.04
	00187681	US BANK CORP PAYMENT SYS	WW GRAINGER	73.85
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	59.88
	00187681	US BANK CORP PAYMENT SYS	EASTSIDE PUMP REPAIR	43.69
P0095338	00187595	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	44.16
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	33.75
	00187681	US BANK CORP PAYMENT SYS	ELIVATE	33.66
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	29.65
P0095509	00187545	DATAQUEST LLC	Background checks for Seasonal	25.00
	00187681	US BANK CORP PAYMENT SYS	HOBBY LOBBY #481	23.10
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	15.99
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	15.16
P0095362	00187596	MI HARDWARE - P&R	Misc MICEC supplies	14.15
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	10.64
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	10.44
	00187681	US BANK CORP PAYMENT SYS	BROWN BEAR CARWASH 1031	8.00
	00187681	US BANK CORP PAYMENT SYS	BROWN BEAR CARWASH 1031	8.00
	00187681	US BANK CORP PAYMENT SYS	BROWN BEAR CARWASH 1031	8.00
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	7.69
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	7.11
	00187681	US BANK CORP PAYMENT SYS	AMAZON.COM	6.95
P0095358	00187562	GRAINGER	MULTI CLEANER TOUGH GUY	5.47
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	-38.36
Org Key: PR5400 - Gallery Program				
P93768	00187687	WIBLE, CONNIE M	2017 Gallery Reception Enterta	150.00
Org Key: PR5900 - Summer Celebration				
	00187682	US POSTMASTER	PERMIT 53	428.44
	00187682	US POSTMASTER	PERMIT 53	350.00
	00187681	US BANK CORP PAYMENT SYS	Flyers for Summer Celebration	117.13
	00187681	US BANK CORP PAYMENT SYS	Summer Celebration supplies	111.89
Org Key: PR6100 - Park Maintenance				
P0095427	00187602	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	1,214.86
	00187681	US BANK CORP PAYMENT SYS	Laminating machine	192.24
P0095338	00187595	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	62.85
	00187681	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4711	25.20
P0095509	00187545	DATAQUEST LLC	Background checks for Seasonal	21.50
	00187681	US BANK CORP PAYMENT SYS	Laminating sheets	17.73
Org Key: PR6200 - Athletic Field Maintenance				
P0095427	00187602	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	2,117.51
P0095345	00187562	GRAINGER	HORTICULTURAL VINEGAR	125.60
P0095338	00187595	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	10.88

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P0095427	00187602	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	2,600.23
P0095419	00187603	MICHAEL SKAGGS ASSOCIATES	CITY BILD JANITORIAL SERVICES	2,148.09
P0095338	00187595	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	19.79
P0095471	00187563	H D FOWLER	2" X 4" BRASS NIPPLE	16.56
	00187681	US BANK CORP PAYMENT SYS	BUSHNELL	9.99
	00187681	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4702	4.93
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0095345	00187562	GRAINGER	HORTICULTURAL VINEGAR	125.59
P0095338	00187595	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	10.20
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P0095427	00187602	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	621.90
	00187681	US BANK CORP PAYMENT SYS	RAINMASTER	366.51
P94171	00187664	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	356.36
	00187681	US BANK CORP PAYMENT SYS	RAINMASTER	343.85
P94171	00187664	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	151.20
P0095505	00187553	EASTSIDE EXTERMINATORS	Extermination services for Aub	108.24
P93801	00187656	T-MOBILE	2017 Services for Boat Launch	49.99
	00187681	US BANK CORP PAYMENT SYS	APPLEBEES LACE11211398	14.99
	00187681	US BANK CORP PAYMENT SYS	SHELL OIL 57441201209	9.02
<i>Org Key: PR6800 - Trails Maintenance</i>				
	00187681	US BANK CORP PAYMENT SYS	JOHNSON'S SPIRIT	57.31
P0095338	00187595	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	31.69
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P0095293	00187640	SIRENNET.COM	PARTS	305.23
<i>Org Key: WG141E - MICEC Equipment Replacement</i>				
P0095493	00187635	SEATTLE RESTAURANT STORE	New commercial reach in	4,057.19
<i>Org Key: WG513T - Rec & Facility Booking System</i>				
P0095480	00187617	PERFECTMIND INC	Project Initiation (milestone)	5,200.00
P0095480	00187617	PERFECTMIND INC	Onsite configuration training	1,957.45
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P94171	00187664	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	75.60
<i>Org Key: WP122R - Vegetation Management</i>				
	00187681	US BANK CORP PAYMENT SYS	JCE*TARGET SPECIALTY	669.91
P0095362	00187596	MI HARDWARE - P&R	Misc Natural Resources suppli	9.09
<i>Org Key: WP720R - Recurring Park Projects</i>				
P0095365	00187607	MURDOCK-SUPER SECUR LLC	FASTAIR HAND DRYER	1,130.12
P0095346	00187562	GRAINGER	32 GAL. PLASTIC TRASH CANS	212.63
P0095321	00187562	GRAINGER	LIDS FOR 32 GAL. TRASH CANS	156.75
<i>Org Key: WR103F - Emer Repair - Freeman Landing</i>				
P0095173	00187551	DROLL LANDSCAPE ARCH, ROBERT W	FREEMAN AVENUE STREET	8,817.00
P0095192	00187539	BRUCE C ALLEN & ASSOC INC	FREEMAN AVENUE ROW APPRAISAL	5,500.00
<i>Org Key: WR140H - Minor Trail Improvements</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095432	00187614	PACIFIC RIM EQUIPMENT RENTAL	EXCAVATOR RENTAL	1,240.85
<i>Org Key: WS902D - PS 14 Lake Line Cleaning</i>				
P94257	00187658	TETRA TECH INC	inv 51182431 2017 PS 14 LAKE L	690.09
<i>Org Key: WW523R - EMW 5400-6000 Block Watermain</i>				
P91353	00187529	AXIS SURVEY & MAPPING	DESIGN - E MERCER WAY 5400-600	667.50
P91940	00187537	BLUELINE GROUP	EMW 5400 - 6000 BLK WATER SYST	235.00
<i>Org Key: WW527R - 3838 WMW Water Improvements</i>				
P0095378	00187578	KRAZAN & ASSOCIATES INC	INV 608846-5832 3838 WMW	1,105.00
<i>Org Key: WW535D - Booster Chlorination Station</i>				
P89617	00187566	HDR ENGINEERING INC	BOOSTER CHLORINATION STATION	18,354.70
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P0094757	00187543	CLARK & SONS EXCAVATING INC	Aubrey Davis Park Pavement Pat	19,650.00
P0095396	00187650	SUNSET MATERIALS INC	Luther Burbank Top soil	328.35
	00187681	US BANK CORP PAYMENT SYS	USPS PO 5476460048	7.15
<i>Org Key: YF1100 - YFS General Services</i>				
P93571	00187689	XEROX CORPORATION	Lease and print/copy charges f	550.88
P0095433	00187552	DUNBAR ARMORED	June 17 Armored Car Service	266.42
	00187681	US BANK CORP PAYMENT SYS	EB AEA AWARDS LUNCHEO	190.00
	00187681	US BANK CORP PAYMENT SYS	COSTCO WHSE #0008	186.31
P93563	00187689	XEROX CORPORATION	Lease and overage charges for	177.83
	00187538	BROWN, HARRY L	LICENSE RENEWAL	156.00
	00187681	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	127.66
	00187571	JOHNSON, JENNIFER	LICENSE RENEWAL	108.00
	00187572	JOHNSON, KARLENE	LICENSE RENEWAL	106.00
	00187681	US BANK CORP PAYMENT SYS	MCLENDON HARDW- RENTON	88.04
	00187538	BROWN, HARRY L	SUPPLIES	32.76
	00187561	GENTINO, CATHERINE L	YEARBOOK FOR OFFICE	30.00
	00187681	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03330	30.00
	00187548	DEPT OF ENTERPRISES SERVICES	BUSINESS CARDS MAY 2017	27.79
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00187681	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00187572	JOHNSON, KARLENE	SUPPLIES	16.47
<i>Org Key: YF1200 - Thrift Shop</i>				
P0095419	00187603	MICHAEL SKAGGS ASSOCIATES	CITY BILD JANITORIAL SERVICES	1,940.65
P0095425	00187659	THYSSENKRUPP ELEVATOR CORP	ELEVATOR MAINTENANCE	935.53
P0095426	00187601	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	606.27
P0094817	00187645	STRANGER, THE	Advertising for Thrift Shop -	600.00
P0095433	00187552	DUNBAR ARMORED	June 17 Armored Car Service	550.88
	00187681	US BANK CORP PAYMENT SYS	COSTCO *BUS DELIV 115	357.56
P93726	00187639	SIGNATURE LANDSCAPE SERVICES	2017 Thrift Shop Landscape	246.87
P0095469	00187624	RAINIER BUILDING SRV OF WA INC	QUARTERLY WAXING	225.00
	00187681	US BANK CORP PAYMENT SYS	GRAND & BENEDICTS INC	121.23
	00187681	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00187681	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	86.96
	00187681	US BANK CORP PAYMENT SYS	ADOBE	32.99
	00187681	US BANK CORP PAYMENT SYS	MOOD PANDORA	29.51

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00187681	US BANK CORP PAYMENT SYS	STK*SHUTTERSTOCK, INC.	29.00
<i>Org Key: YF2100 - School/City Partnership</i>				
	00187538	BROWN, HARRY L	TRAINING EXPENSE	340.00
P93532	00187625	REGIONAL TOXICOLOGY SERVICES	Lab fees for C.Hamish clients	91.35
<i>Org Key: YF2300 - VOICE Program</i>				
P0095374	00187577	KOTIS DESIGN	Tshirt design and production	2,207.76
	00187681	US BANK CORP PAYMENT SYS	IN *SHIFTBOARD INC.	262.80
	00187681	US BANK CORP PAYMENT SYS	PHOBULOUS	146.50
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	92.38
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	70.50
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	49.90
	00187681	US BANK CORP PAYMENT SYS	QFC #5839	12.98
<i>Org Key: YF2500 - Family Counseling</i>				
P0095341	00187646	STROM CONSULTING	Clinical consultation on 5/30/	210.00
<i>Org Key: YF2600 - Family Assistance</i>				
P93580	00187638	SHOREWOOD HEIGHTS	Rental assistance for Emergenc	903.50
P93581	00187647	STRUM JEWISH COMMUNITY CTR	Preschool scholarships for EA	640.00
	00187681	US BANK CORP PAYMENT SYS	CLB MERCER ISLAND	300.00
	00187681	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	150.00
P93578	00187621	PUGET SOUND ENERGY	Utility Assistance for Emerenc	96.50
	00187681	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
	00187681	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
	00187681	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00187681	US BANK CORP PAYMENT SYS	DRUG FREE ACTION ALLIANCE	85.00
	00187681	US BANK CORP PAYMENT SYS	Monthly Newsletter	75.91
	00187681	US BANK CORP PAYMENT SYS	EIG*HOMESTEAD	21.99
Total				982,842.27

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.

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

Report	Warrants	Date	Amount
Check Register	187691-187812	6/29/2017	\$ 261,288.64
			\$ 261,288.64

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187691	06/26/2017	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P94483	OH008362	06/16/2017	211.36
00187692	06/26/2017	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		OH008336	06/23/2017	2,515.07
00187693	06/29/2017	AA ASPHALTING INC INV 86529 2017 ON CALL REPAIRS	P0095580	86529/31/32/34/6	05/24/2017	57,287.00
00187694	06/29/2017	AMBO, GENSHYO OVERPAYMENT REFUND		OH008376	06/19/2017	233.61
00187695	06/29/2017	AMERICAN PUBLIC WORKS ASSOC MEMBER ID 6920 RENEWAL 9/1/17	P0095586	OH008392	06/12/2017	1,295.00
00187696	06/29/2017	ANDERSON, LORENTZ E Senior Social Music Performanc	P0095604	OH008394	06/08/2017	200.00
00187697	06/29/2017	AWC JULY 2017		OH008363	06/26/2017	335.50
00187698	06/29/2017	BEEHIVE WORKSHOP Graphic Design Services Fall/W	P0095633	20170627	06/27/2017	2,625.00
00187699	06/29/2017	BELIKOV, NIKOLAY OVERPAYMENT REFUND		OH008372	06/05/2017	222.01
00187700	06/29/2017	BROCKMEYER, AMY OVERPAYMENT REFUND		OH008370	06/05/2017	265.61
00187701	06/29/2017	BUILDERS EXCHANGE OF WA INV 1054921 2017 RESIDENTIAL S	P0095585	1054921	06/09/2017	45.00
00187702	06/29/2017	CARDINAL ARCHITECTURE PC LBP Boiler Building Drainage &	P0095040	#1	05/31/2017	2,712.50
00187703	06/29/2017	CDW GOVERNMENT INC RSA Authentication Manager	P0095136	JCZ7303	06/09/2017	1,081.74
00187704	06/29/2017	CEDAR GROVE COMPOSTING INC Organic Waste Service May 2017	P0095495	0000338096	05/31/2017	53.40
00187705	06/29/2017	CENTURYLINK PHONE USEAGE JUNE 2017		OH008381	06/16/2017	1,847.54
00187706	06/29/2017	CENTURYLINK-ACCESS BILL PHONE USEAGE JUNE 2017		OH008380	06/08/2017	641.53
00187707	06/29/2017	CESSCO STIHL FS110 R TRIMMER	P0095538	6946	06/12/2017	367.20
00187708	06/29/2017	CHINOOK BOOK Advertising coupon for 2017-18	P0095623	IM0000065777	06/10/2017	675.00
00187709	06/29/2017	CLARK & SONS EXCAVATING INC Aubrey Davis Park Pavement Pat	P0094757	INV0097	06/26/2017	16,375.00
00187710	06/29/2017	CLOUD 9 SPORTS LLC HOODED SWEATSHIRT-ZIPPERED	P0095528	DMSH2532	06/19/2017	954.91
00187711	06/29/2017	CODE PUBLISHING CO MICC E-Update Thru 17C-12	P0095503	56753	06/12/2017	1,698.62
00187712	06/29/2017	COLOR PRINTING SYSTEMS INC 2017 Mostly music in the park	P0095600	2170408	05/25/2017	1,182.50
00187713	06/29/2017	COMCAST Internet Charges/Fire	P93827	OH008396	06/11/2017	411.38
00187714	06/29/2017	COMCAST 2017 ANNUAL PW WI-FI SERVICE	P93757	OH008400	06/07/2017	95.90
00187715	06/29/2017	CONSOLIDATED PRESS Summer Fun Postcard	P0095609	19267	06/14/2017	1,260.86
00187716	06/29/2017	COOK LEARN GROW LLC Summer Camps 6/19-23/17	P0095462	1202	06/09/2017	5,923.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187717	06/29/2017	COOK, KEVIN FRLEOFF1 Retiree Medical Expen	P0095451	OH008395	06/13/2017	83.57
00187718	06/29/2017	CORK, TAMBI A SUPPLIES		OH008365	06/21/2017	1,304.77
00187719	06/29/2017	CORRECTIONAL INDUSTRIES ACCTG Leap for Green tshirts	P0095608	T054824	05/10/2017	591.88
00187720	06/29/2017	CRUZIN' MAGAZINE 1/4 page ad in June 2017 Cruzi	P0095456	06581	06/05/2017	285.00
00187721	06/29/2017	CRYSTAL AND SIERRA SPRINGS Monthly water service delivery	P93566	5277493060117	06/01/2017	120.29
00187722	06/29/2017	CUMMINS INC FS92 GENERATOR MAINT	P0095423	00157993	06/02/2017	2,321.84
00187723	06/29/2017	DAILY JOURNAL OF COMMERCE INV 3326378 NORTHWOOD ELEMENTA	P0095588	3326378	06/14/2017	464.00
00187724	06/29/2017	DANIEL, KAMARIA MI-TV MISD School Board 06/05/	P0095631	005	06/20/2017	1,410.00
00187725	06/29/2017	DMD & ASSOCIATES LTD Island Crest Park Lighting	P93542	4835A151DM/152DM	03/07/2017	5,356.50
00187726	06/29/2017	DUNN, GERALD OVERPAYMENT REFUND		OH008367	06/14/2017	118.18
00187727	06/29/2017	EARTHCORPS INC 2017 - 2018 EarthCorps Volunt	P93946	6538/6407	01/31/2017	4,060.00
00187728	06/29/2017	EVOQUA WATER TECHNOLOGIES LLC INV 903105816 BIOXIDE	P0095520	903105816	05/18/2017	4,481.40
00187729	06/29/2017	FARALLON CONSULTING LLC TECHNICAL SERVICES FOR SOIL	P0095191	0026151	06/08/2017	3,629.50
00187730	06/29/2017	FEDEX Shipping Inv #5-829-58464	P0095627	582958464	06/09/2017	118.41
00187731	06/29/2017	FIRST STUDENT INC Transportation to Pt Defiance	P0095603	80217607/608	03/19/2017	1,004.37
00187732	06/29/2017	FORTUN, JAY OVERPAYMENT REFUND		OH008379	06/19/2017	218.15
00187733	06/29/2017	GAVIGLIO, MIKE DRIVERS LICENSE CDL		OH008364	06/20/2017	102.00
00187734	06/29/2017	GRAINGER INVENTORY PURCHASES	P0095455	9470363731/749	06/12/2017	485.77
00187735	06/29/2017	GUARLES, MARGARET OVERPAYMENT REFUND		OH008371	06/05/2017	218.15
00187736	06/29/2017	H D FOWLER SOLENOIDS & WIRE CONNECTORS	P0095527	I4536796	06/15/2017	445.16
00187737	06/29/2017	HAGSTROM, JAMES FRLEOFF1 Retiree Medical Expen	P0095643	OH008385	06/28/2017	675.24
00187738	06/29/2017	HDR ENGINEERING INC 2016 MERCER ISLAND WATER MODEL	P92697	1200057675	06/12/2017	2,379.47
00187739	06/29/2017	HEALTHFORCE PARTNERS LLC SCBA Respiratory Clearance	P0095591	10786	05/26/2017	1,590.00
00187740	06/29/2017	HOME DEPOT CREDIT SERVICE LAWNMOWER	P0095522	5740254	06/07/2017	548.90
00187741	06/29/2017	HOMESTREET BANK Homestead Tennis Court Resurfa	P0095479	OH008401	06/26/2017	1,657.50
00187742	06/29/2017	HORIZON IRRIGATION FITTINGS	P0095525	3M234269/2183/66	06/01/2017	622.03

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187743	06/29/2017	HUBBARD, WILLIAM OVERPAYMENT REFUND		OH008373	06/06/2017	551.81
00187744	06/29/2017	HUTCHINSON, LISA K CART services for PC for June	P0095558	3542	06/19/2017	324.50
00187745	06/29/2017	IBS INC INVENTORY PURCHASES	P0095415	6465051	06/09/2017	194.13
00187746	06/29/2017	ISSAQUAH CITY JAIL April jail beds	P0095440	0450008427	06/08/2017	2,910.00
00187747	06/29/2017	JOHNSON, CURTIS FRLEOFF1 Retiree Medical Expen	P0095618	OH008408	06/26/2017	295.00
00187748	06/29/2017	KC PET LICENSES KC PET LICENSE FEES COLLECTED	P93440	OH008386	05/31/2017	45.00
00187749	06/29/2017	KENDO-KAI, CASCADE Instructor Fee course #16997	P0095581	16995/6/7	06/21/2017	2,420.60
00187750	06/29/2017	KING CO PROSECUTING ATTORNEY COURT REMITTANCE KC CRIME VICT	P93441	OH008387	05/31/2017	830.25
00187751	06/29/2017	KPG I-90 traffic analysis May 2017	P0095594	515317	06/09/2017	13,049.18
00187752	06/29/2017	KRAZAN & ASSOCIATES INC INV 608794-5832 WMW ROADSIDE	P0095566	I6087945832	05/31/2017	400.00
00187753	06/29/2017	KROESENS UNIFORM COMPANY Uniforms/Rostov	P0095573	44934	06/07/2017	99.54
00187754	06/29/2017	KULMAN, EILEEN NON RESIDENT REFUND		OH008368	06/12/2017	10.00
00187755	06/29/2017	LAMMERS, HENRY OVERPAYMENT REFUND		OH008369	06/13/2017	271.79
00187756	06/29/2017	LEEPER, MICHAEL Instructor Fee course #17026	P0095582	OH008402	06/21/2017	566.74
00187757	06/29/2017	LINDER ELECTRIC INC REPAIR NEDERMAN SYSTEM FS91	P0095468	29100	06/06/2017	286.00
00187758	06/29/2017	LLOYD ENTERPRISES INC PLAYFIELD SAND (31.12 TONS)	P0095521	3300895	06/06/2017	801.03
00187759	06/29/2017	LN CURTIS & SONS CMC Rescue Escape Bag	P94420	INV107400	06/14/2017	1,210.32
00187760	06/29/2017	MAKERS ARCH & URBAN DESIGN LLP RDS graphics & design services	P0095593	16364/16366	03/06/2017	3,882.50
00187761	06/29/2017	MERCER ISLAND HIGH SCHOOL Summer Celebration Skate the R	P0095555	YFS06162017	06/14/2017	1,250.00
00187762	06/29/2017	MERCER ISLAND REPORTER INV MI-167108 52 ISSUES	P0095564	OH008404	06/20/2017	39.00
00187763	06/29/2017	METROPRESORT INV 492797 ANNUAL BACKFLOW LET	P0095290	493774	06/20/2017	2,543.07
00187764	06/29/2017	MID-PAC CONSTRUCTION INC Homestead Tennis Court Resurfa	P0095126	1497	06/23/2017	34,807.50
00187765	06/29/2017	MINCIO, KEVIN OVERPAYMENT REFUND		OH008378	06/19/2017	412.85
00187766	06/29/2017	MISD FOOD SERVICE Senior Social Hawaiian Luau fo	P0095602	OH008403	06/08/2017	475.00
00187767	06/29/2017	MONSTER DESIGN East Link Light Rail Mailer	P0095630	41760531	05/31/2017	4,500.00
00187768	06/29/2017	MYERS, JAMES S LEOFF1 Retiree Medical Expense	P0095642	OH008388	06/28/2017	2,648.48

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187769	06/29/2017	NORTON CORROSION LIMITED LLC INV 252701 2017 ANNUAL INSPECT	P94201	252701	03/17/2017	1,656.00
00187770	06/29/2017	NW RESTAURANT SERVICES LLC Commercial refrigerator	P0095607	WO5654	05/01/2017	221.38
00187771	06/29/2017	NW SAFETY CONSULTANTS LLC Coaching One-on-One Driver Tra	P0095613	1107	06/03/2017	1,200.00
00187772	06/29/2017	OSTER, SETH OVERPAYMENT REFUND		OH008377	06/19/2017	503.81
00187773	06/29/2017	OVERLAKE OIL TO CORRECT SHORT PAY/CK 187612		CORRECTION	06/29/2017	1,800.00
00187774	06/29/2017	PACIFIC GOLF & TURF INV 02-31958 FL-0467 REPAIR PA	P0095541	0231958	06/13/2017	757.57
00187775	06/29/2017	PACIFIC RUBBER INV 3061604	P0095565	3061604	05/11/2017	87.02
00187776	06/29/2017	PACIFIC SCIENCE CENTER Science on Wheels for Summer	P0095601	OH008405	06/22/2017	1,586.00
00187777	06/29/2017	PARKINK Tshirts for all island track m	P0095611	25675/25679	05/10/2017	2,749.99
00187778	06/29/2017	PIN USA INC Summer Celebration 2017 pins	P0095610	1174	06/06/2017	229.10
00187779	06/29/2017	PLATT ELECTRIC REPLACEMENT LENS FOR LIGHT FIX	P0095590	N072589	05/16/2017	375.14
00187780	06/29/2017	POLLARD WATER ALUMINUM QUICK COUPLER PART F	P0095416	0079083	06/07/2017	1,342.61
00187781	06/29/2017	PUBLIC HEALTH-SEATTLE KC Rental complete. Returning \$1	P0095606	OH008406	06/22/2017	1.00
00187782	06/29/2017	QUALITY LOGO PRODUCTS INC Logo Products to be distribute	P0095612	OH008407	06/23/2017	457.77
00187783	06/29/2017	REMOTE SATELLITE SYSTEMS INT'L EMAC Sat phone	P0095502	00088637	06/13/2017	48.95
00187784	06/29/2017	REPUBLIC SERVICES #172 ACCT 172-883826 2017 ANNUAL SW	P0095519	0172007120244	05/31/2017	2,722.42
00187785	06/29/2017	RICOH USA INC (FIRE) Copier Rental/Fire	P0095571	98900253	06/05/2017	320.87
00187786	06/29/2017	RIGGINS, STEPHEN OVERPAYMENT REFUND		OH008374	06/19/2017	452.16
00187787	06/29/2017	RON'S STUMP REMOVAL & INV 8411 ROW TREE WORK	P94476	8411RET	06/21/2017	4,925.00
00187788	06/29/2017	SALZETTI, ERIC Instructor fees for course #16	P0095583	16956	06/21/2017	1,817.31
00187789	06/29/2017	SEATTLE CO-ARTS Gallery Show 4/17-6/2/17 - 75%	P0095632	OH008389	06/27/2017	2,700.00
00187790	06/29/2017	SIX ROBBLEES INC INV 1-896225 FL-0498 REPAIR PA	P0095561	1896225	05/30/2017	265.13
00187791	06/29/2017	SOUND PUBLISHING INC Ntc: Ord No. 17C-10 1863076 05	P0095619	7767443	05/31/2017	3,036.07
00187792	06/29/2017	SPENCER, FREDERICK E CBT Instructor (6/21 and 6/23)	P0095621	OH008384	06/26/2017	618.75
00187793	06/29/2017	STARBUCK'S TOWING INV 76345 FL-0440	P0095563	76345	05/12/2017	222.75
00187794	06/29/2017	SUPER SITTERS LLC Instructor fee #17014 - Super	P0095624	OH008390	06/24/2017	773.20

Date: 07/03/17

Time: 13:26:31

Report Name: AP Report by Check Number

CouncilAP

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187795	06/29/2017	T2 SYSTEMS CANADA INC Boat launch parking ticket mac	P92327	INVSTD0000011083	12/29/2016	9,389.42
00187796	06/29/2017	THOMSON REUTERS - WEST CIS intel database	P0095568	836247259	06/01/2017	303.38
00187797	06/29/2017	TRAFFIC SAFETY SUPPLY INVENTORY PURCHASES	P0095434	128119	06/09/2017	761.22
00187798	06/29/2017	UNITED SITE SERVICES Volunteer Event Portable Restr	P93945	1145388450	06/09/2017	199.37
00187799	06/29/2017	University of Mass, Amherst Soil test for Aubrey Davis Par	P0095130	OH008393	06/12/2017	33.00
00187800	06/29/2017	URBANIAK, ROGER Let's Go Fishing Course suppli	P0095605	OH008409	06/03/2017	366.70
00187801	06/29/2017	US HEALTHWORKS MEDICAL GROUP Dive physical-Herzog	P0095626	0728466/0729991	06/02/2017	681.00
00187802	06/29/2017	UTILITIES UNDERGROUND LOCATION INV 7050165 2017 UTILITY EXCAV	P0094977	7050165	05/31/2017	290.25
00187803	06/29/2017	VERIZON WIRELESS Cell Charges/Fire	P0095575	9787037136	06/06/2017	17.92
00187804	06/29/2017	VERIZON WIRELESS P&R Monthly Verizon phone bill	P0095597	9786294667	05/23/2017	442.28
00187805	06/29/2017	VOLCANIC MANUFACTURING LLC 3 Police bikes Inv #2558	P0095576	2558	04/20/2017	5,104.86
00187806	06/29/2017	WATERFRONT CONSTRUCTION Barge for Summer Celebration	P0095599	OH008410	05/12/2017	2,268.75
00187807	06/29/2017	WESCOM Radar calibration Inv #22719	P0095569	22719	06/12/2017	88.00
00187808	06/29/2017	WESTERN EQUIPMENT DISTRIBUTORS TINES	P0095417	802502200	06/08/2017	215.59
00187809	06/29/2017	WHISTLE WORKWEAR MISC. WORK CLOTHES	P0095523	SHO2857	06/12/2017	98.98
00187810	06/29/2017	WRONA, DEBORAH OVERPAYMENT REFUND		OH008375	06/19/2017	303.87
00187811	06/29/2017	XEROX CORPORATION copy charges for CM copier	P0095557	089497840	06/09/2017	129.76
00187812	06/29/2017	ZENITH ADMINISTRATORS LEVY FUNDS REIMB/ PATIENT: CB		OH008366	06/26/2017	91.68
					Total	261,288.64

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P93441	00187750	KING CO PROSECUTING ATTORNEY	COURT REMITTANCE KC CRIME VICT	830.25
P93440	00187748	KC PET LICENSES	KC PET LICENSE FEES COLLECTED	45.00
P0095606	00187781	PUBLIC HEALTH-SEATTLE KC	Rental complete. Returning \$1	1.00
<i>Org Key: 117000 - Beautification-Admin Key</i>				
	00187754	KULMAN, EILEEN	NON RESIDENT REFUND	10.00
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0095452	00187797	TRAFFIC SAFETY SUPPLY	INVENTORY PURCHASES	713.20
	00187743	HUBBARD, WILLIAM	OVERPAYMENT REFUND	551.81
	00187772	OSTER, SETH	OVERPAYMENT REFUND	503.81
	00187786	RIGGINS, STEPHEN	OVERPAYMENT REFUND	452.16
	00187765	MINCIO, KEVIN	OVERPAYMENT REFUND	412.85
P0095441	00187734	GRAINGER	INVENTORY PURCHASES	335.52
	00187810	WRONA, DEBORAH	OVERPAYMENT REFUND	303.87
	00187755	LAMMERS, HENRY	OVERPAYMENT REFUND	271.79
	00187700	BROCKMEYER, AMY	OVERPAYMENT REFUND	265.61
	00187694	AMBO, GENSHYO	OVERPAYMENT REFUND	233.61
	00187699	BELIKOV, NIKOLAY	OVERPAYMENT REFUND	222.01
	00187732	FORTUN, JAY	OVERPAYMENT REFUND	218.15
	00187735	GUARLES, MARGARET	OVERPAYMENT REFUND	218.15
P0095415	00187745	IBS INC	INVENTORY PURCHASES	194.13
	00187726	DUNN, GERALD	OVERPAYMENT REFUND	118.18
P0095455	00187734	GRAINGER	INVENTORY PURCHASES	109.31
P0095394	00187734	GRAINGER	INVENTORY PURCHASES	37.75
<i>Org Key: 814076 - City & Counties Local 21M</i>				
	00187692	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	2,515.07
<i>Org Key: 814083 - Vol Life Ins - States West Lif</i>				
	00187697	AWC	JULY 2017	335.50
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P0095594	00187751	KPG	I-90 traffic analysis May 2017	13,049.18
P0095630	00187767	MONSTER DESIGN	East Link Light Rail Mailer	4,500.00
<i>Org Key: CM1200 - City Clerk</i>				
P0095503	00187711	CODE PUBLISHING CO	MICC E-Update Thru 17C-12	1,698.62
P0095619	00187791	SOUND PUBLISHING INC	Ntc: Ord No. 17C-11 1876219 05	65.07
P0095619	00187791	SOUND PUBLISHING INC	Ntc: Ord No. 17C-10 1863076 05	59.89
P0095619	00187791	SOUND PUBLISHING INC	Ntc: Ord No. 17C-12 1881028 05	52.11
P0095619	00187791	SOUND PUBLISHING INC	Ntc: Ord No. 17-13 1876210 05/	49.52
<i>Org Key: CM1300 - Sustainability</i>				
P0095495	00187704	CEDAR GROVE COMPOSTING INC	Organic Waste Service May 2017	53.40
<i>Org Key: CM1400 - Communications</i>				
P0095619	00187791	SOUND PUBLISHING INC	Ad: I-90 Access 1878580 05/24	650.00
P0095619	00187791	SOUND PUBLISHING INC	Ad: I-90 Access 1878580 05/31	650.00
P0095619	00187791	SOUND PUBLISHING INC	Web Ad: I-90 Access 1878587 05	350.00
P0095619	00187791	SOUND PUBLISHING INC	Web Ad: I-90 Access 1879302 05	250.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: CO6100 - City Council</i>				
P0095631	00187724	DANIEL, KAMARIA	MI-TV Council Broadcast 06/19/	420.00
P0095631	00187724	DANIEL, KAMARIA	MI-TV MISD School Board 06/05/	390.00
P0095631	00187724	DANIEL, KAMARIA	MI-TV Council Broadcast 06/06/	330.00
P0095631	00187724	DANIEL, KAMARIA	MI-TV Council Broadcast 06/12/	270.00
<i>Org Key: DS1100 - Administration (DS)</i>				
P0095593	00187760	MAKERS ARCH & URBAN DESIGN LLP	RDS graphics & design services	2,200.00
P0095593	00187760	MAKERS ARCH & URBAN DESIGN LLP	RDS graphics & design services	1,682.50
P0095558	00187744	HUTCHINSON, LISA K	CART services for PC for June	324.50
P0095619	00187791	SOUND PUBLISHING INC	Ntc: PH ZTR16-004 1883187 05/3	72.85
P0095619	00187791	SOUND PUBLISHING INC	Ntc: Spl Mtg Res Dev PC-CC 186	59.89
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P0095619	00187791	SOUND PUBLISHING INC	Ntc: SEPA ZTR17-003 1881088 05	101.37
P0095619	00187791	SOUND PUBLISHING INC	Ntc: SEPA ZTR17-002 1881094 05	78.04
P0095619	00187791	SOUND PUBLISHING INC	Ntc: PH RBRS App 1863068 05/03	72.85
<i>Org Key: DS1400 - Development Engineering</i>				
P0095619	00187791	SOUND PUBLISHING INC	Ntc: 6 Yr TIP 1836710 05/03/17	57.30
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P0095290	00187763	METROPRESORT	5000 RED REMINDER NOTICES	98.32
P0095523	00187809	WHISTLE WORKWEAR	MISC. WORK CLOTHES	49.49
P0095528	00187710	CLOUD 9 SPORTS LLC	HOODED SWEATSHIRT-ZIPPERED	16.50
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (CITY OF ME	2.20
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P0095290	00187763	METROPRESORT	5000 RED REMINDER NOTICES	98.34
P0095523	00187809	WHISTLE WORKWEAR	MISC. WORK CLOTHES	49.49
P0095528	00187710	CLOUD 9 SPORTS LLC	HOODED SWEATSHIRT-ZIPPERED	16.50
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (CITY OF ME	2.20
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P0095290	00187763	METROPRESORT	5000 RED REMINDER NOTICES	98.34
<i>Org Key: FR0000 - Fire-Revenue</i>				
	00187812	ZENITH ADMINISTRATORS	LEVY FUNDS REIMB/ PATIENT: CB	91.68
<i>Org Key: FR1100 - Administration (FR)</i>				
P0095571	00187785	RICOH USA INC (FIRE)	Copier Rental/Fire	320.87
P0095573	00187753	KROESENS UNIFORM COMPANY	Uniforms/Rostov	99.54
P0095614	00187713	COMCAST	Internet Charges/Fire	62.40
P0095572	00187713	COMCAST	Internet Charges/Fire	62.40
P0095574	00187713	COMCAST	Internet Charges/Fire	11.48
<i>Org Key: FR2100 - Fire Operations</i>				
P0095591	00187739	HEALTHFORCE PARTNERS LLC	SCBA Respiratory Clearance	1,590.00
P0095575	00187803	VERIZON WIRELESS	Cell Charges/Fire	17.92
<i>Org Key: FR2400 - Fire Suppression</i>				
P94420	00187759	LN CURTIS & SONS	CMC Rescue Escape Bag	1,210.32
<i>Org Key: FR4100 - Training</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095621	00187792	SPENCER, FREDERICK E	CBT Instructor (6/21 and 6/23)	618.75
<i>Org Key: GGM001 - General Government-Misc</i>				
P93439	00187713	COMCAST	CITY HALL HIGH SPEED INTERNET	111.45
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0095557	00187811	XEROX CORPORATION	copy charges for CM copier	129.76
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
P0095642	00187768	MYERS, JAMES S	LEOFF1 Retiree Medical Expense	2,648.48
P0095643	00187737	HAGSTROM, JAMES	FRLEOFF1 Retiree Medical Expen	636.00
P0095618	00187747	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	295.00
P0095451	00187717	COOK, KEVIN	FRLEOFF1 Retiree Medical Expen	83.57
P0095643	00187737	HAGSTROM, JAMES	FRLEOFF1 Retiree Medical Expen	39.24
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00187705	CENTURYLINK	PHONE USEAGE JUNE 2017	1,330.91
P0095136	00187703	CDW GOVERNMENT INC	RSA Authentication Manager	1,081.74
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P0095580	00187693	AA ASPHALTING INC	INV 86529 2017 ON CALL REPAIRS	10,361.00
P0095580	00187693	AA ASPHALTING INC	INV 86536 2017 ON CALL REPAIRS	10,054.00
P0095580	00187693	AA ASPHALTING INC	INV 86532 2017 ON CALL REPAIRS	8,838.00
P0095580	00187693	AA ASPHALTING INC	INV 86534 2017 ON CALL REPAIRS	7,990.00
P0095545	00187780	POLLARD WATER	ALUMINUM QUICK COUPLER PART F	77.33
P0095434	00187797	TRAFFIC SAFETY SUPPLY	STREET SIGN	48.02
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
P94476	00187787	RON'S STUMP REMOVAL &	INV 8411 ROW TREE WORK	4,925.00
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P0095522	00187740	HOME DEPOT CREDIT SERVICE	LAWNMOWER	548.90
P0095524	00187742	HORIZON	IRRIGATION FITTINGS	367.34
P0095455	00187734	GRAINGER	2-1/2" PVC SLIP X FPT ADAPTER	3.19
<i>Org Key: MT2500 - ROW Administration</i>				
P94277	00187784	REPUBLIC SERVICES #172	ACCT 172-883826 2017 ANNUAL SW	2,151.82
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (STEEL/1-MED,3-LG)	29.33
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PUBLIC WOR	19.45
<i>Org Key: MT3100 - Water Distribution</i>				
P0095416	00187780	POLLARD WATER	75' SERVICE LINE PULLING KIT	1,265.28
P0095526	00187736	H D FOWLER	1" BRASS FITTINGS	58.09
<i>Org Key: MT3150 - Water Quality Event</i>				
P0095589	00187763	METROPRESORT	INV 492797 ANNUAL BACKFLOW LET	2,248.07
<i>Org Key: MT3200 - Water Pumps</i>				
P94201	00187769	NORTON CORROSION LIMITED LLC	INV 252701 2017 ANNUAL INSPECT	1,656.00
	00187705	CENTURYLINK	PHONE USEAGE JUNE 2017	59.69
<i>Org Key: MT3300 - Water Associated Costs</i>				
P0095519	00187784	REPUBLIC SERVICES #172	WATER RESERVOIR PARK HAUL	570.60
	00187733	GAVIGLIO, MIKE	DRIVERS LICENSE CDL	102.00
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (STEEL/1-MED,3-LG)	18.84

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PUBLIC WOR	11.44
<i>Org Key: MT3400 - Sewer Collection</i>				
P0095527	00187736	H D FOWLER	METER BOX & LID	171.38
P0095543	00187707	CESSCO	STIHL FS110 R TRIMMER	167.18
<i>Org Key: MT3500 - Sewer Pumps</i>				
P0095520	00187728	EVOQUA WATER TECHNOLOGIES LLC	INV 903105816 BIOXIDE	4,481.40
	00187706	CENTURYLINK-ACCESS BILL	PHONE USEAGE JUNE 2017	641.53
P0095590	00187779	PLATT ELECTRIC	REPLACEMENT LENS FOR LIGHT FIX	375.14
P0095543	00187707	CESSCO	STIHL FS110 R TRIMMER	167.18
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P0095528	00187710	CLOUD 9 SPORTS LLC	CLASS 3 SHORT SLEEVE TEE SHIRT	58.91
P0095528	00187710	CLOUD 9 SPORTS LLC	HOODED SWEATSHIRT (NAVY/2-MED)	43.89
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PUBLIC WOR	38.90
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT LONG SLEEVE (NAVY/2-	23.65
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (STEEL/1-MED,3-LG)	18.85
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PUBLIC WOR	16.49
<i>Org Key: MT3800 - Storm Drainage</i>				
P0095580	00187693	AA ASPHALTING INC	INV 86531 2017 ON CALL REPAIRS	12,086.00
P0095587	00187693	AA ASPHALTING INC	INV 86950 2017-18 ON CALL CONT	7,958.00
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (STEEL/1-MED,3-LG)	18.85
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PUBLIC WOR	11.43
<i>Org Key: MT4101 - Support Services - General Fd</i>				
P0095564	00187762	MERCER ISLAND REPORTER	INV MI-167108 52 ISSUES	39.00
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P0095586	00187695	AMERICAN PUBLIC WORKS ASSOC	MEMBER ID 6920 RENEWAL 9/1/17	1,295.00
P0094977	00187802	UTILITIES UNDERGROUND LOCATION	INV 7050165 2017 UTILITY EXCAV	290.25
P93757	00187714	COMCAST	2017 ANNUAL PW WI-FI SERVICE	95.90
<i>Org Key: MT4200 - Building Services</i>				
P0095424	00187722	CUMMINS INC	EMERG MAN PORTABLE GEN MAINT	553.48
P0095422	00187722	CUMMINS INC	FS92 GENERATOR MAINT	538.30
P0095421	00187722	CUMMINS INC	FS91 GENERATOR MAINT	521.74
P0095468	00187757	LINDER ELECTRIC INC	REPAIR NEDERMAN SYSTEM FS91	286.00
<i>Org Key: MT4300 - Fleet Services</i>				
	00187773	OVERLAKE OIL	TO CORRECT SHORT PAY/CK 187612	1,800.00
P0095541	00187774	PACIFIC GOLF & TURF	INV 02-31958 FL-0467 REPAIR PA	757.57
P0095561	00187790	SIX ROBBLEES INC	INV 1-896225 FL-0498 REPAIR PA	265.13
P0095563	00187793	STARBUCK'S TOWING	INV 76345 FL-0440	222.75
P0095565	00187775	PACIFIC RUBBER	INV 3061604	87.02
P0095528	00187710	CLOUD 9 SPORTS LLC	HENLEY SHORT SLEEVE (NAVY/5-XL	73.15
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PUBLIC WOR	21.74
<i>Org Key: MT4501 - Water Administration</i>				
	00187705	CENTURYLINK	PHONE USEAGE JUNE 2017	53.73
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (STEEL/1-MED,3-LG)	18.85

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PUBLIC WOR	11.44
<i>Org Key: PO1100 - Administration (PO)</i>				
P0095627	00187730	FEDEX	Shipping Inv #5-829-58464	118.41
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0095502	00187783	REMOTE SATELLITE SYSTEMS INT'L	EMAC Sat phone	48.95
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P0095440	00187746	ISSAQUAH CITY JAIL	April jail beds	2,910.00
<i>Org Key: PO2100 - Patrol Division</i>				
P0095569	00187807	WESCOM	Radar calibration Inv #22719	88.00
<i>Org Key: PO2201 - Dive Team</i>				
P0095626	00187801	US HEALTHWORKS MEDICAL GROUP	Dive physical-Herzog	355.00
P0095626	00187801	US HEALTHWORKS MEDICAL GROUP	Dive physical-Amici	326.00
<i>Org Key: PO2350 - Bike Patrol</i>				
P0095576	00187805	VOLCANIC MANUFACTURING LLC	3 Police bikes Inv #2558	5,104.86
<i>Org Key: PO3100 - Investigation Division</i>				
P0095568	00187796	THOMSON REUTERS - WEST	CIS intel database	303.38
<i>Org Key: PR0000 - Parks & Recreation-Revenue</i>				
P0095632	00187789	SEATTLE CO-ARTS	Gallery Show 4/17-6/2/17 - 75%	2,700.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P0095633	00187698	BEEHIVE WORKSHOP	Graphic Design Services Fall/W	2,625.00
P93566	00187721	CRYSTAL AND SIERRA SPRINGS	Monthly water service delivery	60.15
<i>Org Key: PR2100 - Recreation Programs</i>				
P0095624	00187794	SUPER SITTEES LLC	Instructor fee #17014 - Super	773.20
P0095605	00187800	URBANIAK, ROGER	Let's Go Fishing Course suppli	366.70
P0095582	00187756	LEEPER, MICHAEL	Instructor Fee course #17024	276.50
P0095582	00187756	LEEPER, MICHAEL	Instructor Fee course #17026	188.91
P0095582	00187756	LEEPER, MICHAEL	Instructor Fee course #17025	101.33
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0095462	00187716	COOK LEARN GROW LLC	Summer Camps 2017	4,719.00
P0095625	00187716	COOK LEARN GROW LLC	Summer Camps 6/19-23/17	1,204.00
P0095611	00187777	PARKINK	Tshirts for all island track m	1,139.18
P0095603	00187731	FIRST STUDENT INC	Transportation to Pt Defiance	509.75
P0095603	00187731	FIRST STUDENT INC	Transportation to Tacoma Natur	494.62
<i>Org Key: PR2103 - Aquatics Programs</i>				
P0095611	00187777	PARKINK	Tshirts for lifeguards	471.64
<i>Org Key: PR2104 - Special Events</i>				
P0095611	00187777	PARKINK	Tshirts for all island track m	1,139.17
P0095608	00187719	CORRECTIONAL INDUSTRIES ACCTG	Leap for Green tshirts	591.88
<i>Org Key: PR2108 - Health and Fitness</i>				
P0095583	00187788	SALZETTI, ERIC	Instructor fee for course #169	1,106.00
P0095581	00187749	KENDO-KAI, CASCADE	Instructor Fee course #16995	1,081.50

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095581	00187749	KENDO-KAI, CASCADE	Instructor Fee course #16997	940.10
P0095583	00187788	SALZETTI, ERIC	Instructor fees for course #16	711.31
P0095581	00187749	KENDO-KAI, CASCADE	Instructor fee course #16996	399.00
<i>Org Key: PR3500 - Senior Services</i>				
P0095602	00187766	MISD FOOD SERVICE	Senior Social Hawaiian Luau fo	475.00
P0095604	00187696	ANDERSON, LORENTZ E	Senior Social Music Performanc	200.00
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	50.97
<i>Org Key: PR4100 - Community Center</i>				
P0095423	00187722	CUMMINS INC	GENERATOR MAINT COMM CNTR	708.32
P0095607	00187770	NW RESTAURANT SERVICES LLC	Commercial refrigerator	221.38
P93827	00187713	COMCAST	2017 High speed connection cha	163.65
	00187705	CENTURYLINK	PHONE USEAGE JUNE 2017	51.36
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	32.78
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P0095600	00187712	COLOR PRINTING SYSTEMS INC	2017 Mostly music in the park	641.25
<i>Org Key: PR5900 - Summer Celebration</i>				
P0095599	00187806	WATERFRONT CONSTRUCTION	Barge for Summer Celebration	2,268.75
P0095601	00187776	PACIFIC SCIENCE CENTER	Science on Wheels for Summer	1,586.00
P0095609	00187715	CONSOLIDATED PRESS	Summer Fun Postcard	1,260.86
P0095600	00187712	COLOR PRINTING SYSTEMS INC	Summer Celebration posters	541.25
P0095456	00187720	CRUZIN' MAGAZINE	1/4 page ad in June 2017 Cruzi	285.00
P0095598	00187761	MERCER ISLAND HIGH SCHOOL	Summer Celebration Skate the R	250.00
P0095610	00187778	PIN USA INC	Summer Celebration 2017 pins	229.10
<i>Org Key: PR6100 - Park Maintenance</i>				
P0095525	00187742	HORIZON	IRRIGATION HEADS & CONTROLLER	254.69
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	48.18
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (NAVY/4-MED,2-LG,2-X	36.84
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PARKS &	36.04
P0095538	00187707	CESSCO	SHARPEN MOWER BLADES	32.84
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (NAVY/1-XXLG,1-XXXLG	18.16
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
	00187705	CENTURYLINK	PHONE USEAGE JUNE 2017	90.37
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	66.97
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (NAVY/1-XXLG,1-XXXLG	28.77
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PARKS &	13.73
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00187705	CENTURYLINK	PHONE USEAGE JUNE 2017	261.48
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	82.14
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PARKS &	48.05
P0095528	00187710	CLOUD 9 SPORTS LLC	HENLEY SHORT SLEEVE (NAVY/1-ME	29.26
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (NAVY/1-XXLG,1-XXXLG	28.75
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT LONG SLEEVE (NAVY/1-	23.65
P0095528	00187710	CLOUD 9 SPORTS LLC	HOODED SWEATSHIRT (SPORT GRAY/	21.95
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (NAVY/4-MED,2-LG,2-X	17.62
<i>Org Key: PR6600 - Park Maint-School Related</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095336	00187736	H D FOWLER	SOLENOIDS & WIRE CONNECTORS	215.69
P0095417	00187808	WESTERN EQUIPMENT DISTRIBUTORS	TINES	215.59
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	39.09
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P0095521	00187758	LLOYD ENTERPRISES INC	PLAYFIELD SAND (31.12 TONS)	801.03
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	82.14
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (NAVY/4-MED,2-LG,2-X	36.84
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PARKS &	25.73
<i>Org Key: PR6800 - Trails Maintenance</i>				
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (NAVY/4-MED,2-LG,2-X	32.03
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PARKS &	22.31
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	20.01
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P94483	00187691	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	200.79
P94483	00187691	KIA MOTORS FINANCE	LATE CHARGE	10.57
<i>Org Key: WG550R - Fuel Clean Up</i>				
P0095191	00187729	FARALLON CONSULTING LLC	TECHNICAL SERVICES FOR SOIL	3,629.50
<i>Org Key: WP106R - Homestead Park Repairs</i>				
P0095126	00187764	MID-PAC CONSTRUCTION INC	Homestead Tennis Court Resurfa	34,807.50
P0095479	00187741	HOMESTREET BANK	Homestead Tennis Court Resurfa	1,657.50
<i>Org Key: WP107R - Island Crest Park Repairs</i>				
P93542	00187725	DMD & ASSOCIATES LTD	Island Crest Park Lighting	5,356.50
<i>Org Key: WP122R - Vegetation Management</i>				
P93946	00187727	EARTHCORPS INC	2017 - 2018 EarthCorps Volunt	4,060.00
P93945	00187798	UNITED SITE SERVICES	Volunteer Event Portable Restr	199.37
P0095528	00187710	CLOUD 9 SPORTS LLC	TEE SHIRT (NAVY/4-MED,2-LG,2-X	36.83
P0095528	00187710	CLOUD 9 SPORTS LLC	SILK SCREEN CHARGE (PARKS &	25.74
P0095597	00187804	VERIZON WIRELESS	P&R Monthly Verizon phone bill	20.00
<i>Org Key: WP503R - Luther Burbank Pk Minor Impvt</i>				
P0095040	00187702	CARDINAL ARCHITECTURE PC	LBP Boiler Building Drainage &	2,712.50
<i>Org Key: WP720R - Recurring Park Projects</i>				
P92327	00187795	T2 SYSTEMS CANADA INC	Boat launch parking ticket mac	9,389.42
<i>Org Key: WR101R - Residential Street Improvement</i>				
P0095619	00187791	SOUND PUBLISHING INC	Ntc: 2017 Bids St Overlay 1878	181.74
P0095619	00187791	SOUND PUBLISHING INC	Ntc: 2017 Bids St Overlay 1878	160.74
P0095585	00187701	BUILDERS EXCHANGE OF WA	INV 1054921 2017 RESIDENTIAL S	45.00
<i>Org Key: WR103F - Emer Repair - Freeman Landing</i>				
P0095619	00187791	SOUND PUBLISHING INC	Ntc: Freeman Vacation 1878797	72.85
P0095619	00187791	SOUND PUBLISHING INC	Ntc: Freeman Vacation 1878797	51.85
<i>Org Key: WW102P - Water Model and Fire Flow Anal</i>				
P92697	00187738	HDR ENGINEERING INC	2016 MERCER ISLAND WATER MODEL	2,379.47
<i>Org Key: XP520R - Recreational Trail Connections</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0094757	00187709	CLARK & SONS EXCAVATING INC	Aubrey Davis Park Pavement Pat	16,375.00
P0095130	00187799	University of Mass, Amherst	Soil test for Aubrey Davis Par	33.00
<i>Org Key: XR320R - Safe Routes to School</i>				
P0095588	00187723	DAILY JOURNAL OF COMMERCE	INV 3326378 NORTHWOOD ELEMENTA	464.00
<i>Org Key: XR543C - WMW Shoulders (7400-8000 Blk)</i>				
P0095566	00187752	KRAZAN & ASSOCIATES INC	INV 608794-5832 WMW ROADSIDE	400.00
<i>Org Key: YF1100 - YFS General Services</i>				
P93566	00187721	CRYSTAL AND SIERRA SPRINGS	Monthly water service for LB	60.14
<i>Org Key: YF1200 - Thrift Shop</i>				
P0095623	00187708	CHINOOK BOOK	Advertising coupon for 2017-18	675.00
<i>Org Key: YF2300 - VOICE Program</i>				
P0095613	00187771	NW SAFETY CONSULTANTS LLC	Coaching One-on-One Driver Tra	1,200.00
	00187718	CORK, TAMBI A	SUPPLIES	221.60
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00187718	CORK, TAMBI A	CADCA ACADEMY EXPENSES	1,083.17
P0095555	00187761	MERCER ISLAND HIGH SCHOOL	PSA Campaign advertising, via	1,000.00
P0095612	00187782	QUALITY LOGO PRODUCTS INC	Logo Products to be distribute	457.77
Total				261,288.64

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.

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

Report	Warrants	Date	Amount
Check Register	187813-187879	7/06/2017	\$ 182,425.02
			\$ 182,425.02

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187813	07/05/2017	AJAM MUSIC LLC Live music performance for Sum	P0095695	OH008417	07/05/2017	2,000.00
00187814	07/05/2017	AVR PRODUCTION SERVICES Sound Services for Mercer Isla	P0095665	OH008414	06/29/2017	3,723.00
00187815	07/05/2017	BELSKUS, HAROLD Live music performance for Sum	P0095689	OH008422	07/05/2017	1,500.00
00187816	07/05/2017	CHRISTMAS, ROBERT Live music performance for Sum	P0095688	OH008421	07/05/2017	300.00
00187817	07/05/2017	DOCTORFUNK BAND LLC Live music performance for Sum	P0095697	OH008416	07/05/2017	1,500.00
00187818	07/05/2017	EGGERLING, LESLIE ROBIN Live music performance for Sum	P0095694	OH008419	07/05/2017	900.00
00187819	07/05/2017	HIRSCH, ALLAN Children's musical performance	P0095666	OH008412	06/29/2017	350.00
00187820	07/05/2017	MEGS MCLEAN INC Live music performance for Sum	P0095696	OH008415	07/05/2017	850.00
00187821	07/05/2017	MOORE, ERIC Live music performance for Sum	P0095693	OH008418	07/05/2017	1,200.00
00187822	07/05/2017	PETTY CASH FUND PARKS DEPT MMIP SC Petty Cash	P0095682	OH008411	07/05/2017	200.00
00187823	07/05/2017	RAISSIS, LEAH Live music performance for Sum	P0095667	OH008423	06/29/2017	300.00
00187824	07/05/2017	ROBOT ROUNDABOUT LLC Robot activities for Summer	P0095692	OH008413	07/05/2017	2,000.00
00187825	07/05/2017	VOGAN, BRIAN Live music performance for Sum	P0095691	OH008420	07/05/2017	700.00
00187826	07/05/2017	ALERNA GOLF & TENNIS/ SEATTLE Instructor fee #17124	P0095690	17124	07/05/2017	464.10
00187827	07/05/2017	B&B UTILITIES & EXCAVATION LLC 3838 WMW WATER SYSTEM IMPROVEM	P94025	#3	05/31/2017	81,470.69
00187828	07/05/2017	CASCADE ELITE GYMNASTICS Instructor fee #16938	P0095698	16938/16939	07/05/2017	2,214.80
00187829	07/05/2017	CHRISTIANSEN, ANNE Instructor fee #16845	P0095699	16845	07/05/2017	808.50
00187830	07/05/2017	COOPER, ROBERT FRLEOFF1 Retiree Medical Expen	P0095664	OH008424	06/29/2017	632.14
00187831	07/05/2017	FORCE SCIENCE INSTITUTE Force Science - De-Escalation	P0095717	SEIFERT-MIKE	06/22/2017	1,500.00
00187832	07/05/2017	GREER, J SCOTT Judge Protem 6.2.17	P0095671	OH008426	06/12/2017	575.00
00187833	07/05/2017	HONEYWELL, MATTHEW V Professional services - Invoic	P0095639	980	06/27/2017	2,350.00
00187834	07/05/2017	KAYAK ACADEMY INC Instructor fee #16823	P0095700	16823	07/05/2017	4,147.50
00187835	07/05/2017	OLSON, JOHN R Judge Protem 6.12.17	P0095681	OH008427	06/12/2017	675.00
00187836	07/05/2017	POPCORN MEDIA LLC Instructor fee #16875	P0095701	16875	07/05/2017	8,107.50
00187837	07/05/2017	QUENCH USA INC WATER SERVICE NOT PAID ON 2006	P0095684	20064198FINAL	07/03/2017	473.04
00187838	07/05/2017	VERIZON WIRELESS IGS WIFI, ISG LOANER, ISG MDC1	P0095716	9788027374	06/23/2017	1,421.70

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187839	07/05/2017	XEROX CORPORATION Copier costs May	P0095672	089451986	06/02/2017	161.72
00187840	07/06/2017	ALPINE PRODUCTS INC WHITE TRAFFIC PAINT (20 GAL)	P0095379	TM167071	06/02/2017	4,326.17
00187841	07/06/2017	AMERIGAS-1400 INV 3063098555 2017 PROPANE DE	P93485	3066065192	06/15/2017	954.35
00187842	07/06/2017	CENTURYLINK PHONE USE JUNE 2017		OH008447	06/23/2017	1,567.76
00187843	07/06/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		OH008430	07/07/2017	1,331.00
00187844	07/06/2017	COMCAST Internet Charges/Fire	P0095622	OH008383	06/18/2017	106.35
00187845	07/06/2017	COMMERCIAL LANDSC SUPPLY INC INVENTORY PURCHASES	P0095529	199443	06/15/2017	365.08
00187846	07/06/2017	COOPER, ROBERT QTRLY RET MEDI REIMB 7/1-9/30		OH008431	07/03/2017	402.00
00187847	07/06/2017	CORDER, CHARLES FLEX SPEND REIMB		7JULY17	07/07/2017	1,548.00
00187848	07/06/2017	CORK, TAMBI A FLEX SPEND REIMB		7JULY17	07/07/2017	615.15
00187849	07/06/2017	DERR, TIMOTHY TRAINING EXPENSES		OH008446	07/05/2017	724.79
00187850	07/06/2017	GEMINI GROUP LLC INV 116-13084 ANNUAL WATER QUA	P94304	11613084	06/20/2017	7,051.30
00187851	07/06/2017	GENTINO, CATHERINE L FLEX SPEND REIMB		7JULY17	07/07/2017	50.30
00187852	07/06/2017	GRAINGER DUST MASK (10 PK)	P0095494	9474372563	06/15/2017	329.68
00187853	07/06/2017	GREENE, RICHARD B. MILEAGE EXPENSE		OH008433	07/05/2017	20.87
00187854	07/06/2017	GU, FRED Y MUNICON 2017 EXPENSES		OH008443	06/23/2017	206.40
00187855	07/06/2017	HOOMAN, ELLIE TRAINING EXPENSES		7JULY17	07/07/2017	482.52
00187856	07/06/2017	HORSCHMAN, BRENT FLEX SPEND REIMB		7JULY17	07/07/2017	2,926.94
00187857	07/06/2017	KING COUNTY FINANCE INV 84710-74712	P0095578	8471084712	05/31/2017	1,576.35
00187858	07/06/2017	KRAMP, ROBERT A COLLISION WORKBOOK		OH008439	06/13/2017	40.00
00187859	07/06/2017	KROESENS UNIFORM COMPANY Uniform-Magnan	P0095628	45222/45221	06/20/2017	769.31
00187860	07/06/2017	LN CURTIS & SONS Hose Supplies (Some for Midi 9	P0095535	105354/106826/10	06/20/2017	1,035.31
00187861	07/06/2017	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH008428	07/07/2017	147.50
00187862	07/06/2017	MONTAGUE, LIANA CONFERENCE EXPENSE		OH008438	06/28/2017	50.95
00187863	07/06/2017	MORENO, ALFREDO BLUEBEAM SOFTWARE RENEWAL		OH008437	07/05/2017	99.00
00187864	07/06/2017	MORRIS, JOSEPH P PER DIEM REIMB		OH008440	07/06/2017	808.93

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187865	07/06/2017	NELSON, CASEY FLEX SPEND REIMB		7JULY17	07/07/2017	3,100.00
00187866	07/06/2017	PACIFIC INDUSTRIAL SUPPLY CO ALUMINUM SHAPES	P0095532	1308212	06/19/2017	61.60
00187867	07/06/2017	PART WORKS INC., THE TOILET SEAT COVER DISPENSERS &	P0095552	INV14177	06/16/2017	262.96
00187868	07/06/2017	PETTY CASH FUND POLICE DEPT PETTY CASH REIMB		OH008432	07/05/2017	126.99
00187869	07/06/2017	PUGET SOUND ENERGY ENERGY USE JUNE 2017		OH008448	06/23/2017	23,664.68
00187870	07/06/2017	SCHUMACHER, CHAD C RADIO EQUIPMENT		OH008435	06/29/2014	45.13
00187871	07/06/2017	SEIFERT, MIKE SOT NEW EQUIPMENT		OH008441	07/06/2017	513.19
00187872	07/06/2017	SITEONE LANDSCAPE SUPPLY LLC MOUND CLAY (40 BAGS)	P0095395	80819982	06/01/2017	861.80
00187873	07/06/2017	SOLOMON, MEARA FLEX SPEND REIMB		7JULY17	07/07/2017	1,442.34
00187874	07/06/2017	TAWNEY, LAURA FLEX SPEND REIMB		7JULY17	07/07/2017	259.55
00187875	07/06/2017	TONELLA-HOWE, ANNE FLEX SPEND REIMB		OH008444	06/21/2017	926.74
00187876	07/06/2017	TROY, BRIAN CASEY CDL ENDORSEMENT		OH008434	06/29/2017	102.00
00187877	07/06/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH008429	07/07/2017	230.00
00187878	07/06/2017	VAN GORP, ALISON FLEX SPEND REIMB		7JULY17	07/07/2017	2,692.34
00187879	07/06/2017	WA ST FIREFIGHTERS TRAINING & Flammable Liquids and Gases/Ro	P0095615	7945	06/21/2017	75.00
					Total	<u>182,425.02</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0095529	00187845	COMMERCIAL LANDSC SUPPLY INC	INVENTORY PURCHASES	365.08
P0095494	00187852	GRAINGER	INVENTORY PURCHASES	226.98
<i>Org Key: 814072 - United Way</i>				
	00187877	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	230.00
<i>Org Key: 814074 - Garnishments</i>				
	00187843	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00187861	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	147.50
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P0095639	00187833	HONEYWELL, MATTHEW V	Professional services - Invoice	1,000.00
P0095638	00187833	HONEYWELL, MATTHEW V	Professional services - Invoice	700.00
P0095640	00187833	HONEYWELL, MATTHEW V	Professional services - Invoice	650.00
<i>Org Key: CM1200 - City Clerk</i>				
	00187855	HOOMAN, ELLIE	TRAINING EXPENSES	47.74
<i>Org Key: CT1100 - Municipal Court</i>				
P0095670	00187832	GREER, J SCOTT	Judge Protem 6.5.17	275.00
P0095681	00187835	OLSON, JOHN R	Judge Protem 6.20.17	250.00
P0095681	00187835	OLSON, JOHN R	Judge Protem 6.13.17	200.00
P0095672	00187839	XEROX CORPORATION	Copier costs May	161.72
P0095681	00187835	OLSON, JOHN R	Judge Protem 6.12.17	125.00
P0095670	00187832	GREER, J SCOTT	Judge Protem 6.8.17	100.00
P0095671	00187832	GREER, J SCOTT	Judge Protem 6.12.17	100.00
P0095670	00187832	GREER, J SCOTT	Judge Protem 6.2.17	100.00
P0095681	00187835	OLSON, JOHN R	Judge Protem 6.28.17	100.00
<i>Org Key: DS1100 - Administration (DS)</i>				
	00187863	MORENO, ALFREDO	BLUEBEAM SOFTWARE RENEWAL	99.00
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
P0095560	00187852	GRAINGER	DUST MASK (10 PK)	17.99
<i>Org Key: FR1100 - Administration (FR)</i>				
	00187842	CENTURYLINK	PHONE USE JUNE 2017	303.45
P0095622	00187844	COMCAST	Internet Charges/Fire	106.35
<i>Org Key: FR2400 - Fire Suppression</i>				
P0095535	00187860	LN CURTIS & SONS	Hose Supplies (Some for Midi 9	1,035.31
<i>Org Key: FR5100 - Community Risk Reduction</i>				
P0095615	00187879	WA ST FIREFIGHTERS TRAINING &	Flammable Liquids and Gases/Ro	75.00
<i>Org Key: GGM005 - Genera Govt-LI Retiree Costs</i>				
P0095664	00187830	COOPER, ROBERT	FRLEOFF1 Retiree Medical Expen	632.14
	00187846	COOPER, ROBERT	QTRLY RET MEDI REIMB 7/1-9/30	402.00
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00187842	CENTURYLINK	PHONE USE JUNE 2017	759.30
P0095687	00187838	VERIZON WIRELESS	IGS WIFI, ISG LOANER, ISG MDC1	160.53

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P0095578	00187857	KING COUNTY FINANCE	INV 84710-74712	1,576.35
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	286.25
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	12.31
<i>Org Key: MT3200 - Water Pumps</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	2,860.24
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	2,888.48
	00187842	CENTURYLINK	PHONE USE JUNE 2017	505.01
P0095567	00187852	GRAINGER	LED HEADLAMPS	84.71
<i>Org Key: MT4200 - Building Services</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	4,202.33
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	4,137.20
<i>Org Key: MT4300 - Fleet Services</i>				
P93485	00187841	AMERIGAS-1400	INV 3063098555 2017 PROPANE DE	954.35
<i>Org Key: MT4501 - Water Administration</i>				
P94304	00187850	GEMINI GROUP LLC	INV 116-13084 ANNUAL WATER QUA	7,051.30
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	744.42
<i>Org Key: PO1100 - Administration (PO)</i>				
P0095716	00187838	VERIZON WIRELESS	Patrol (department) Cellular P	1,261.17
P0095629	00187859	KROESENS UNIFORM COMPANY	Uniform-Magnan	604.54
P0095628	00187859	KROESENS UNIFORM COMPANY	Uniform pants-Magnan	54.99
	00187868	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMB	30.00
	00187868	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMB	20.00
	00187868	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMB	15.00
<i>Org Key: PO1700 - Records and Property</i>				
	00187868	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMB	31.99
<i>Org Key: PO2100 - Patrol Division</i>				
	00187870	SCHUMACHER, CHAD C	RADIO EQUIPMENT	45.13
	00187858	KRAMP, ROBERT A	COLLISION WORKBOOK	40.00
<i>Org Key: PO2200 - Marine Patrol</i>				
P0095628	00187859	KROESENS UNIFORM COMPANY	Uniform shirt-Schumacher	109.78
	00187868	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMB	15.00
<i>Org Key: PO2450 - Special Operations Team</i>				
	00187871	SEIFERT, MIKE	SOT NEW EQUIPMENT	359.95
<i>Org Key: PO3100 - Investigation Division</i>				
	00187864	MORRIS, JOSEPH P	TRAINING REGISTRATION FEE	681.43
	00187864	MORRIS, JOSEPH P	PER DIEM REIMB	127.50
	00187868	PETTY CASH FUND POLICE DEPT	PETTY CASH REIMB	15.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PO4100 - Firearms Training</i>				
	00187871	SEIFERT, MIKE	FIREARMS SUPPLIES	153.24
<i>Org Key: PO4300 - Police Training</i>				
P0095717	00187831	FORCE SCIENCE INSTITUTE	Force Science - De-Escalation	1,500.00
	00187849	DERR, TIMOTHY	TRAINING EXPENSES	500.79
	00187849	DERR, TIMOTHY	PER DIEM REIMB	224.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P0095684	00187837	QUENCH USA INC	WATER SERVICE NOT PAID ON 2006	473.04
<i>Org Key: PR2100 - Recreation Programs</i>				
P0095682	00187822	PETTY CASH FUND PARKS DEPT	MMIP SC Petty Cash	200.00
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0095701	00187836	POPCORN MEDIA LLC	Instructor fee #16875	8,107.50
P0095700	00187834	KAYAK ACADEMY INC	Instructor fee #16823	4,147.50
P0095698	00187828	CASCADE ELITE GYMNASTICS	Instructor fee #16939	1,185.80
P0095698	00187828	CASCADE ELITE GYMNASTICS	Instructor fee #16938	1,029.00
P0095699	00187829	CHRISTIANSEN, ANNE	Instructor fee #16845	808.50
P0095690	00187826	ALERNA GOLF & TENNIS/ SEATTLE	Instructor fee #17124	464.10
<i>Org Key: PR4100 - Community Center</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	4,964.52
<i>Org Key: PR5900 - Summer Celebration</i>				
P0095665	00187814	AVR PRODUCTION SERVICES	Sound Services for Mercer Isla	3,723.00
P0095695	00187813	AJAM MUSIC LLC	Live music performance for Sum	2,000.00
P0095692	00187824	ROBOT ROUNDABOUT LLC	Robot activities for Summer	2,000.00
P0095689	00187815	BELSKUS, HAROLD	Live music performance for Sum	1,500.00
P0095697	00187817	DOCTORFUNK BAND LLC	Live music performance for Sum	1,500.00
P0095693	00187821	MOORE, ERIC	Live music performance for Sum	1,200.00
P0095694	00187818	EGGERLING, LESLIE ROBIN	Live music performance for Sum	900.00
P0095696	00187820	MEGS MCLEAN INC	Live music performance for Sum	850.00
P0095691	00187825	VOGAN, BRIAN	Live music performance for Sum	700.00
P0095666	00187819	HIRSCH, ALLAN	Children's musical performance	350.00
P0095688	00187816	CHRISTMAS, ROBERT	Live music performance for Sum	300.00
P0095667	00187823	RAISSIS, LEAH	Live music performance for Sum	300.00
<i>Org Key: PR6100 - Park Maintenance</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	1,823.54
P0095552	00187867	PART WORKS INC., THE	TOILET SEAT COVER DISPENSERS &	262.96
	00187876	TROY, BRIAN CASEY	CDL ENDORSEMENT	102.00
P0095532	00187866	PACIFIC INDUSTRIAL SUPPLY CO	ALUMINUM SHAPES	61.60
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P0095395	00187872	SITEONE LANDSCAPE SUPPLY LLC	MOUND CLAY (40 BAGS)	430.90
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	814.05
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0095395	00187872	SITEONE LANDSCAPE SUPPLY LLC	MOUND CLAY (40 BAGS)	430.90
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	246.55

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	135.87
<i>Org Key: PY4616 - Flex Admin 2016</i>				
	00187865	NELSON, CASEY	FLEX SPEND REIMB	500.00
	00187851	GENTINO, CATHERINE L	FLEX SPEND REIMB	50.30
<i>Org Key: PY4617 - Flex Spending Admin 2017</i>				
	00187856	HORSCHMAN, BRENT	FLEX SPEND REIMB	2,926.94
	00187878	VAN GORP, ALISON	FLEX SPEND REIMB	2,692.34
	00187865	NELSON, CASEY	FLEX SPEND REIMB	2,600.00
	00187847	CORDER, CHARLES	FLEX SPEND REIMB	1,548.00
	00187873	SOLOMON, MEARA	FLEX SPEND REIMB	1,442.34
	00187848	CORK, TAMBI A	FLEX SPEND REIMB	615.15
	00187875	TONELLA-HOWE, ANNE	FLEX SPEND REIMB	604.24
	00187855	HOOMAN, ELLIE	FLEX SPEND REIMB	434.78
	00187874	TAWNEY, LAURA	FLEX SPEND REIMB	259.55
<i>Org Key: VCP426 - CIP Sewer Salaries</i>				
	00187875	TONELLA-HOWE, ANNE	PER DIEM REIMB	322.50
<i>Org Key: VCP432 - CIP Storm Drainage Salaries</i>				
	00187854	GU, FRED Y	MUNICON 2017 EXPENSES	206.40
<i>Org Key: WP720R - Recurring Park Projects</i>				
P0095379	00187840	ALPINE PRODUCTS INC	WHITE TRAFFIC PAINT (20 GAL)	260.92
<i>Org Key: WR111R - Pavement Markings</i>				
P0095379	00187840	ALPINE PRODUCTS INC	WHITE TRAFFIC PAINT, HOT TAPE	4,065.25
<i>Org Key: WW520C - Hydrant Replacements</i>				
	00187853	GREENE, RICHARD B.	MILEAGE EXPENSE	20.87
<i>Org Key: WW527R - 3838 WMW Water Improvements</i>				
P94025	00187827	B&B UTILITIES & EXCAVATION LLC	3838 WMW WATER SYSTEM	81,470.69
<i>Org Key: YF1100 - YFS General Services</i>				
	00187862	MONTAGUE, LIANA	CONFERENCE EXPENSE	50.95
<i>Org Key: YF1200 - Thrift Shop</i>				
	00187869	PUGET SOUND ENERGY	ENERGY USE JUNE 2017	548.92
Total				182,425.02

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.

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

Report	Warrants	Date	Amount
Check Register	187880-187994	7/13/2017	\$ 463,068.93
			\$ 463,068.93

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187880	07/13/2017	ABBOTT, RICHARD LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	104.90
00187881	07/13/2017	ADAMS, RONALD E LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	109.00
00187882	07/13/2017	ADT LLC PERMIT REFUND		1701077	07/10/2017	402.16
00187883	07/13/2017	AUDIO PLUS LLC PERMIT REFUND		1704139	07/10/2017	100.54
00187884	07/13/2017	AUGUSTSON, THOR LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	110.00
00187885	07/13/2017	BARNES, WILLIAM LEOFF1 Medicare Reimb		AUG2017A	07/11/2017	1,768.01
00187886	07/13/2017	BOOTH, GLENDON D LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	104.90
00187887	07/13/2017	BRAUN NORTHWEST INC. FL-0387 FIRE AMBULANCE REPLACE	P0095454	21106	06/07/2017	171,762.25
00187888	07/13/2017	CALLAGHAN, MICHAEL LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	110.00
00187889	07/13/2017	CARLISLE, LOREE OVERPAYMENT REFUND		OH008460	07/07/2017	348.53
00187890	07/13/2017	CENTURYLINK PHONE USE JULY 2017		OH008450	07/01/2017	1,063.53
00187891	07/13/2017	CONSOLIDATED PRESS I-90 Communications Mailer	P0095745	19054	05/19/2017	2,689.80
00187892	07/13/2017	COOK LEARN GROW LLC Summer Camps - July 5-7, 2017	P0095748	1207	07/06/2017	960.40
00187893	07/13/2017	COOPER, ROBERT LEOFF1 Excess Benefit		AUG2017A	07/11/2017	1,566.16
00187894	07/13/2017	DEEDS, EDWARD G LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	111.00
00187895	07/13/2017	DEPT OF ENTERPRISES SERVICES BUSINESS CARD PRINTING JUN2017		73164504	07/05/2017	128.89
00187896	07/13/2017	DEVENY, JAN P LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	111.00
00187897	07/13/2017	DOWD, PAUL LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	111.00
00187898	07/13/2017	ELSOE, RONALD LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	108.00
00187899	07/13/2017	FASTSIGNS BELLEVUE Coroplast land use action sign	P0095595	B89042	06/22/2017	3,080.00
00187900	07/13/2017	FORSMAN, LOWELL LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	104.90
00187901	07/13/2017	GOODMAN, J C LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	110.00
00187902	07/13/2017	GOULDING, ANDREW OVERPAYMENT REFUND		OH008452	07/06/2017	398.22
00187903	07/13/2017	GREENE, RICHARD B. MILEAGE EXPENSE		OH008457	07/07/2017	85.60
00187904	07/13/2017	GU, FRED Y PER DIEM REIMB		OH008456	07/06/2017	106.80
00187905	07/13/2017	HAGSTROM, JAMES LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	124.60

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187906	07/13/2017	JOHNSON, CURTIS LEOFF1 Medicare Reimb		AUG2017A	07/11/2017	980.58
00187907	07/13/2017	KATSMAN, LISA FOOD PANTRY ITEMS		OH008458	07/07/2017	226.85
00187908	07/13/2017	KC HOUSING AUTHORITY Rental assistance for EA clien	P93574	OH008474	07/11/2017	154.00
00187909	07/13/2017	KC RECORDS Recording fees	P0095760	OH008479	07/07/2017	1,224.00
00187910	07/13/2017	KROESENS UNIFORM COMPANY Uniforms/Petersen	P0095620	45271	06/22/2017	263.34
00187911	07/13/2017	KUHN, DAVID LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	110.00
00187912	07/13/2017	LAKESIDE INDUSTRIES EZ STREET ASPHALT (TONS)	P0095659	13959	06/17/2017	336.60
00187913	07/13/2017	LANDMARK EVENT STAFNG SRVS INC Overnight security during Summ	P0095675	OH008475	07/08/2017	1,056.00
00187914	07/13/2017	LANGUAGE LINE SERVICES Language Line Services #408212	P0095673	4082122	05/31/2017	45.75
00187915	07/13/2017	LANZ, VANN OVERPAYMENT REFUND		OH008454	07/06/2017	266.54
00187916	07/13/2017	LEE, WALLACE LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	109.00
00187917	07/13/2017	LEOPOLD, FREDERIC LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	146.90
00187918	07/13/2017	LI, XIAODA OVERPAYMENT REFUND		OH008455	07/06/2017	316.15
00187919	07/13/2017	LIFE ASSIST INC Aid Supplies	P0095617	803832	06/22/2017	72.60
00187920	07/13/2017	LINDER ELECTRIC INC FS91 NEDERMAN SYSTEM REPAIR	P0095728	29145	06/23/2017	1,222.10
00187921	07/13/2017	LOISEAU, LERI M LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	107.00
00187922	07/13/2017	LOUD EDGE 2017 Summer Celebration	P0095737	CMI070417A	07/04/2017	2,500.00
00187923	07/13/2017	LYONS, STEVEN LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	135.60
00187924	07/13/2017	MAGNAS LLC MONTHLY LONG DISTANCE JAN-DEC	P93438	OH008476	06/30/2017	250.90
00187925	07/13/2017	MATTSON, JULIE CAMP COLEMAN EXPENSES		OH008453	06/19/2017	79.40
00187926	07/13/2017	MI SCHOOL DISTRICT #400 2017 Operational support for M	P93880	OH008477	07/06/2017	10,913.50
00187927	07/13/2017	MILESTONE ELECTRIC LLC PERMIT REFUND		OH008459	07/10/2017	100.54
00187928	07/13/2017	MYERS, JAMES S LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	104.90
00187929	07/13/2017	NEARY, CAROLYN refund for program with	P0095782	701303	07/11/2017	15.00
00187930	07/13/2017	NORTH LAKE MARINA- INV 1383 PATROL 14 REPAIRS	P0095499	1383/1285/1375	06/14/2017	4,282.47
00187931	07/13/2017	NORWEST GRAPHICS LLC Summer celebration tshirts 201	P0095739	71507386A	06/28/2017	990.44

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187932	07/13/2017	NW PLAYGROUND EQUIPMENT INC Luther Burbank playground repa	P0095734	41102	06/20/2017	2,420.00
00187933	07/13/2017	OCEANSIDE CONSTRUCTION INC 2016 HYRANT REPLACEMENT PROJEC	P0094879	#1	05/31/2017	149,200.14
00187934	07/13/2017	OPENGOV INC SOFTWARE IMPLEMENTATION	P0095645	INV000284	06/15/2017	20,047.51
00187935	07/13/2017	PACIFIC INDUSTRIAL SUPPLY CO ALUMINUM SHAPES & CUTTNG CHARG	P0095649	1308441	06/21/2017	51.92
00187936	07/13/2017	PACIFIC MODULAR CITY HALL CARPET CLEAN	P0095727	3667	06/30/2017	3,048.00
00187937	07/13/2017	PACIFIC RIM EQUIPMENT RENTAL Stump Grinder	P0095773	20064	06/29/2017	308.28
00187938	07/13/2017	PERRONE CONSULTING INC PS Engineering consultation for 4	P0095763	1511409	06/26/2017	175.00
00187939	07/13/2017	PIGSKIN UNIFORMS Patrol Jumpsuits	P0095712	201728	06/24/2017	2,934.93
00187940	07/13/2017	PK ELECTRIC CONTRACTORS CO PERMIT REFUND		1701280	07/10/2017	288.85
00187941	07/13/2017	POT O' GOLD INC water cooler	P0095757	0111589/109886/1	06/13/2017	359.50
00187942	07/13/2017	PROFORCE LAW ENFORCEMENT Rifle Sights for SOT rifles	P0095653	314238	06/20/2017	927.50
00187943	07/13/2017	PROJECT A INC Website Hosting 07/01- 09/30	P0095749	171395	07/01/2017	900.00
00187944	07/13/2017	PROTECTION & COMMUNICATIONS PERMIT REFUND		1705187	07/10/2017	155.48
00187945	07/13/2017	PROVOST, ALAN LEOFF1 Excess Benefit		AUG2017A	07/11/2017	1,449.36
00187946	07/13/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH008463	07/11/2017	600.00
00187947	07/13/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH008462	07/11/2017	24.31
00187948	07/13/2017	PUGET SOUND ENERGY ENERGY USE JULY 2017		OH008449	07/03/2017	3,632.33
00187949	07/13/2017	RAMSAY, JON LEOFF1 Medicare Reimb		AUG2017A	07/11/2017	584.61
00187950	07/13/2017	RAYBURN, CAREY Music in the Park Concert	P0095768	OH008468	07/10/2017	900.00
00187951	07/13/2017	REECK, DOROTHY Refund for event rental change	P0095713	709098	06/22/2017	1,000.00
00187952	07/13/2017	REGIONAL TOXICOLOGY SERVICES Lab fees for C.Harnish clients	P93532	6810	06/10/2017	42.11
00187953	07/13/2017	REID MIDDLETON INC Structural peer review for	P0095762	1705083	06/01/2017	182.50
00187954	07/13/2017	RELX INC DBA LEXISNEXIS Library Subscriptions - Invoic	P0095769	3090997470	06/30/2017	317.90
00187955	07/13/2017	RENTON FISH & GAME CLUB INC Range dues for Firearms Traini	P0095654	OH008464	06/15/2017	250.00
00187956	07/13/2017	RESERVE ACCOUNT Reserve fund for postage machi	P0095756	OH008467	07/07/2017	2,500.00
00187957	07/13/2017	RICH LANDSCAPING INC 5% Retainage	P87268	OH008465	06/29/2017	5,240.10

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187958	07/13/2017	RICOH USA INC Cost Per Copy/Fire	P0095677	5049120909	06/22/2017	85.38
00187959	07/13/2017	RISAN ATHLETICS INC PITCHING RUBBER	P0095648	48643	06/21/2017	243.54
00187960	07/13/2017	ROSENSTEIN, SUSIE Instructor fees Course #17071	P0095783	121	07/10/2017	682.50
00187961	07/13/2017	RUCKER, MANORD J LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	127.00
00187962	07/13/2017	SCHOENTRUP, WILLIAM LEOFF1 Medicare Reimb		AUG2017A	07/11/2017	1,513.79
00187963	07/13/2017	SEATTLE PUBLIC UTILITIES June 2017 SPU Retail Service	P0095743	OH008471	06/30/2017	13,475.00
00187964	07/13/2017	SEATTLE TIMES CO, THE Puget Sound Starts Here Logo	P0095661	OH008469	06/29/2017	650.00
00187965	07/13/2017	SEATTLE TIMES, THE YFS Clinical Supervisor Postin	P0095775	OH008473	06/30/2017	250.00
00187966	07/13/2017	SIX ROBBLEES INC INV. 897234 TRAILER INVENTORY	P0095685	1897234	06/09/2017	191.66
00187967	07/13/2017	SKYLINE COMMUNICATIONS INC EOC INTERNET	P0095686	IN43098	07/01/2017	206.55
00187968	07/13/2017	SMITH, RICHARD LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	200.80
00187969	07/13/2017	SOREANO'S PLUMBING INC Plumbing final for Patrol kitc	P0095703	402143162B	05/22/2017	1,329.00
00187970	07/13/2017	SUE'S TAILOR & ALTERATION Repair on Officer Hyderkhan's	P0095657	OH008470	06/20/2017	16.43
00187971	07/13/2017	SUNDSTROM, ROBERT Instructor fee Birding Trip In	P0095738	OH008472	06/15/2017	650.28
00187972	07/13/2017	SYSTEMS DESIGN WEST LLC Transport Billing Fees	P0095616	MIFD0617	06/22/2017	974.58
00187973	07/13/2017	TEC EQUIPMENT INC Misc. Apparatus Parts	P0095678	225219S	06/05/2017	84.57
00187974	07/13/2017	TETRA TECH INC INV. 511922223 2017 PS 14 LAKE	P94257	511922223	06/23/2017	2,331.24
00187975	07/13/2017	THOMPSON, JAMES LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	123.30
00187976	07/13/2017	TOOLE DESIGN GROUP LLC Bollard Evaluation and	P90825	7071MAY07	06/21/2017	1,264.46
00187977	07/13/2017	TOOLEY, NORMAN LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	107.00
00187978	07/13/2017	TOURNESOL SITEWORKS BENCH (DOUGLAS FIR)	P0095663	106715	06/28/2017	831.60
00187979	07/13/2017	TRAFFIC SAFETY SUPPLY SEWER PUMP STATION 4 SIGN	P0095548	129736	06/26/2017	32.88
00187980	07/13/2017	TRI-TEC COMMUNICATIONS INC Additional Phone and License	P0095577	625089	06/21/2017	1,365.76
00187981	07/13/2017	TRU MECHANICAL INC GYM UNIT REPAIR	P90714	3889	01/12/2017	8,538.30
00187982	07/13/2017	UNITED RENTALS NORTH AMERICA BOOM RENTAL	P0095660	147477825001	06/16/2017	3,164.77
00187983	07/13/2017	UNITED SITE SERVICES Island Park Elementary portabl	P93945	1145418456	06/14/2017	310.12

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187984	07/13/2017	US MOWER INV 270564REPAIR PARTS FOR FL-	P0095458	270564	06/21/2017	1,134.27
00187985	07/13/2017	VERIZON WIRELESS VZ Billing B. Park	P94553	9787945767	06/21/2017	754.25
00187986	07/13/2017	VERIZON WIRELESS Mobile broadband services for	P93565	9788027380	06/23/2017	40.01
00187987	07/13/2017	WALLACE, THOMAS LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	109.00
00187988	07/13/2017	WASHINGTON AWARDS INC Engraved award for Commander B	P0095656	63608	06/08/2017	157.30
00187989	07/13/2017	WASHINGTON STATE PATROL CPL Background checks	P0095740	I17009169	07/06/2017	48.00
00187990	07/13/2017	WASHINGTON2 ADVOCATES LLC June 2017 I-90 Loss of Mobilit	P0095679	5867	06/30/2017	10,000.00
00187991	07/13/2017	WEGNER, KEN LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	104.90
00187992	07/13/2017	WHEELER, DENNIS LEOFF1 Medicare Reimb		AUG2017B	07/11/2017	104.90
00187993	07/13/2017	WOOD, JULIE D Clinical consults for 2017	P93567	OH008461	06/27/2017	450.00
00187994	07/13/2017	YBA SHIRTS Camper Apparel	P0095735	27869	05/24/2017	2,085.11
					Total	<u>463,068.93</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P0095713	00187951	REECK, DOROTHY	Refund for event rental change	1,000.00
P0095782	00187929	NEARY, CAROLYN	refund for program with	15.00
<i>Org Key: 345000 - Technology-Admin Key</i>				
	00187940	PK ELECTRIC CONTRACTORS CO	PERMIT REFUND	9.23
	00187944	PROTECTION & COMMUNICATIONS	PERMIT REFUND	5.34
	00187882	ADT LLC	PERMIT REFUND	3.74
	00187882	ADT LLC	PERMIT REFUND	3.74
	00187882	ADT LLC	PERMIT REFUND	3.74
	00187882	ADT LLC	PERMIT REFUND	3.74
	00187882	ADT LLC	PERMIT REFUND	3.74
	00187883	AUDIO PLUS LLC	PERMIT REFUND	3.74
	00187927	MILESTONE ELECTRIC LLC	PERMIT REFUND	3.74
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0095743	00187963	SEATTLE PUBLIC UTILITIES	June 2017 SPU Retail Service	13,475.00
	00187902	GOULDING, ANDREW	OVERPAYMENT REFUND	398.22
	00187889	CARLISLE, LOREE	OVERPAYMENT REFUND	348.53
	00187918	LI, XIAODA	OVERPAYMENT REFUND	316.15
	00187915	LANZ, VANN	OVERPAYMENT REFUND	266.54
<i>Org Key: CA1100 - Administration (CA)</i>				
P0095769	00187954	RELX INC DBA LEXISNEXIS	Library Subscriptions - Invoice	317.90
P0095774	00187985	VERIZON WIRELESS	VZ Billing B. Park	57.88
<i>Org Key: CM1100 - Administration (CM)</i>				
P0095774	00187985	VERIZON WIRELESS	VZ Billing J. Underwood	57.88
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P0095679	00187990	WASHINGTON2 ADVOCATES LLC	June 2017 I-90 Loss of Mobilit	10,000.00
P0095745	00187891	CONSOLIDATED PRESS	I-90 Communications Mailer	2,689.80
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P0095775	00187965	SEATTLE TIMES, THE	YFS Clinical Supervisor Postin	250.00
P0095774	00187985	VERIZON WIRELESS	VZ Billing L. Tawney	64.54
P0095774	00187985	VERIZON WIRELESS	VZ Billing K. Segle	40.01
<i>Org Key: CT1100 - Municipal Court</i>				
P0095673	00187914	LANGUAGE LINE SERVICES	Language Line Services #408212	45.75
<i>Org Key: DS0000 - Development Services-Revenue</i>				
	00187940	PK ELECTRIC CONTRACTORS CO	PERMIT REFUND	279.62
	00187944	PROTECTION & COMMUNICATIONS	PERMIT REFUND	150.14
	00187882	ADT LLC	PERMIT REFUND	96.80
	00187882	ADT LLC	PERMIT REFUND	96.80
	00187882	ADT LLC	PERMIT REFUND	96.80
	00187882	ADT LLC	PERMIT REFUND	96.80
	00187882	ADT LLC	PERMIT REFUND	96.80
	00187883	AUDIO PLUS LLC	PERMIT REFUND	96.80
	00187927	MILESTONE ELECTRIC LLC	PERMIT REFUND	96.80
<i>Org Key: DS1100 - Administration (DS)</i>				
P0095759	00187909	KC RECORDS	Recording fees	767.00
P0095760	00187909	KC RECORDS	Recording fees	457.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095765	00187985	VERIZON WIRELESS	Phone & data charges	295.86
P0095765	00187985	VERIZON WIRELESS	Mobil hot spots	160.04
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
P0095762	00187953	REID MIDDLETON INC	Structural peer review for	182.50
P0095763	00187938	PERRONE CONSULTING INC PS	Engineering consultation for 4	175.00
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P0095595	00187899	FASTSIGNS BELLEVUE	Coroplast land use action sign	3,080.00
<i>Org Key: FR1100 - Administration (FR)</i>				
P0095616	00187972	SYSTEMS DESIGN WEST LLC	Transport Billing Fees	974.58
P0095620	00187910	KROESENS UNIFORM COMPANY	Uniforms/Petersen	263.34
	00187890	CENTURYLINK	PHONE USE JULY 2017	168.06
P0095677	00187958	RICOH USA INC	Cost Per Copy/Fire	85.38
<i>Org Key: FR2100 - Fire Operations</i>				
P0095678	00187973	TEC EQUIPMENT INC	Misc. Apparatus Parts	84.57
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P0095617	00187919	LIFE ASSIST INC	Aid Supplies	72.60
<i>Org Key: GGM001 - General Government-Misc</i>				
P0095645	00187934	OPENGOV INC	ANNUAL SOFTWAWRE SERVICE	17,077.51
P0095645	00187934	OPENGOV INC	SOFTWARE IMPLEMENTATION	2,970.00
P0095749	00187943	PROJECT A INC	Website Hosting 07/01- 09/30	900.00
P0095757	00187941	POT O' GOLD INC	coffee supplies	176.40
P0095757	00187941	POT O' GOLD INC	coffee suplies	155.60
P0095757	00187941	POT O' GOLD INC	water cooler	27.50
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0095756	00187956	RESERVE ACCOUNT	Reserve fund for postage machi	2,500.00
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
	00187962	SCHOENTRUP, WILLIAM	LEOFF1 Medicare Reimb	689.60
	00187968	SMITH, RICHARD	LEOFF1 Medicare Reimb	200.80
	00187885	BARNES, WILLIAM	LEOFF1 Medicare Reimb	163.70
	00187917	LEOPOLD, FREDERIC	LEOFF1 Medicare Reimb	146.90
	00187906	JOHNSON, CURTIS	LEOFF1 Medicare Reimb	143.30
	00187949	RAMSAY, JON	LEOFF1 Medicare Reimb	136.20
	00187923	LYONS, STEVEN	LEOFF1 Medicare Reimb	135.60
	00187961	RUCKER, MANORD J	LEOFF1 Medicare Reimb	127.00
	00187905	HAGSTROM, JAMES	LEOFF1 Medicare Reimb	124.60
	00187975	THOMPSON, JAMES	LEOFF1 Medicare Reimb	123.30
	00187894	DEEDS, EDWARD G	LEOFF1 Medicare Reimb	111.00
	00187896	DEVENY, JAN P	LEOFF1 Medicare Reimb	111.00
	00187897	DOWD, PAUL	LEOFF1 Medicare Reimb	111.00
	00187884	AUGUSTSON, THOR	LEOFF1 Medicare Reimb	110.00
	00187888	CALLAGHAN, MICHAEL	LEOFF1 Medicare Reimb	110.00
	00187901	GOODMAN, J C	LEOFF1 Medicare Reimb	110.00
	00187911	KUHN, DAVID	LEOFF1 Medicare Reimb	110.00
	00187881	ADAMS, RONALD E	LEOFF1 Medicare Reimb	109.00
	00187916	LEE, WALLACE	LEOFF1 Medicare Reimb	109.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00187987	WALLACE, THOMAS	LEOFF1 Medicare Reimb	109.00
	00187898	ELSOE, RONALD	LEOFF1 Medicare Reimb	108.00
	00187921	LOISEAU, LERI M	LEOFF1 Medicare Reimb	107.00
	00187977	TOOLEY, NORMAN	LEOFF1 Medicare Reimb	107.00
	00187880	ABBOTT, RICHARD	LEOFF1 Medicare Reimb	104.90
	00187886	BOOTH, GLENDON D	LEOFF1 Medicare Reimb	104.90
	00187900	FORSMAN, LOWELL	LEOFF1 Medicare Reimb	104.90
	00187928	MYERS, JAMES S	LEOFF1 Medicare Reimb	104.90
	00187991	WEGNER, KEN	LEOFF1 Medicare Reimb	104.90
	00187992	WHEELER, DENNIS	LEOFF1 Medicare Reimb	104.90
Org Key: GGM606 - Excess Retirement-Fire				
	00187885	BARNES, WILLIAM	LEOFF1 Excess Benefit	1,604.31
	00187893	COOPER, ROBERT	LEOFF1 Excess Benefit	1,566.16
	00187945	PROVOST, ALAN	LEOFF1 Excess Benefit	1,449.36
	00187906	JOHNSON, CURTIS	LEOFF1 Excess Benefit	837.28
	00187962	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	824.19
	00187949	RAMSAY, JON	LEOFF1 Excess Benefit	448.41
Org Key: IGBE01 - MI Pool Operation Subsidy				
P93880	00187926	MI SCHOOL DISTRICT #400	2017 Operational support for M	10,913.50
Org Key: IS2100 - IGS Network Administration				
	00187890	CENTURYLINK	PHONE USE JULY 2017	491.29
P93438	00187924	MAGNAS LLC	MONTHLY LONG DISTANCE JAN-DEC	250.90
	00187890	CENTURYLINK	PHONE USE JUNE 2017	103.50
Org Key: MT2100 - Roadway Maintenance				
	00187948	PUGET SOUND ENERGY	ENERGY USE JULY 2017	3,632.33
Org Key: MT3100 - Water Distribution				
P0095659	00187912	LAKESIDE INDUSTRIES	EZ STREET ASPHALT (TONS)	336.60
Org Key: MT3500 - Sewer Pumps				
P94553	00187985	VERIZON WIRELESS	INV 9786213082 PS 18 & 24 WIRE	78.04
P0095548	00187979	TRAFFIC SAFETY SUPPLY	SEWER PUMP STATION 4 SIGN	32.88
Org Key: MT3800 - Storm Drainage				
P0095660	00187982	UNITED RENTALS NORTH AMERICA	BOOM RENTAL	3,164.77
P0095661	00187964	SEATTLE TIMES CO, THE	Puget Sound Starts Here Logo	650.00
Org Key: MT4150 - Support Services - Clearing				
P0095377	00187980	TRI-TEC COMMUNICATIONS INC	Additional Phone and License	855.36
Org Key: MT4200 - Building Services				
P0095727	00187936	PACIFIC MODULAR	CITY HALL CARPET CLEAN	3,048.00
P0095728	00187920	LINDER ELECTRIC INC	FS91 NEDERMAN SYSTEM REPAIR	1,222.10
Org Key: MT4300 - Fleet Services				
P0095499	00187930	NORTH LAKE MARINA-	INV 1375 PATROL 11 REPAIRS	1,957.76
P0095499	00187930	NORTH LAKE MARINA-	INV 1285 PATROL 11 REPAIRS	1,391.84
P0095458	00187984	US MOWER	INV 270564REPAIR PARTS FOR FL-	1,134.27
P0095499	00187930	NORTH LAKE MARINA-	INV 1383 PATROL 14 REPAIRS	932.87
P0095685	00187966	SIX ROBBLEES INC	INV. 897234 TRAILER INVENTORY	191.66

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095738	00187971	SUNDSTROM, ROBERT	Instructor fee Birding Trip In	87.73
<i>Org Key: PO1100 - Administration (PO)</i>				
P0095703	00187969	SOREANO'S PLUMBING INC	Plumbing final for Patrol kit	1,329.00
P0095656	00187988	WASHINGTON AWARDS INC	Engraved award for Commander B	157.30
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0095686	00187967	SKYLINE COMMUNICATIONS INC	EOC INTERNET	206.55
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P0095577	00187980	TRI-TEC COMMUNICATIONS INC	Phone for Conference Room	510.40
P0095740	00187989	WASHINGTON STATE PATROL	CPL Background checks	48.00
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P0095657	00187970	SUE'S TAILOR & ALTERATION	Repair on Officer Hyderkhan's	16.43
<i>Org Key: PO2100 - Patrol Division</i>				
P0095712	00187939	PIGSKIN UNIFORMS	Patrol Jumpsuits	2,934.93
<i>Org Key: PO2400 - Special Operations Team (CJ)</i>				
P0095653	00187942	PROFORCE LAW ENFORCEMENT	Rifle Sights for SOT rifles	927.50
<i>Org Key: PO4100 - Firearms Training</i>				
P0095654	00187955	RENTON FISH & GAME CLUB INC	Range dues for Firearms Traini	250.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P0095663	00187978	TOURNESOL SITEWORKS	BENCH (DOUGLAS FIR)	831.60
	00187890	CENTURYLINK	PHONE USE JULY 2017	51.36
<i>Org Key: PR2100 - Recreation Programs</i>				
P0095738	00187971	SUNDSTROM, ROBERT	Instructor fee Birding Trip In	562.55
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0095735	00187994	YBA SHIRTS	Camper Apparel	992.64
P0095735	00187994	YBA SHIRTS	Camper Apparel	992.63
P0095748	00187892	COOK LEARN GROW LLC	Summer Camps - July 5-7, 2017	960.40
<i>Org Key: PR2108 - Health and Fitness</i>				
P0095736	00187960	ROSENSTEIN, SUSIE	Instructor fees Course #17071	480.00
P0095783	00187960	ROSENSTEIN, SUSIE	Personal training payout per Z	202.50
<i>Org Key: PR4100 - Community Center</i>				
P0095729	00187981	TRU MECHANICAL INC	GYM UNIT REPAIR	704.00
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P0095768	00187950	RAYBURN, CAREY	Music in the Park Concert	900.00
<i>Org Key: PR5900 - Summer Celebration</i>				
P0095737	00187922	LOUD EDGE	2017 Summer Celebration	2,500.00
P0095675	00187913	LANDMARK EVENT STAFNG SRVS INC	Overnight security during Summ	1,056.00
P0095739	00187931	NORWEST GRAPHICS LLC	Summer celebration tshirts 201	990.44
<i>Org Key: PR6100 - Park Maintenance</i>				
P0095649	00187935	PACIFIC INDUSTRIAL SUPPLY CO	ALUMINUM SHAPES & CUTTNG	51.92
P0095735	00187994	YBA SHIRTS	Camper Apparel	24.96

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
	00187890	CENTURYLINK	PHONE USE JULY 2017	86.34
P0095651	00187959	RISAN ATHLETICS INC	PITCHING RUBBER	39.49
P0095735	00187994	YBA SHIRTS	Camper Apparel	24.96
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P0095735	00187994	YBA SHIRTS	Camper Apparel	24.96
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0095648	00187959	RISAN ATHLETICS INC	STRING WINDERS	204.05
P0095746	00187983	UNITED SITE SERVICES	Island Park Elementary portabl	77.53
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P0095735	00187994	YBA SHIRTS	Camper Apparel	24.96
<i>Org Key: VCP432 - CIP Storm Drainage Salaries</i>				
	00187904	GU, FRED Y	PER DIEM REIMB	106.80
<i>Org Key: WG105R - Community Center Bldg Repairs</i>				
P90714	00187981	TRU MECHANICAL INC	RETAINAGE FOR COMM CNTR HVAC P	7,834.30
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P0095454	00187887	BRAUN NORTHWEST INC.	FL-0387 FIRE AMBULANCE REPLACE	171,762.25
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P87270	00187957	RICH LANDSCAPING INC	5% Retainage	3,440.60
<i>Org Key: WP122R - Vegetation Management</i>				
P87268	00187957	RICH LANDSCAPING INC	5% Retainage	1,799.50
P93945	00187983	UNITED SITE SERVICES	Volunteer Event Portable Restr	121.83
P93945	00187983	UNITED SITE SERVICES	Volunteer Event Portable Restr	110.76
<i>Org Key: WS512R - Sewer Repair at Sub-Basin 27</i>				
	00187903	GREENE, RICHARD B.	MILEAGE EXPENSE	85.60
<i>Org Key: WS902D - PS 14 Lake Line Cleaning</i>				
P94257	00187974	TETRA TECH INC	INV. 511922223 2017 PS 14 LAKE	2,331.24
<i>Org Key: WW117R - Street Related Water Impvts</i>				
P0094879	00187933	OCEANSIDE CONSTRUCTION INC	2016 HYDRANT REPLACEMENT PROJEC	32,072.72
<i>Org Key: WW520C - Hydrant Replacements</i>				
P0094879	00187933	OCEANSIDE CONSTRUCTION INC	2016 HYDRANT REPLACEMENT PROJE	113,287.73
<i>Org Key: WW521C - Water Components Replacement</i>				
P0094879	00187933	OCEANSIDE CONSTRUCTION INC	2016 HYDRANT REPLACEMENT PROJE	3,839.69
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P90825	00187976	TOOLE DESIGN GROUP LLC	Bollard Evaluation and	1,264.46
<i>Org Key: XP710R - Luther BB Minor Capital LEVY</i>				
P0095734	00187932	NW PLAYGROUND EQUIPMENT INC	Luther Burbank playground repa	2,420.00
P0095773	00187937	PACIFIC RIM EQUIPMENT RENTAL	Stump Grinder	308.28
<i>Org Key: YF1100 - YFS General Services</i>				
	00187895	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUN2017	128.89

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00187925	MATTSON, JULIE	CAMP COLEMAN EXPENSES	79.40
P93565	00187986	VERIZON WIRELESS	Mobile broadband services for	40.01
<i>Org Key: YF1200 - Thrift Shop</i>				
	00187890	CENTURYLINK	PHONE USE JULY 2017	162.98
<i>Org Key: YF2100 - School/City Partnership</i>				
P93532	00187952	REGIONAL TOXICOLOGY SERVICES	Lab fees for C.Harnish clients	42.11
<i>Org Key: YF2500 - Family Counseling</i>				
P93567	00187993	WOOD, JULIE D	Clinical consults for 2017	450.00
<i>Org Key: YF2600 - Family Assistance</i>				
P93578	00187946	PUGET SOUND ENERGY	Utility Assistance for Emerenc	600.00
	00187907	KATSMAN, LISA	FOOD PANTRY ITEMS	226.85
P93574	00187908	KC HOUSING AUTHORITY	Rental assistance for EA clien	154.00
P93578	00187947	PUGET SOUND ENERGY	Utility Assistance for Emerenc	24.31
Total				463,068.93



CITY OF MERCER ISLAND CERTIFICATION OF PAYROLL

PAYROLL PERIOD ENDING	6.16.17
PAYROLL DATED	6.23.17
Net Cash	\$ 520,476.69
Net Voids/Manuals	\$ 42,600.82
Net Total	\$ 563,077.51
Federal Tax Deposit - Key Bank	\$ 104,764.52
Social Security and Medicare Taxes	\$ 51,433.64
Medicare Taxes Only (Fire Fighter Employees)	\$ 2,072.04
Public Employees Retirement System 1 (PERS 1)	\$ -
Public Employees Retirement System 2 (PERS 2)	\$ 24,141.11
Public Employees Retirement System 3 (PERS 3)	\$ 6,340.37
Public Employees Retirement System (PERSJM)	\$ 616.04
Public Safety Employees Retirement System (PSERS)	\$ 179.18
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$ 26,659.44
Regence & LEOFF Trust - Medical Insurance	\$ 15,472.58
Domestic Partner/Overage Dependant - Insurance	\$ 1,604.33
Group Health Medical Insurance	\$ 1,027.99
Health Care - Flexible Spending Accounts	\$ 2,573.51
Dependent Care - Flexible Spending Accounts	\$ 1,974.55
United Way	\$ 230.00
ICMA Deferred Compensation	\$ 27,882.48
Fire 457 Nationwide	\$ 12,084.32
Roth - ICMA	\$ 50.00
Roth - Nationwide	\$ 620.00
401K Deferred Comp	\$ -
Garnishments (Chapter 13)	\$ 1,331.00
Child Support	\$ 967.96
Mercer Island Employee Association	\$ 146.25
Cities & Towns/AFSCME Union Dues	\$ 2,515.07
Police Union Dues	\$ 2,433.20
Fire Union Dues	\$ 1,870.34
Fire Union - Supplemental Dues	\$ 155.00
Standard - Supplemental Life Insurance	\$ 335.50
Unum - Long Term Care Insurance	\$ 944.30
AFLAC - Supplemental Insurance Plans	\$ 886.31
Coffee Fund	\$ 76.00
Transportation	\$ 105.00
HRA - VEBA	\$ 4,119.55
Miscellaneous	\$ -
Tax & Benefit Obligations Total	\$ 295,611.58

TOTAL GROSS PAYROLL	\$ 858,689.09
----------------------------	----------------------

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. Conder

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	6.30.17
PAYROLL DATED	7.7.17
Net Cash	\$ 526,872.23
Net Voids/Manuals	\$ 73,416.41
Net Total	\$ 600,288.64
Federal Tax Deposit - Key Bank	\$ 115,609.51
Social Security and Medicare Taxes	\$ 56,093.55
Medicare Taxes Only (Fire Fighter Employees)	\$ 2,006.73
Public Employees Retirement System 1 (PERS 1)	\$ -
Public Employees Retirement System 2 (PERS 2)	\$ 23,704.82
Public Employees Retirement System 3 (PERS 3)	\$ 7,390.53
Public Employees Retirement System (PERSJM)	\$ 616.04
Public Safety Employees Retirement System (PSERS)	\$ 179.18
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$ 25,127.72
Regence & LEOFF Trust - Medical Insurance	\$ 14,726.89
Domestic Partner/Overage Dependant - Insurance	\$ 1,604.33
Group Health Medical Insurance	\$ 1,027.99
Health Care - Flexible Spending Accounts	\$ 2,573.51
Dependent Care - Flexible Spending Accounts	\$ 2,359.17
United Way	\$ 230.00
ICMA Deferred Compensation	\$ 29,590.71
Fire 457 Nationwide	\$ 11,288.55
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	\$ 147.50
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	\$ 866.07
AFLAC - Supplemental Insurance Plans	\$ 886.31
Coffee Fund	\$ 78.00
Transportation	\$ 105.00
HRA - VEBA	\$ 4,184.15
Miscellaneous	\$ -
Tax & Benefit Obligations Total	\$ 305,507.21
TOTAL GROSS PAYROLL	\$ 905,795.85

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 JUNE 5, 2017

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:01 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Dan Grausz, Wendy Weiker (arrived at 7:05 pm), David Wisenteiner (arrived 6:22 pm), and Benson Wong were present. Councilmember Jeff Sanderson was absent.

AGENDA APPROVAL

Mayor Bassett noted that staff requested removing AB 5310: NPDES Stormwater Code Update (2nd Reading & Adoption) from the consent calendar.

It was moved by Wong; seconded by Grausz to:

Approve the agenda as amended.

Passed 4-0

FOR: 4 (Bassett, Bertlin, Grausz, Wong)

ABSENT: 3 (Sanderson, Weiker, Wisenteiner)

EXECUTIVE SESSION

Executive Session #1 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes.

At 5:04 pm, Mayor Bassett convened Executive Session #1 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 30 minutes.

At 5:22 pm, Mayor Bassett adjourned Executive Session #1 and convened Executive Session #2 to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 38 minutes.

At 6:00 pm, Mayor Bassett adjourned Executive Session #2 and the Regular Meeting reconvened.

STUDY SESSION

AB 5307 CenturyLink Cable Franchise Agreement

City Attorney Kari Sand presented a franchise agreement allowing CenturyLink to provide its new cable service – “Prism TV” – to Mercer Island residents. The franchise agreement allows CenturyLink to locate its facilities (either on utility poles or underground) in City rights-of-ways and, as part of the agreement, CenturyLink will pay a 5% franchise fee and other consideration for use of City right-of-way. She noted that staff has negotiated a proposed franchise agreement with CenturyLink with terms that comply with federal law and meet the needs and interests of the community.

City Attorney Sand introduced Torry Somers, Associate General Counsel for CenturyLink who explained the “Prism TV” product.

SPECIAL BUSINESS

The Mercer Island City Council presented the 2016 Citizen of the Year Award to Terry Moreman.

Mayor Bassett spoke about the contributions Terry has made in community during her 38 years of residence on Mercer Island. Serving on numerous boards and committees, Terry has served as an advocate for many valuable causes. He noted Terry's service as the Executive Director of the Mercer Island Chamber of Commerce for over 25 years. Bringing the community great events like Town Center trick-or-treating and Art UnCorked. In addition to building a strong and respected business core in Mercer Island, she has played a significant role in the success of organizations like the Historical Society, Sister City Association, Farmers Market, Boys and Girls Club, PTA, Mercer Island Preschool Association, Community Fund, and Mercer Island Schools Foundation.

Terry thanked the Council for the award and their kind words.

CITY MANAGER REPORT

City Manager Underwood provided a report on the following items:

- ALERT King County, the City's emergency notification system
- Thank you to Public Works and Fire for Truck Day at the JCC
- Congratulation to Youth and Family Services for being recognized by the Island-wide PTA for the Communities That Care program
- Council candidate orientation on June 15
- Farmers Market is open!

APPEARANCES

Bahrat Shyam, 8405 SE 34th Pl, thanked staff and Council for their efforts in I-90 negotiations. He thinks the Council is in a good place with a few months to work out the details of an agreement with Sound Transit. He requested the Council to consider use tolling if Congress wouldn't act to grandfather SOV access to the HOV ramp. He asked the Council to keep their focus on last mile efforts such as Island only transit, stand-alone transit, or ride services to encourage Island residents to utilize the light rail once it is complete.

Sam Shyam, 8405 SE 34th Pl, spoke about proposed installation of more stoplights in the north end. He asked Council to consider roundabouts instead to improve traffic safety and reduce traffic speeds.

Meg Lippert, 5042, read statements from Mark Hall (6018 East Mercer Way) asking the Council to consider the ramifications and cost regarding restriping 77th Ave SE and Jeff Bender (2438 74th Ave SE) expressing concern about potential dangers presented by replacing bike lanes with sharrows on 77th Ave SE.

Elizabeth Buckley, 15 Brook Bay, spoke about tentative agreement with Sound Transit regarding I-90 loss of mobility. She is satisfied with the Park & Ride and removal of a bus turnaround portions of the proposed agreement. She expressed concern that the agreement doesn't compare financially to what other communities have received as mitigation for the East Link Project.

Jackie Dunbar, 7116 82nd Ave SE, spoke about the restriping 77th Ave SE proposal and questioned why the City is considering a large restriping project when the community is trying to assess the impacts of the East Link Project. She believes this is an effort to provide parking for MICA and asked the Council and City staff to be transparent for the community.

Scott Kuznicki, 7650 SE 27th St, thanked the Council for their investment of time in negotiating with Sound Transit. He asked the Council to consider using the mitigation funds dedicated to parking improvements related to the Park and Ride to build parking above the light rail station itself.

David Youssefnia, 8214 SE 30th St, spoke briefly about Residential Code Updates and expressed support for happy, healthy, and family friendly activities. He asked the Council to support the Planning Commission's recommendation of making a gross floor area exception for pervious sports courts.

John Tiscornia, 5646 E Mercer Way, thanked the Council for work in negotiating agreement. He appreciates plans for MI parking permits. He asked the Council to ensure the parking permit program is strongly enforced. He is concerned that bike paths on Mercer Way are filled with parked cars.

Steve Orr, 7376 SE 71st St, incoming President of MI Baseball Booster Club, supports MI High School baseball team, also spoke on behalf of Becky Shaddle (President of MI Football Booster Club). He spoke about Island Crest Park field improvements and requested the Council fund turf for the new outfield and lights at the same time. He advised that MI Baseball Booster Club is willing to make a \$10,000 donation to South Field turf improvements and that the MI Football Booster Club has committed to making a \$10,000 donation as well. He noted that the MI Baseball Booster Club has also donated the funds necessary to purchase a new scoreboard for the North Field.

Jodi McCarthy, 7665 80th Pl SE, representing Nowland Premier Soccer Academy, spoke in support of option 3A (new lights, shock pad and cork fill for outfield) on the Island Crest Park Field Improvement Agenda Bill.

Dan Syrdal, 6650 East Mercer Way, spoke about the settlement agreement with Sound Transit. He is concerned that it does not solve SOV/HOV access because that decision needs to be made by the Federal Highway Administration. He requested that Council consider making a takings claim against the Federal Highway Administration demanding compensation for loss of access under the fifth amendment.

David Hoffman, representing the Master Builders Association, spoke about Residential Code Updates. He complimented the Planning Commission for their work on such a massive project. He advised that the Master Builders Association is supportive of most of the Planning Commission's draft recommendations. And he appreciated the clarity that is provided in the tree language of the draft recommendations.

Jim Eames, 2930 76th Ave SE, spoke about restriping on 77th Ave SE and asked Council to consider diagonal parking, which has shown to improve sales for local businesses.

Ira Appelman, 9039 E. Shorewood Drive, spoke in opposition to the settlement agreement with Sound Transit.

CONSENT CALENDAR

Payables: \$1,231,685.71 (05/11/2017), \$1,184,494.17 (05/25/2017), \$102,572.61 (06/01/2017)

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

Payroll: \$809,644.42 (05/26/2017)

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

Minutes: May 8, 2017 Special Meeting Minutes, May 16, 2017 Special Meeting Minutes, May 22, 2017 Special Meeting Minutes, May 23, 2017 Special Meeting Minutes, May 24, 2017 Special Meeting Minutes, and May 31, 2017 Special Meeting Minutes

Recommendation: Adopt the May 8, 2017 Special Meeting Minutes, May 16, 2017 Special Meeting Minutes, May 22, 2017 Special Meeting Minutes, May 23, 2017 Special Meeting Minutes, May 24, 2017 Special Meeting Minutes, and May 31, 2017 Special Meeting Minutes as written.

AB 5309 Arts Council 2016 Annual Report and 2017 Work Plan

Recommendation: Receive the Arts Council 2016 Annual Report and the 2017 Work Plan.

It was moved by Wisenteiner; seconded by Wong to:

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

Passed 6-0

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

ABSENT: 1 (Sanderson)

REGULAR BUSINESS

AB 5312 I-90 Loss of Mobility Status Report

City Manager Julie Underwood provided an update on I-90 Loss of Mobility. She spoke about the center roadway closure on June 3 and reported on the traffic impacts so far.

Ed Holmes, Police Chief provided a report on Monday's morning traffic due the I-90 center roadway closure.

AB 5308 CenturyLink Cable Franchise Agreement (1st Reading)

It was moved by Weiker; seconded by Bertlin to:

Set Ordinance No. 17-14 to June 19, 2017 for second reading and adoption as amended.

Passed 6-0

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

ABSENT: 1 (Sanderson)

It was moved by Grausz; seconded by Wisenteiner to:

Amend Ordinance No. 17-14 to include the Crown Castle tree and location provisions, making them only effective if similar language is included in a future Comcast agreement.

Passed 6-0

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

ABSENT: 1 (Sanderson)

AB 5311 Island Crest Park North Outfield Project

Parks & Recreation Director Bruce Fletcher and Parks Superintendent Paul West presented the Island Crest Park North Outfield project for the Council's consideration. They spoke about the projects options and alternatives and staff's recommendation of Option 3A (cork infill + shock pad + lighting for north field).

It was moved by Bertlin; seconded by Wisenteiner to:

Authorize the City Manager to proceed with Option 3A for the construction of new synthetic turf and the installation of lighting at Island Crest Park north field through the King County Directors Association purchasing cooperative, and set the project budget to \$2,596,350, with \$511,190 in additional funding coming from surplus General Fund and real estate excise tax revenues in 2015 and 2016, King County Parks, Trails & Open Space Levy monies, community donations, and other one-time funding sources and every effort will be made to replace the Mercerdale playground no later than 2020.

Passed 6-0

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

ABSENT: 1 (Sanderson)

AB 5313 Planning Commission's Recommendation for Residential Development Standards Code Amendments (1st Reading)

Planning Manager Evan Maxim presented a brief review of the Planning Commission's draft recommendations for Residential Code Updates. He noted that the Planning Commission has held 15 regular and special meetings, three Community Meetings, and one Public Hearing. He reviewed the following policies for the Council to consider during their deliberations of the recommendations:

Current Code

- 45% allowed Gross Floor Area
- 40% impervious surface with allowed deviation of 5%
- 15-foot side yard setbacks
- Reasonable best efforts for tree retention
- No limit on accessory buildings
- Generous construction hours & permit renewals

Planning Commission Recommendation

- 40% allowed Gross Floor Area; caps on maximum
- 60% landscaping required, no deviations
- Wider lots = wider setbacks
- 30% retention minimum + reasonable best efforts
- Limits on height and area
- 7PM end of construction, limited permit renewal, proactive scheduling

It was moved by Grausz; seconded by Weiker to:

Conduct Public Hearing for June 12 and Set Ordinance No. 17C-15 for a continuation of the first reading on June 19, 2017.

Passed 6-0

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

ABSENT: 1 (Sanderson)

OTHER BUSINESS

Councilmember Absences

Councilmember Sanderson's absence was excused.

Councilmember Grausz will be absent at the June 12 Special Meeting.

Planning Schedule

City Manager Julie Underwood advised that at the June 19 meeting, she is hoping to schedule a brief presentation by King County Access for All Program to explain to the community their arts proposal expected to be on the August primary ballot.

City Manager Underwood noted that she is also hoping to schedule a brief presentation by King County to explain to the community the renewal of the Veterans and Human Services levy that is expected on the November ballot.

Deputy Mayor Bertlin requested an update from staff on whether the Fire Chief will approve the sale of fireworks this summer on Mercer Island.

Board Appointments

It was moved by Bertlin; seconded by Wong to:

Confirm the appointment of the following individuals to the City Boards and Commissions:

ARTS COUNCIL

Position 7, Erin Vivion, Expiring 5/31/2021

Position 8, An Tootill, Expiring 5/31/2021

Position 11, Xi Tian, Expiring 5/31/2018

COMMUNITY SERVICES BOARD (ADULT)

Position 2, Shabai Li, Expiring 5/31/2018

Position 3, Meg Kerrigan, Expiring 5/31/2018

Position 9, Martina Kozar, Expiring 5/31/2020

Position 10, James Schwab, Expiring 5/31/2020

Position 11, Teri Jones, Expiring 5/31/

Position 12, Harry Dingwall, Expiring 5/31/2020

COMMUNITY SERVICES BOARD (YOUTH)

9th Grade, Renee White, Expiring 5/31/2019

9th Grade, Evan Dickstein, Expiring 5/31/2019

9th Grade, Liliانا Szafir, Expiring 5/31/2019

11th Grade, Christopher Elliott, Expiring 5/31/2019

11th Grade, Alex White, Expiring 5/31/2019

10th Grade, Sarah Wang, Expiring 5/31/2019

DESIGN COMMISSION

Position 5, Suzanne Zahr, Expiring 5/31/2021

Position 6, Richard Erwin, Expiring 5/31/2021

OPEN SPACE CONSERVANCY TRUST

Position 5, Marie Bender, Expiring 5/31/2021

Position 7, Geraldine Poor, Expiring 5/31/2021

PLANNING COMMISSION

Position 5, Carolyn Boatsman, Expiring 5/31/2021

Position 7, Ted Weinberg, Expiring 5/31/2018

UTILITY BOARD

Position 3, Tim O'Connell, Expiring 5/31/2021

Position 4, Mary Grady, Expiring 5/31/2021

Position 5, Stephen Milton, Expiring 5/31/2021

Passed 6-0

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

ABSENT: 1 (Sanderson)

Councilmember Reports

Councilmember Weiker noted that a retirement party for MISD Superintendent Gary Plano scheduled for June 15 at 6 pm.

Mayor Bassett invited the Council to attend a high school civics class on the coming Wednesday. He thanked staff and Council for their work on I-90 negotiations.

ADJOURNMENT

The Regular Meeting was adjourned at 10:20 pm.

Attest:

Bruce Bassett, Mayor

Ellie Hooman, Deputy City Clerk



CITY COUNCIL MINUTES REGULAR MEETING JUNE 19, 2017

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:02 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Dan Grausz, Jeff Sanderson, Wendy Weiker (arrived at 5:03 pm), David Wisenteiner, and Benson Wong were present.

AGENDA APPROVAL

It was moved by Wong; seconded by Bertlin to:

Approve the agenda as presented.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

STUDY SESSION

AB 5318 Residential Development Standards Code Amendments (continued 1st Reading)

Planning Manager Evan Maxim, DSG Director Scott Greenberg, and DSG Administrative Services Manager Alison Van Gorp presented on the various topics addressed in the Planning Commission's Residential Code Update recommendations to the Council. Council discussion took place regarding the following topics:

- Gross Floor Area;
 - There was Council consensus that gross floor area should not be based upon net lot area.
 - There was Council consensus on limiting gross floor area to 40%.
 - There was Council consensus allowing an increase in gross floor area by 5% for an Accessory Dwelling Unit (ADU)
 - The increase in gross floor area cannot exceed 4,500 sqft on the resulting main home and a 900 sqft limit on the ADU.
 - The allowance for increased gross floor area associated with ADUs will apply to both new and remodeled homes.
 - The Council eliminated the gross floor area allowance for accessible homes.
 - The Council directed staff to return with a plan to incentivize single story construction or maintain current single-story homes. The Council also requested staff to return with suggestions on best practices for gross floor area restrictions on lots (less than 7,000 sqft).
- Building Height;
 - There was Council consensus regarding raising the ceiling height threshold to 12 feet to allow for more builder creativity within the size of the building.
 - The Council accepted the Planning Commission's recommendations regarding limiting maximum building height for homes on a slope to 30 feet measured from the downhill facing façade.
 - The Council modified the average building elevation measurement, to require that it be taken from the existing grade or finished grade (whichever is less).
- Lot Coverage;
 - There was Council consensus to move forward with the staff recommendation of removing the sport court exemption from the Planning Commission's lot coverage recommendations.
 - There was Council consensus to limit hardscape surfaces in the landscaped portion of a lot to 15%.
 - The Council discussed but did not approve having Maker's produce updated example drawings with the changes being proposed under the Residential Code Updates.
 - The Council directed staff to return with examples of developments to look at what could have been built under the current code and what could be built with the proposed changes to the code.

SPECIAL BUSINESS

AB 5322 King County's "Access for All" Ballot Measure Presentation

Executive Director Jim Kelly, from 4Culture provided a brief presentation on Access For All program and future ballot measure that the King County Council and County Executive plan to put forward to the voters.

Prior to the presentation beginning, Mayor Bassett issued a reminder that Council Rules prohibit political statements during Council Meetings. He asked Mr. Kelly to ensure that the presentation is limited to an explanation of what the program is and what the ballot measure is intended to accomplish.

CITY MANAGER REPORT

City Manager Julie Underwood asked citizens to beware of car prowls in City parks. She noted that valuables should never be left in vehicles and to call 911 if you see a crime in progress.

City Manager Underwood made note of the following upcoming community events:

- Shakespeare in the Park: Thursday - Sunday in July & August.
- Mostly Music in the Park: Thursdays, 7 - 8:30 pm in July & August.
- Summer Celebration: Mercedale and Luther Burbank Parks on July 8 & 9.
- Skateboarding Competition: July 9.

She thanked the Mercer Island Preschool Association for their donation of playground equipment for the South Mercer Playfields.

APPEARANCES

Carolyn Boatsman, 3210 74th Ave SE, spoke about the Residential Code Update and asked Council to reconsider reducing height maximums to 25 feet with an exception for peaked roofs.

Lynn Hagerman, 3058 61st Ave SE, spoke about the Residential Code Update and asked the Council to go back to the original objectives of addressing mass of the buildings and lot coverage to ensure Mercer Island retains its character.

Allen Hovsepian, 4344 90th Ave SE, spoke about the Residential Code Update and asked Council not to legislate how property owners utilize their private property. He stated that character of the neighborhood has to do with the people in the community, not in the design of the homes.

David Youssefnia, 8214 SE 30th St, spoke about Residential Code Update and asked Council to consider keeping the Planning Commission's recommendation of making an exception for sports courts.

Ira Appleman, 9039 E Shorewood Drive, expressed displeasure with the Council's decision to allow the Access for All presentation. He spoke in support of reducing the scale of homes on the Island. He asked the Council and city staff to provide the community with examples of what would be approved under new code amendments as opposed to what would be approved under the current code.

David Hoffman, Master Builders Association, spoke about Residential Code Update and expressed concern about the ability of the code being proposed to address the community's concerns regarding bulk and scale of new construction and remodels. He advised in other jurisdictions that have taken the steps being discussed here have resulted in more construction of buildings with flat roofs.

Gary Robinson, 6026 E Mercer Way, spoke about Residential Code update and asked Council to consider the effects code updates will have on the small town/village feel of the Island.

CONSENT CALENDAR

Mayor Bassett moved AB 5321: City Council Rules of Procedure Amendments Adoption to the first item of Regular Business.

Payables: \$182,856.75 (06/08/2017), \$747,796.80 (06/15/2017)

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

Payroll: \$805,367.66 (06/09/2017)

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

Minutes: May 15, 2017 Regular Meeting, June 12 Special Meeting.

Recommendation: Adopt the May 15, 2017 Regular Meeting Minutes and June 12, 2017 Special Meeting Minutes as written.

AB 5310 NPDES Stormwater Code Update (2nd Reading & Adoption)

Recommendation: Adopt Ordinance No. 17C-09, amending chapters 15.09, 15.10, and 15.11 MICC relating to stormwater management standards and stormwater low impact development.

AB 5315 2017 Arterial and Residential Street Overlays Bid Award

Recommendation: Award Schedules 'A', 'B', 'C', and 'D' of the 2017 Arterial and Residential Street Overlays project to Lakeridge Paving Company in the amount of \$1,143,313. Set the total project budget to \$1,377,211 and direct the City Manager to execute the contract.

AB 5295 Adoption of the 6 Year Transportation Improvement Program

Recommendation: Adopt the 2018-2023 Transportation Improvement Program as reflected in Exhibit 1 to AB 5295.

It was moved by Bertlin; seconded by Weiker to:

Approve the Consent Calendar and recommendations therein as amended.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

REGULAR BUSINESS

AB 5321 City Council Rules of Procedure Amendments Adoption

Mayor Bassett requested removal of changes to attendance rules, reference to "hour of adjournment", and change the language regarding proclamation approval.

It was moved by Grausz; seconded by Wisenteiner to:

Approve the Council Rules of Procedure as amended.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

AB 5316 Public Hearing on Freeman Avenue Street Vacation

Public Works Director Jason Kintner provided information about the proposed street vacation of a portion of Freeman Avenue SE. He noted that pursuant to state law and the Mercer Island City Code, a public hearing is required prior to vacating the right-of-way.

Mayor Bassett opened the public hearing at 7:52 pm.

Ira Appleman, 9039 E Shorewood Drive, spoke in opposition of the street vacation. He questioned the property valuation provided in the agenda bill.

Lynn Hagerman, 3058 61st Ave SE, spoke in opposition of the street vacation. She asked Council to preserve all public access points if possible.

Mayor Bassett closed the public hearing at 7:54 pm.

It was moved by Grausz; seconded by Wisenteiner to:

Adopt Ordinance No. 17-16 vacating a portion of Freeman Avenue SE in the City of Mercer Island, Washington.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

AB 5317 I-90 Loss of Mobility Status Report

City Manager Underwood spoke about the upcoming community meeting regarding the settlement agreement with Sound Transit, which was just approved by their Board, is scheduled on June 22 from 7-8:30pm at the West Mercer Elementary School gymnasium. City Manager Underwood also reviewed the results of the community transportation survey.

City Manager Underwood requested that the Council appropriate \$300,000 to fund a Traffic Mitigation Plan which is anticipated to be reimbursed by funds from the Sound Transit settlement.

It was moved by Grausz; seconded by Bertlin to:

Appropriate \$300,000 for a scope of work for a Traffic Congestion Mitigation and Safety Improvement Plan, which will be funded by the Sound Transit settlement funds, with an initial expenditure of no more than \$50,000 until Sound Transit Settlement funds have been received by the City.

Passed 4-3

FOR: 4 (Bassett, Bertlin, Grausz, Wong)

AGAINST: 3 (Sanderson, Weiker, Wisenteiner)

AB 5319 CenturyLink Cable Franchise (2nd Reading & Adoption)

City Attorney Kari Sand presented the proposed ordinance for Cable Franchise Agreement with CenturyLink for second reading. Torry Summers with Century Link addressed Councilmember Grausz's question regarding the requirement of Qwest conducting tree trimming in the City.

It was moved by Grausz; seconded by Bertlin to:

Amend section 1.1.4 on Page 9 of the Agenda Bill to delete the text beginning on line 6 with the word however through the period after the words applicable law.

Failed 1-6

FOR: 1 (Grausz)

AGAINST: 6 (Bassett, Bertlin, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Wong; seconded by Weiker to:

Adopt Ordinance No. 17-14, approving a cable franchise agreement with CenturyLink.

Passed 5-1

FOR: 5 (Bassett, Sanderson, Weiker, Wisenteiner, Wong)

AGAINST: 1 (Grausz)

ABSTAIN: 1 (Bertlin)

AB 5320 Refunding of Outstanding 2009B Long Term General Obligation (LTGO) Bonds

Finance Director Chip Corder presented an opportunity to save the City over \$500,000 by refunding outstanding 2009B Long Term General Obligation Bonds. He advised that these bonds primarily benefit the sewer fund and this savings will help mitigate the need to raise sewer utility rates for funding of anticipated sewer plan capital improvements.

Financial Advisor Justin Monway from PiperJaffray, and City Bond Counsel Deanna Gregory from Pacifica Law Group attended and were available for questions from the Council.

It was moved by Bertlin; seconded by Weiker to:

Suspend City Council Rules of Procedure 5.2, requiring a second reading for an ordinance.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Bertlin; seconded by Weiker to:

Adopt Ordinance No. 17-17, authorizing the issuance of limited tax general obligation refunding bonds in the aggregate principal amount of not to exceed \$7,000,000 to refund certain outstanding limited tax general obligation bonds of the City and to pay costs of issuing the bonds; providing the form, terms, and covenants of the bonds; delegating authority to approve the final terms of the bonds; and providing for other matters related thereto.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

OTHER BUSINESS

Councilmember Absences

There were no absences.

Planning Schedule

City Manager Julie Underwood noted the change to add a Special Meeting on July 5, to continue the first reading of the Residential Code Update.

Board Appointments

There were no appointments.

Councilmember Reports

Councilmember Wong requested feedback on Veteran's levy to be able to provide to Sound Cities Association. The Council consensus was there is general support of the levy, but there isn't strong feeling one way or there other regarding whether the levy should be 10 cents or 12 cents.

Councilmember Weiker noted the meet the candidates at Northwood Elementary for new Superintendent on Wednesday afternoon.

Deputy Mayor Bertlin and Mayor Bassett attended the retirement celebration for Superintendent Gary Plano.

EXECUTIVE SESSION

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 15 minutes

At 10:25 pm, Mayor Bassett convened the Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 15 minutes.

At 10:40 pm, Mayor Bassett adjourned the Executive Session.

ADJOURNMENT

The Regular Meeting was adjourned at 10:40 pm.

Bruce Bassett, Mayor

Attest:

Ellie Hooman, Deputy City Clerk



CITY COUNCIL MINUTES SPECIAL MEETING JULY 5, 2017

CALL TO ORDER & ROLL CALL

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

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Dan Grausz, Jeff Sanderson, Wendy Weiker (left at 9:49 pm), David Wisenteiner, and Benson Wong were present.

AGENDA APPROVAL

Mayor Bassett added appearances and other business to the agenda.

It was moved by Bertlin; seconded by Wisenteiner to:

Approve the agenda as amended.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

SPECIAL BUSINESS

Parks and Recreation Month Proclamation

Mayor Bassett proclaimed July 2017 as Parks and Recreation Month and encourages all citizens to participate in and support the many recreation activities, events, programs and facilities by public and private agencies on Mercer Island and by attending Summer Celebration! this weekend at Mercerdale and Luther Burbank Parks.

APPEARANCES

Johan Valentin, 4346 East Mercer Way, spoke about the side-yard setback portion of the Residential Development Standards. He requested the Council consider creating an exemption to the side-yard setback rules for properties that border greenbelts.

Vicky Harper, 9829 SE 42nd Place, spoke about the new house in her neighborhood that it "sticks out like a sore thumb." Asked Council to protect neighborhood character.

Jason & Melinda Moss, 6550 80th Ave SE, spoke about the amendment to the Crown Castle franchise agreement. Mr. Moss asked the Council to delay approving the amendment as the proposed locations of the small cell facilities violate Mercer Island City Code and Comprehensive Plan.

Charles Czech, 8434 SE 39th Street, spoke about the Residential Development Standards. He asked the Council to keep the development standards the City has today to preserve property values on Mercer Island.

Sue Sherwood, 7444 West Mercer Way, spoke about sister city, Thonon-les-Bains. She thanked the Public Works Department for the flowers in the town center.

David Hoffman, Master Builders Association, 335 116th Ave SE Bellevue, spoke about the Residential Development Standards. He presented a packet of information for the Council to review regarding the proposed code amendments. He asked the Council to focus on design aspects of development.

Dennis Dahl, 2530 70th Ave SE, read a statement from Allen Hovsepian (4344 90th Ave SE) regarding personal property rights. He believes the Residential Development Standards changes should be put in front of the

voters for approval.

Lynn Hagerman, 3058 61st Ave SE, spoke about the Residential Development Standards. She encouraged the Council to stand behind the proposed changes.

David Youssefnia, 8214 SE 30th Street, thanked the Council for their efforts in regards to the Residential Development Standards code update. He advised that the reduction of hardscape in lot coverage makes it difficult to utilize the lot and enjoy outdoor activities on the property. He asked the Council to raise the hardscape allowance to 25%.

Jenni Mechem, 8451 SE 36th Street, spoke about ADA exemption to gross floor area previously discussed by the Council. She believes that the Council should reconsider the ADA exemption with the focus being on encouraging builders to create accessible entries and doorways, to assist in travel to and inside the house.

Greg Hart, 17 Brook Bay Road, advised the Residential Development Standards code update is an important issue for all Islanders and should be put to a vote. He asked the Council to gauge whether the proposed changes would fall in line with the desire of the community, by looking at the percentage of current lots that would be in violation of the new residential development standards. He also noted that many lots have long driveways and the proposed regulations would remove the flag lot allowance, making it difficult for those home owners to do anything with their lot.

Stewart Wallin, 2248 77th Ave SE, spoke about a tree located at the 77th Ave SE Landing. He expressed concern that the tree may be in danger due to the shoreline erosion. He concurred with Jenni Mechem's comments relating to the importance of improving home accessibility.

Suzanne Skone, 2834 60th Ave SE, spoke about the Residential Development Standards code update. She asked the Council to support reducing gross floor area to 40%. She asked the Council to reject the ADU exemption to the gross floor area standard, because there is no guarantee that once the structure is built that it will be used for affordable housing.

Kristin Hart, 17 Brook Bay, does not agree with not allowing any deviations for impervious surfaces requirements. She would like the full community to provide their opinion on the issue of Residential Development Standards by putting it to a vote.

Ira Appelman, 9039 E. Shorewood Drive, doesn't believe that zoning regulations fall under personal property rights. He feels the city staff is too friendly with developers and the Residential Development Standards should be straight forward to eliminate any flexibility in the code. He asked the Council to only regulate tree in lots with new development or redevelopment, and flat lots should be exempt.

Daniel Thompson, 7265 North Mercer Way, expressed concern that the Town Center process is being recreated in the Residential Development Standards process. He concurred with Jenni Mechem's accessibility comments, but didn't agree that a gross floor area exemption is needed for those accessibility improvements to be made. He advised that the Council is not going to be able to limit the scale of homes being built without limiting gross floor area and building height.

Marc Coen, 3220 73rd Ave SE, spoke in support of a letter sent to the Council by Dan Thompson about arborist and enforcement concerns. He feels that the City is lacking in effective tree management both with retention and with strategic removal for safety concerns. He asked the Council to make developers responsible for canopy assessment on individual property, so there is no expense to the City. He asked the Council to consider modeling the Mercer Island tree code after the current tree code in the City of Sammamish.

Nancy Hewitt Spaeth, 8320 SE 34th Street, spoke in opposition to requiring one car garages. She feels that residents need the ability to have larger garages for storage purposes and to prevent vehicles from parking on the streets.

CONSENT CALENDAR

Mayor Bassett moved AB 5323: SE 47th Open Space Drainage Easement Exchange for Trail Easement and AB 5326: Amendment to Small Cell Franchise Agreement with Crown Castle (WA - CLEC, LLC), as requested by

Councilmembers Wong and Grausz, to the first items of Special Business.

AB 5324 2017 Summer Celebration Fireworks Display Permit Approval

Recommendation: Approve the public fireworks display permit for July 8, 2017, sponsored by Summer Celebration!

It was moved by Wisenteiner; seconded by Bertlin to:

Approve the Consent Calendar and the recommendations contained therein.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

SPECIAL BUSINESS

AB 5323 SE 47th Open Space Drainage Easement Exchange for Trail Easement

Councilmember Wong spoke about an amendment to the indemnification provision of the public trail easement.

It was moved by Wong; seconded by Bertlin to:

Grant the proposed private drainage easement in the SE 47th Open Space Property to Millad II LLC in exchange for receiving the proposed public trail easement on the Millad II LLC property at 4709 East Mercer Way, amending the indemnification provision (section 4) in the public trail easement agreement by adding the following language to the end of the first sentence: "but only to the extent that the claims, demands, losses, actions or liabilities do not arise or result from the Grantor's negligence or willful misconduct." and authorize the City Manager to sign the easements.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

AB 5326 Amendment to Small Cell Franchise Agreement with Crown Castle (WA – CLEC, LLC)

Councilmember Grausz asked about the public comment received regarding whether an anchor poles is a utility pole. Planning Manager Evan Maxim noted that guide poles are not defined specifically one way or the other in the franchise agreement.

It was moved by Weiker; seconded by Wong to:

Adopt Ordinance No. 17-18, amending the City's small cell franchise agreement with WA – CLEC LLC (Crown Castle) to revise page 1 of Exhibit C to the agreement in order to properly depict, consistent with NESC standards, the sections and measurements of a typical PSE utility pole in the City of Mercer Island.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

It was moved by Grausz; seconded by Wisenteiner to:

Direct staff to engage with Crown Castle on a possible further amendment to the Crown Castle agreement that would clarify that guide poles and underground utility areas should not be used for small cell facilities

Passed 5-2

FOR: 5 (Bertlin, Grausz, Sanderson, Wisenteiner, Wong)

AGAINST: 2 (Bassett, Weiker)

Councilmember Weiker encouraged staff to consult with PSE as well as Crown Castle regarding the poles.

AB 5325 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 Allowances:

- Councilmember Grausz' proposal: 60% landscape required and lots with 6,000 sqft or less can have 20%

hardscape, reducing by 1% every 400 sqft, and not less than 10% (594 to 900 sqft)

- Alternative: 60% landscape required and hardscape is greater of 10% of landscape or 600 sqft

Council Direction: Asked to prepare a graph that would depict lot coverage as related to lot area before providing final direction.

Gross Floor Area - Minimum Allowance:

- Councilmember Grausz' proposal: For 45% GFA allowance for 6,000 sqft, 1% reduction in allowed GFA for every 600 sqft of lot area and a minimum allowed GFA of 40%.
- Alternative: Where the allowed GFA is the greater of 40% or 3,000 sqft.

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

Variance Criteria:

- Planning Commission Recommendation: prohibit / limit variances to GFA, minimum lot size, height, fence height and staff does not recommend adopting this amendment
- Alternative: Limit variance approvals to those circumstances where a house could not otherwise be built on a legal, residential lot and remove ambiguous language regarding groundcover, trees, physical condition of the lot from "d."

Council Direction: Staff propose a solution for "flag lots." Support alternative to limit variance approvals to those circumstances where a house could not otherwise be built on a legal, residential lot and remove ambiguous language regarding groundcover, trees, physical condition of the lot from "d."

Code Interpretations:

- Proposed amendment to allow for an appeal of a code interpretation whenever it relates to a land use project approval.

Council Direction: Support the proposal to allow for an appeal of a code interpretation whenever it relates to a land use project approval.

Tree Code:

Tree Permit and Retention Thresholds

- Planning Commission's Recommendation: Tree permits are not required for trees over 10 inches in diameter. Trees over 10 inches in diameter are subject to retention
- Alternative: Require tree permits for 10-inch trees

Council Direction: Support alternative to require tree permits for 10-inch trees.

Exemptions from Tree Permit

- Planning Commission's Recommendation: Several types of trees are exempt from tree code
- Alternative: Reduce exemptions, and require "after the fact" permit for hazardous tree removal

Council Direction: Support alternative to reduce exemptions and require "after the fact" permit for hazardous tree removal. Also require a permit to remove nuisance trees greater than 10 inches.

Tree Removal and Approval and Tree Retention for Development

- Planning Commission's Recommendation: Code is organized based upon project type (not consolidated)
- Alternative: Consolidate and clarify these sections

Council Direction: Support alternative to consolidate and clarify the tree removal and approval and tree retention for development sections.

Tree Removal Not Associated with a Development Proposal

- Planning Commission's Recommendation: Tree replacement or retention is not required for trees removed if removal is not part of development
- Alternative: Prohibit removal of exceptional trees and require replacement of all removed trees regardless of whether tree removal results from development

Council Direction: Require replacement, but not retention for tree removal not associated with a development proposal.

Tree Removal with a Development Proposal

- Planning Commission's Recommendation: No specific standards for multifamily tree removal
- Alternative: Clarify that tree retention is required for single family and multifamily development. Staff

recommends adopting this amendment

Council Direction: Support alternative to clarify that tree retention is required for single family and multifamily development.

Tree Retention Requirements and Reasonable Best Efforts

- Planning Commission's Recommendation: Require a minimum of 30% retention + reasonable best efforts
- Alternative: Define reasonable best efforts based on GFA and lot / unit limitations

Council Direction: Staff propose further clarifications regarding "reasonable best efforts" to retain trees.

Tree Replacement (Ratio)

- Planning Commission's Recommendation: Replace removed trees at 1:1, 2:1, and 4:1
- Alternative: Replacement trees increased 2:1, 3:1, and 4:1 respectively

Council Direction: Support alternative to replace removed trees at 2:1, 3:1, and 4:1.

Tree Replacement (Size)

- Planning Commission's Recommendation: Allow for limited tree replacement with smaller replacement trees
- Alternative: Clarify that smaller trees cannot be shrubs and limit smaller replacement trees to 20% of required plantings

Council Direction: Support alternative to clarify that smaller trees cannot be shrubs and direct staff to bring back information regarding trees versus shrubs.

Tree Protection Standards

- Planning Commission's Recommendation: Specific tree protection standards + additional ISA Best Management Practices
- Alternative: Eliminate specific protection measures and require compliance with ISA. Staff recommends adopting this amendment

Council Direction: Support alternative to eliminate specific tree protection measures and require compliance with International Society of Arborists (ISA) best management practices.

Trees on Public Property (Parks)

- Planning Commission's Recommendation: Annual tree removal permit for Parks is required
- Alternative: Require replacement trees at same ratio as private development. Staff does not recommend adopting this amendment

Council Direction: Support Planning Commission's Recommendation to require a permit, but not replacement of trees removed on public property (parks).

Tree Removal on Public Property (ROW)

- Planning Commission's Recommendation: Allow for removal on public street by private property owner in some circumstances
- Staff Alternative: Further reduce removal allowances on public street

Council Decision: Support alternative to further reduce allowances for tree removals on public property (ROW).

The Council decided to continue the First Reading to the July 17, 2017 Council Meeting and the August 7, 2017 meeting if needed. Councilmember Weiker asked for visuals to be posted in City Hall with the proposed changes.

Mr. Maxim noted areas of further review, as requested by Council, to be discussed at the July 17 meeting:

- Master Builders Association proposal
- ADUs and Gross Floor Area
- Parking
- Net Lot Area calculations
- Noise regulations
- Other Council proposed edits

OTHER BUSINESS

City Manager Underwood noted that the Arts Council would like to have a Councilmember on the artist selection committee for a mural project. Councilmember Wisenteiner volunteered.

Councilmember Grausz spoke about an incident on the 630 bus route.

City Manager Underwood spoke about canceling the July 24 special meeting. The Council concurred.

ADJOURNMENT

The Special Meeting adjourned at 10:57 pm

Attest:

Bruce Bassett, Mayor

Allison Spietz, City Clerk



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

**AB 5305
July 17, 2017
Consent Calendar**

ACCEPT MIYFS FOUNDATION DONATION

Proposed Council Action:

Accept a donation from the Mercer Island Youth and Family Services Foundation to fund an 0.5 FTE Youth Development Coordinator and administrative services.

DEPARTMENT OF Youth and Family Services (Cynthia Goodwin)

COUNCIL LIAISON Benson Wong

EXHIBITS n/a

2017-2018 CITY COUNCIL GOAL 4. Address the City's Financial Challenges

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	66,880
AMOUNT BUDGETED	\$	0
APPROPRIATION REQUIRED	\$	66,880

SUMMARY

The Mercer Island Youth and Family Services Foundation (Foundation), a Washington non-profit corporation, provides funding to support the programs and services of the City's Department of Youth and Family Services (YFS). The funding is provided in two forms: 1) an annual commitment of approximately 10% to the Department's operating budget and 2) one time or pilot project funds as Foundation reserves allow. The current proposed grant to the YFS Department will provide funding in both of these categories.

Of the \$66,880 grant, \$41,000 will be used to restore the 0.5 FTE Youth Development Coordinator to full-time status from January 1, 2018 through December 31, 2018. The Youth Development Coordinator position was reduced to 0.5 FTE in 2008 at the start of the recession. This half-time reduction allowed the Coordinator to assume the 0.5 FTE school-based prevention services of the Substance Abuse Prevention Counselor at Islander Middle School.

The Mercer Island School District is prioritizing Mental Health Services over Substance Abuse Prevention and has requested a 0.5 FTE mental health position. By fully funding the Youth Development Coordinator, the Foundation donation will enable the City to hire a 0.5 FTE mental health counselor for Islander Middle School. On-going funding for this adjusted service configuration will be determined in the next biennial budget planning process.

The remainder of the grant, in the amount of \$25,880, is to fund the administrative services of an additional 5 hours of the Department's Development Officer (\$11,880) and an additional 10 hours of an administrative assistant (14,000). The Foundation is steadily growing in the diversity of fundraising activities and in the amount of funds it raises to support YFS programs and services. This growth requires an increase in

infrastructure services to support these activities. This administrative portion of the grant will be added to the Foundation's annual commitment to the YFS Department, with a built-in inflator of 4% annually.

RECOMMENDATION

Youth and Family Services Director

MOVE TO: 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.



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

**AB 5328
July 17, 2017
Regular Business**

CITY COUNCIL VACANCY - OPTIONS

Proposed Council Action:

Provide direction to staff for filling the vacancy in City Council Position #4.

DEPARTMENT OF	City Manager (Julie Underwood)
COUNCIL LIAISON	n/a
EXHIBITS	<ol style="list-style-type: none"> 1. RCW 42.12.070, Filling nonpartisan vacancies 2. City Council Rules of Procedures Appendix C, Process to Fill a Mercer Island City Council Vacancy 3. Biography of Council Candidate Salim Nice
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

Councilmember Jeff Sanderson has announced his resignation from Position #4 of the Mercer Island City Council effective July 17, 2017.

Pursuant to RCW 42.12.070, the Council shall appoint a qualified person to fill the vacant position within ninety (90) days (by October 15, 2017). Subsection (6) of the statute further states that, ". . . each person who is appointed shall serve until a qualified person is elected at the next election . . . [and] [t]he person elected shall take office immediately and serve the remainder of the unexpired term." See Exhibit 1. The November 2017 General Election will be certified on November 28, 2017, and the successful candidate for Position #4 (Joy Langley or Tom Acker) will be sworn-in to Position #4 the next day.

Washington state law does not specify a procedure for selecting a person to fill a governing body vacancy; however, the Council has adopted a process outlined in Appendix C to the City Council Rules of Procedure. See Exhibit 2. The Council has the following available options:

- 1. Fill the vacancy.** The City Council Rules of Procedures Appendix C, Process to Fill a Mercer Island City Council Vacancy, provides an outline for filling the vacancy (notice the vacancy, solicit applications, interview applicants, and nominate and select a candidate). The appointed candidate would serve from the date of appointment until November 28, 2017. See Exhibit 2.
- 2. Leave the position vacant.** Under RCW 42.12.070(4), if the Council fails to appoint a qualified person to fill the vacancy within 90 days of the occurrence of the vacancy, the authority of the City

Council to fill the vacancy ends and the King County Council is given the authority to fill the vacancy. The King County Council would be notified after October 15, 2017 about the vacancy and would then appoint someone to serve until November 28, 2017. Staff believes it is highly unlikely that the County Council could address this appointment before the election certification.

3. **Suspend the Council's Rules of Procedure and appoint Salim Nice.** Mr. Nice is running unopposed for Position #2 in the November 2017 General Election. See Exhibit 3. The Council can suspend their Rules of Procedure and appoint Mr. Nice to the vacancy. He would then be sworn-in and serve in Position #4 until November 28, 2017. On November 29, 2017, the successful candidate for Position #4 (Joy Langley or Tom Acker) would be sworn-in. Mr. Nice would then be sworn-in to Position #2 at the first meeting in January. Staff has verified that Mr. Nice is qualified to serve as a Councilmember and he has expressed his interest and willingness to serve if appointed.

Council will discuss the options and next steps to fill the vacancy.

RECOMMENDATION

City Manager

Provide direction to staff for filling the vacancy in City Council Position #4.

RCW 42.12.070**Filling nonpartisan vacancies.**

A vacancy on an elected nonpartisan governing body of a special purpose district where property ownership is not a qualification to vote, a town, or a city other than a first-class city or a charter code city, shall be filled as follows unless the provisions of law relating to the special district, town, or city provide otherwise:

(1) Where one position is vacant, the remaining members of the governing body shall appoint a qualified person to fill the vacant position.

(2) Where two or more positions are vacant and two or more members of the governing body remain in office, the remaining members of the governing body shall appoint a qualified person to fill one of the vacant positions, the remaining members of the governing body and the newly appointed person shall appoint another qualified person to fill another vacant position, and so on until each of the vacant positions is filled with each of the new appointees participating in each appointment that is made after his or her appointment.

(3) If less than two members of a governing body remain in office, the county legislative authority of the county in which all or the largest geographic portion of the city, town, or special district is located shall appoint a qualified person or persons to the governing body until the governing body has two members.

(4) If a governing body fails to appoint a qualified person to fill a vacancy within ninety days of the occurrence of the vacancy, the authority of the governing body to fill the vacancy shall cease and the county legislative authority of the county in which all or the largest geographic portion of the city, town, or special district is located shall appoint a qualified person to fill the vacancy.

(5) If the county legislative authority of the county fails to appoint a qualified person within one hundred eighty days of the occurrence of the vacancy, the county legislative authority or the remaining members of the governing body of the city, town, or special district may petition the governor to appoint a qualified person to fill the vacancy. The governor may appoint a qualified person to fill the vacancy after being petitioned if at the time the governor fills the vacancy the county legislative authority has not appointed a qualified person to fill the vacancy.

(6) As provided in chapter **29A.24** RCW, each person who is appointed shall serve until a qualified person is elected at the next election at which a member of the governing body normally would be elected. The person elected shall take office immediately and serve the remainder of the unexpired term.

[**2013 c 11 § 89; 2011 c 349 § 28; 1994 c 223 § 1.**]

NOTES:

Effective date—2011 c 349 §§ 10-12, 27, 28, and 30: See note following RCW **29A.24.171**.

APPENDIX C

PROCESS TO FILL A MERCER ISLAND CITY COUNCIL VACANCY

PURPOSE

To provide guidance to the City Council when a Mercer Island Councilmember position becomes vacant before the expiration of the official's elected term of office.

APPOINTMENT PROCESS

A Council position shall be officially declared vacant upon the occurrence of any of the causes of vacancy set forth in RCW 42.12.010. Under authority of RCW 42.12.070, the remaining members of the Council are vested with the responsibility for appointing a qualified person to fill the vacant position. Accordingly, the process should include all of the remaining Councilmembers in Council interviews, deliberations, and votes to appoint someone to fill the vacant position.

The Council should direct staff to begin the Councilmember appointment process and establish an interview and appointment schedule, so that the position is filled at the earliest opportunity. After the schedule is established, staff will notify applicants of the location, date and time of the interviews.

Applications received by the deadline date and time will be copied and circulated to Councilmembers.

NOTIFICATIONS AND SCHEDULING

The notice of vacancy shall be posted on the City's website and published at least two times in the Mercer Island Reporter.

Council shall determine a regular meeting or set a special meeting for interviewing candidates and possibly appointing someone to the vacant position.

Interviews and the appointment process may be continued to another day if any Councilmember is not able to attend or if the selection process is not concluded.

INTERVIEWS

Each applicant shall be given three to five minutes to introduce themselves and present their credentials and reasons for seeking appointment to the City Council. They shall also address the answers to these questions during their allotted time:

1. Why do you want to serve on the City Council?
2. What experiences, talents or skills do you bring to the Council and community that you would like to highlight?
3. Are there any regional issues or forums in which you have a particular interest or expertise? (e.g. transportation, water supply, human services, water quality, fiscal management, solid waste, parks & open space, etc.)
4. Do you want to serve on the City Council because of a particular local issue on which you want to work or are your interests more broadly distributed?

The Council reserves the right to ask additional questions of candidates during the interview.

At the close of Council questions, applicants will be afforded an opportunity to comment on any additional issues relevant to their candidacy.

The applicants' order of appearance will be determined by a random lot drawing.

DELIBERATIONS AND VOTING

Upon completion of the interviews, and as provided in the Open Public Meetings Act at RCW 42.30.110(1)(h), Councilmembers may convene into Executive Session to evaluate the qualifications of the applicants. However, all interviews and final action appointing a person to fill the vacancy shall be in a meeting open to the public.

In open session, the Mayor shall ask for nominations from the Councilmembers. No second to the motion is needed. Nominations are closed by a motion, a second and a majority vote of the Council.

The Mayor may poll the Council to ascertain that Councilmembers are prepared to vote. The City Clerk shall proceed with a roll-call vote.

Nominations and voting will continue until a nominee receives a majority vote of the remaining Councilmembers.

At any time during the election process, the Council may postpone elections until another open meeting if a majority vote has not been received, or if one of the remaining Councilmembers is not able to participate in a particular meeting.

The Mayor shall declare the nominee receiving the majority vote of all of the remaining Councilmembers as the new Councilmember who shall be sworn into office at the earliest opportunity, or no later than the next regularly scheduled Council meeting.

Under RCW 42.12.070(4), if the Council fails to appoint a qualified person to fill the vacancy within 90 days of the occurrence of the vacancy, the authority of the City Council to fill the vacancy ends and the King County Council is given the authority to fill the vacancy.

Salim Nice

A Mercer Island native, and Seattle University graduate, Salim has more than 20 years of advanced technology development experience in both corporate and government organizations. Salim has held leadership roles spanning Senior Vice President & Chief Operating Officer to Vice President of Information Technology and Information Services, with extensive experience managing audits ranging from



Medicare and Medicaid, to Accounts Payable Recovery, and Sales & Use Tax Audits. He is currently Chief Technology Officer and Managing Partner of a large tax advisory firm where he focuses on complex negotiations and multi-dimensional budget management.

Salim is currently running unopposed for Position No. 2 on the Mercer Island City Council. He served on the Town Center Visioning Committee, the Mercer Island Editorial Board, and is an active volunteer with Islands Oil Spill Association (IOSA), a non-profit, community-based, community-supported oil spill response organization: the only spill response group in the San Juan Islands. He is married to Janice Nice, also a Mercer Island native, and they have one young child who will be entering preschool in the coming year.



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

**AB 5331
July 17, 2017
Regular Business**

I-90/EAST LINK PROJECT UPDATE

Proposed Council Action:

Provide direction on federal lobbying strategy.

DEPARTMENT OF

City Manager (Julie Underwood)

COUNCIL LIAISON

n/a

EXHIBITS

1. Sound Transit Motion M2017-96, dated June 22, 2017
2. June 22 Traffic & Safety Community Meeting Presentation
3. Summary of Results from Commuter Survey

2017-2018 CITY COUNCIL GOAL

1. I-90 Access and Mobility/Prepare for Light Rail

APPROVED BY CITY MANAGER

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

SUMMARY

TENTATIVE SETTLEMENT AGREEMENT

On June 22, the Sound Transit Board approved the tentative settlement agreement that was approved by the City Council on May 31, 2017 (see Exhibit 1). The Board's Motion delegates authority to the Sound Transit CEO to negotiate and execute a settlement agreement with Mercer Island. Additional Board action would not be required, unless the terms of the final negotiated agreement are different than the terms in the Motion.

Staff is currently working on the agreement details and estimates that it will take approximately 90 days from Board approval to complete the draft. Once a draft is completed, it will return to the City Council for review and approval. The target timeframe for Council review is late September.

TRAFFIC & SAFETY COMMUNITY MEETING

The City hosted a Traffic and Safety Community Meeting on June 22, 2017 to kick-off a community engagement process to prepare a traffic and safety mitigation plan. The plan will be focused on addressing the impacts due to the closure of the I-90 center roadway to single occupant vehicles (SOV) and to the East Link Light Rail Project. Approximately 30-40 residents attended.

The City Manager and the City's transportation/traffic consultants, Transpo Group, provided a presentation and answered questions from the audience (see Exhibit 2). In addition, following the first week of the I-90 center roadway closure, the City conducted a non-scientific survey focused on westbound commuters – the results of the survey were also presented (see Exhibit 3).

Meeting participants were asked to provide input on two access solutions for the Island Crest Way westbound on-ramp to the I-90 HOV lane:

- One option was to request that WSDOT designate the ramp and HOV lane as open to general purpose/SOV traffic during off-peak hours from 7:00 pm to 5:00 am. This exists on I-90 east of Bellevue and on I-405 south towards Renton, among other locations in the region. Thirteen (13) people indicated they liked this option and one (1) did not. Five (5) people considered this a 1st priority and three (3) indicated this as a 2nd priority. A few people commented that they thought it would not make a significant difference in congestion, so either did not vote or voted with a lack of enthusiasm.
- The other option was to convert the ramp and HOV lane to High Occupancy Toll (HOT) facilities. This option generated more spirited discussion with stronger feelings and reactions from the community. Six (6) people said yes, and six (6) people said no to this proposal. A number of people were not sure how they felt about this option and preferred not to vote either way. Four (4) indicated it as a 1st priority, and two (2) indicated it as a 2nd priority. Those who voted yes also thought that HOVs should not pay the toll.

Transpo will collect data later this fall to determine what new preferred traffic patterns have been created as a result of the Island Crest Way onramp closure to SOVs. These new patterns will have some impacts that we will want to mitigate with safety improvements. We will work closely with the community to identify and prioritize these projects. We anticipate hosting an additional community meeting later this fall/early winter after more traffic data is collected and analyzed.

FEDERAL LOBBYING STRATEGY

The City, its Congressional Delegation, and regional partners made a solid lobbying push just prior to the closure of the I-90 center roadway to seek the support of the U.S. Department of Transportation (USDOT) to “grandfather” the Island Crest Way on-ramp for SOVs. Senator Patty Murray also reached out and called the USDOT Secretary on our behalf. However, the Secretary does not believe she has the authority to grant this exception. Subsequently, it was reaffirmed that the Island Crest Way on-ramp would convert to HOV-only when the center roadway closed on June 3.

Access via Island Crest Way for all traffic remains an important priority for the Council and community. Nevertheless, the federal lobbying strategy to achieve this is complicated, lengthy, and uncertain. Further, we were informed that even if we were to pursue legislation and Congress adopts it, the USDOT may not support our request due to the precedent it would set. Any strategy we pursue involves multi-layered, daunting steps. In consultation with Congressman Adam Smith, the City’s strongest advocate on this priority, the path forward is unclear, especially with the current political environment at the federal level.

At the current time, staff does not envision having a robust, assertive strategy until it’s clear that our approach has a strong likelihood of success. The contract with Washington 2 Advocates (W2A), the City’s lobbyist, ended on June 30. Until we determine the right political path forward, staff recommends that we continue to retain W2A under their “bullpen rate” of \$2,500 per month. With this reduced scope, W2A would continue to be involved in strategic and tactical conversations, as well as monitor the situation, so that when opportunities arise we’re ready to seize them. In the meantime, staff would like to reach out to other lobbyists for additional opinions and insights on strategy. Likewise, the City will prepare a letter to its Congressional Delegation to thank them for their assistance and to request their continued engagement and support.

SHORT-TERM PARKING (DURING LIGHT RAIL CONSTRUCTION)

Sound Transit has informed staff that they have secured at least one site, maybe two, in Bellevue that are directly located on the 550 bus route, including:

- South of Chace's Pancake Corral on Bellevue Way
- SE 11th/Bellevue Way (Church location is currently in negotiations)

These two sites would provide 100 parking spaces, and could alleviate the demand at the Mercer Island Park and Ride.

As per the tentative settlement agreement with Sound Transit, Sound Transit will lease, consistent with the parameters of leased lots in Bellevue, Renton and Redmond, stalls for transit user parking with the goal of securing 100 stalls within a 1/3-mile walkshed of the Mercer Island Park and Ride or served by transit/shuttle service by August 1. There is \$240,000 allocated for this need. Staff will review options with the Council on August 7.

SOUND TRANSIT CONSTRUCTION KICKOFF OPEN HOUSE

Sound Transit hosted a Light Rail Construction Kickoff Open House on Wednesday, July 12, from 5:00-7:00 pm at the Mercer Island Community & Event Center. Attendees met the construction management team and contractor and learned about:

- East Link and the Mercer Island Station design and construction,
- Early construction work, including I-90 seismic retrofit and post tensioning.
- Construction timeline and activities.
- How to stay informed during construction.

RECOMMENDATION

City Manager

Provide direction on federal lobbying strategy.

MOTION NO. M2017-96**Negotiate and Execute a Settlement Agreement with City of Mercer Island**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Board	06/22/2017	Final Action	Ahmad Fazel, Executive Director DECM Ron Lewis, Executive Project Director East Link Eric Beckman, Deputy Executive Director Business & Construction Services

PROPOSED ACTION

Authorizes the chief executive officer to negotiate and execute a settlement agreement with Mercer Island to settle pending litigation through payment of certain reimbursable expenses not to exceed \$10,050,000, all as provided in this motion.

KEY FEATURES SUMMARY

- The CEO is authorized to negotiate and execute an agreement that:
 - Requires Sound Transit to lease up to 100 additional parking stalls during the temporary closure of the South Bellevue Park-and-Ride.
 - Provides a framework for designing and constructing a bus/rail transfer facility oriented along North Mercer Way and 77th Avenue SE.
 - Provides up to \$5,100,000 in reimbursements to a City of Mercer Island led study, design, and construction of traffic safety enhancements.
 - Provides up to \$4,410,000 contribution to one or more City of Mercer Island led transit-oriented development (TOD) or structured commuter parking facilities.
 - Provides funding and partnership with the City and King County Metro to pilot last-mile transit solutions.
 - Has a maximum total authorization of \$10,050,000 for all purposes identified.

BACKGROUND

Motion Nos. M2017-38 and M2017-53 authorized three Sound Transit Board members to meet with Mercer Island elected officials to discuss issues of concern related to East Link Extension construction and operation and participate in the then ongoing consultation discussions to implement the 2004 Amendment to the 1976 Memorandum of Agreement relating to Interstate 90.

On May 31, 2017, the Mercer Island City Council tentatively agreed to the measures and settlement items and assumptions outlined in the attached Exhibit A and authorized City staff to work collaboratively with Sound Transit staff to prepare a final agreement for subsequent consideration and approval by the Mercer Island City Council and Sound Transit Board.

After considering Exhibit A, the Board determines that the following actions are appropriate to settle the litigation:

Temporary Construction Parking:

Sound Transit will lease, consistent with the parameters of leased lots in Bellevue, Renton, and Redmond (if feasible), stalls for transit user parking during the construction period for the South

Bellevue park-and-ride, with a goal of securing 100 stalls which are either within a 1/3-mile walkshed of the Mercer Island park-and-ride or will be served by transit/shuttle service for an amount not to exceed \$240,000 for all expenditures including transit/shuttle service. Sound Transit will continue pursuing spaces beyond June 3, 2017, with the goal of reaching 100 stalls by August 1, 2017. Unused money is transferable to fund traffic safety enhancements related to the effects of the center roadway closure and HOV-only use of the R-8A HOV lanes described below.

Bus/rail Integration:

Sound Transit supports the 77th Avenue SE location and operational limitations for a bus/rail intercept on Mercer Island. But to the extent King County Metro buses are involved or required to coordinate service, this location and operations limitations cannot be implemented without King County Metro's agreement. The City and Sound Transit staff will work collaboratively with King County Metro to obtain its concurrence where necessary and document such concurrence as appropriate. The bus/rail intercept will use the 77th Avenue SE configuration modified as follows:

- No pick-up/drop-off on 80th Avenue SE.
- Bus volumes on North Mercer Way both during peak periods and on a daily basis would not exceed current volumes (excluding, for these purposes, both current and future Mercer Island-only buses).
- Buses (other than Mercer Island-only buses) would not drive through the Mercer Island Town Center via SE 27th Street except in emergency or unexpected situations (e.g., to get around a traffic accident).

The City expects the following additional operational provisions, but will consider modifications based on King County Metro operational concerns:

- All pick-up/drop-off (other than local Mercer Island buses) would be on the south side of North Mercer Way between 77th Avenue SE and 80th Avenue SE.
- Bus layovers will be limited to no more than 15 minutes and would only occur incident to the PM peak hour operation.
- Except as to buses running entirely on electrical (battery) power, no idling of buses other than during actual pick-up or drop-off times.

Traffic/Safety Enhancements related to the Center Roadway closure and R-8A HOV restriction:

- Sound Transit will complete all traffic mitigation work identified in the Final Environmental Impact Statement for the East Link Extension (2011) and the SEPA Addendum for the East Link Extension (2017), consistent with those environmental documents.
- In addition to the amounts expended to fund the traffic mitigation work identified in East Link Extension environmental documents, Sound Transit will make reimbursable contributions to the City for the actual reasonable cost to fund traffic safety enhancements related to the effects of the center roadway closure and HOV-only use of the R-8A HOV lanes, as reasonably determined by the City, in an amount not to exceed \$5,100,000, except as this amount may be adjusted as provided in the Long-Term Parking section.
- Such traffic safety enhancements may include temporary and permanent improvements to intersections, signage, traffic calming, crosswalks, etc. If the enhancements cost less than the amount remaining after accounting for deductions or additions from or to the total contribution authorized, the remaining funds, if any, may be applied to improving last mile transit access or Aubrey Davis Park improvements.

- Sound Transit is willing to coordinate with the City to mutually study and address traffic safety enhancements and intersection improvements, subject to the total contribution authorized as set forth above.

Long-Term Parking:

- Upon completion of the new, expanded South Bellevue Park-and-Ride, Sound Transit will terminate the short-term commuter lot leases used for Temporary Construction Parking referenced above.
- Sound Transit will make a reimbursable contribution for long-term regional transit commuter parking provided as part of one or more City-led transit-oriented development projects and/or structured regional transit commuter parking. The contribution for regional transit parking stalls will be no more than 49 percent of the actual reasonable construction cost per stall provided by the City up to a maximum of 200 stalls. The current estimated construction cost per stall is approximately \$45,000/stall, in which case Sound Transit's contribution will be \$22,050 for each parking stall. The estimated construction cost per stall will be adjusted annually by the consumer price index. Without regard to the actual cost per parking stall, if Sound Transit's 49 percent maximum contribution/stall exceeds \$4,410,000, the excess must be deducted from the total authorized amount allocated to fund the Traffic Safety Enhancements related to the Center Roadway closure and R-8A HOV restriction. This means that notwithstanding the amount Sound Transit provides to fund parking stalls, the maximum total funding provided for all purposes, including inflation, cannot exceed \$10,050,000.
- If Sound Transit's 49 percent share of long-term regional transit commuter parking stall costs is less than \$4,410,000, the unused funds may be used to fund Traffic Safety Enhancements related to the effects of the center roadway closure and HOV-only use of the R-8A HOV lanes.
- The City will fund at least 51 percent of the parking stall cost at these City-owned and City-operated facilities. It is anticipated that the City may manage and operate these parking stalls to provide parking for local commuters during certain hours of the day.

Aubrey Davis Park:

- Sound Transit will make a reimbursable contribution not to exceed \$50,000 to the City's Aubrey Davis Park Master Plan; any remaining funds from the \$50,000, if any, may be used for implementation of the Aubrey Davis Park Master Plan.
- Sound Transit will assign appropriate staff to assist in development of the Master Plan.
- In the proximity of 77th Avenue SE and 80th Avenue SE, Sound Transit will provide safe access to the Mercer Island Station which will include the re-routing of the I-90 bicycle route in the same proximity to avoid conflicts with the Mercer Island Park-and-Ride on North Mercer Way, and such costs will not count against Sound Transit's other funding contributions described in this motion.

Last Mile Pilot Project with King County Metro:

Sound Transit and the City will partner with King County Metro to launch a pilot project to improve last mile transit access for Mercer Island residents and that would potentially have regional applicability. Sound Transit will provide funding in an amount not to exceed \$226,900, except as this amount may be adjusted as provided in Traffic/Safety Enhancements related to the Center Roadway closure and R-8A HOV restriction section above.

Emergency Training for I-90 Response:

Sound Transit will include the City in Sound Transit's existing multi-city/multi-agency Fire Life Safety Committee which comprehensively addresses emergency response concerns.

Sound Transit will provide funding to the City in an amount not to exceed \$25,000 for police and fire training through amendments to existing agreements with the City of Seattle.

Additional Sound Transit Staffing Through Construction:

Sound Transit will work closely with the City to develop and implement community information measures required by the Final Environmental Impact Statement and Record of Decision.

Sound Transit community outreach staff will spend 15 hours per week at City-provided work space to develop and implement community outreach and communication measures.

Total Authorized Expenditure:

Except for amounts specifically excluded from the total, the maximum total authorized funding for all purposes identified in this motion is \$10,050,000. The City will be responsible for ensuring that any necessary environmental review is accomplished before Sound Transit's payment of reimbursable contributions.

East Link Extension Permits:

The City and Sound Transit will work together to ensure that there is a clear and collaborative path forward for timely issuance of permit decisions and construction of the Mercer Island Station, all East Link Extension facilities in the City, and the bus/rail integration facility serving the Mercer Island Station.

The City must agree to commitments that provide a high degree of certainty that all the East Link Extension facilities in the City will continue to move forward within the approved scope, schedule and budget, including commitments by the City to promptly issue all permits necessary for the East Link Extension and that all applicable permit conditions and mitigation measures are fulfilled by the mitigation and other items provided in the final settlement agreement.

General Terms:

The settlement agreement should include general terms and conditions regarding such topics as liability, insurance, indemnification, dispute resolution, assignment, termination, applicable federal provisions, SEPA compliance requirements and responsibilities, and mutually agreeable deadlines for completion of those items for which Sound Transit is to provide reimbursable contributions.

Litigation:

Sound Transit and the City will ask the Court to suspend and stay the proceedings in Sound Transit's two lawsuits against the City, but the orders issued by King County Superior Court will remain in effect. Final judgment should be issued dismissing the lawsuits when all required permits for East Link Extension have been issued by the City.

The City and Sound Transit will ask the Court to suspend and stay the proceedings in the City's lawsuit against Sound Transit and WSDOT. The City will not commence any further proceedings or

new litigation or new regulatory action impacting the East Link Extension. The City's lawsuit and appeals will be dismissed with prejudice if a final settlement agreement is approved by both parties.

PROJECT STATUS

Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction

Projected Completion Date for Construction: 2023

Project scope, schedule, and budget summary located on page 45 of the March 2017 Agency Progress Report.

FISCAL INFORMATION

The maximum total authorization of this action is within the baseline budget and sufficient funds remain after approval of this action to fund the remaining work in the construction phase as contained in the baseline budget.

The baseline budget for the I-90 Two-Way Transit & HOV Operations, Stage 3 project is \$225,648,485. Within that amount, \$198,330,485 has been set aside for the construction phase, of that amount \$175,753,988 is committed.

The proposed action would commit an amount not to exceed \$10,050,000 to meet financial obligations for payments and services under the proposed Settlement Agreement with the City of Mercer Island leaving a remaining uncommitted budget of \$12,526,497 in the construction phase.

I-90 Two-Way Transit & HOV Operations, Stage 3

(in thousands)

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$3,648	\$1,655	\$	\$1,655	\$1,993
Preliminary Engineering	\$1,549	\$1,549		1,549	
Final Design	\$22,121	\$19,298		19,298	2,823
Third Parties					
Right of Way					
Construction	198,330	175,754	10,050	185,804	12,526
Construction Services					
Vehicles					
Total Current Budget	\$225,648	\$198,256	\$10,050	\$208,306	\$17,342
Phase Detail - Construction					
Civil Construction	\$180,600	\$175,754		\$175,754	\$4,846
Construction UC	\$17,730		\$10,050	\$10,050	\$7,680
Total Phase	\$198,330	\$175,754	\$10,050	\$185,804	\$12,526

City of Mercer Island, Settlement Agreement Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Mercer Island Settlement	\$	\$	\$10,050	\$10,050
Total Obligated Amount	\$	\$	\$10,050	\$10,050
Percent Contingency	0%	0%	0%	0%

Notes:

Amounts are expressed in Year of Expenditure.

Board Approvals = Committed To-Date + Contingency as of May 2017 and includes pending Board actions.

For detailed project information, see page 45 of the Adopted 2017 Transit Improvement Plan (TIP).

PUBLIC INVOLVEMENT

Not applicable to this action

TIME CONSTRAINTS

A one-month delay could impact the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2017-77: Extended the authority granted by Motion No. M2017-53 to July 27, 2017, to accommodate the City of Mercer Island's request this week to consider information regarding I-90 and East Link on Mercer Island.

Motion No. M2017-53: Authorized the three board members appointed to meet with Mercer Island elected officials to participate in the ongoing consultation discussions to implement the 2004 Amendment to the 1976 Memorandum of Agreement relating to Interstate 90.

Motion No. M2017-38: Authorized the Board Chair to appoint up to three board members to meet with City of Mercer Island elected officials to discuss issues of concern regarding the East Link Project.

Motion No. M2017-20: Authorized legal action against the City of Mercer Island, the Washington State Department of Transportation (a potential non-adverse defendant), and other governmental entities deemed necessary or appropriate, to confirm Sound Transit's and the Washington State Department of Transportation's authority to take all lawful actions to construct and operate light rail on Interstate 90 or on Mercer Island between Seattle and Bellevue as approved by voters; and to enforce the 1976 Memorandum of Agreement and 2004 Amendment governing Interstate 90 between Seattle and Bellevue

Motion No. M2016-67: Directed Sound Transit staff to work with the City of Mercer Island, the Mercer Island public and other interested parties, including WSDOT and King County/Metro, on matters involving the East Link Light Rail that directly impact the City of Mercer Island.

ENVIRONMENTAL REVIEW

PW 6/19/17

LEGAL REVIEW

SGS 6/19/17

MOTION NO. M2017-96

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to negotiate and execute a settlement agreement with Mercer Island to settle pending litigation through payment of certain reimbursable expenses not to exceed \$10,050,000, all as provided in this motion.

BACKGROUND:

Motion Nos. M2017-38 and M2017-53 authorized three Sound Transit Board members to meet with Mercer Island elected officials to discuss issues of concern related to East Link Extension construction and operation and participate in the then ongoing consultation discussions to implement the 2004 Amendment to the 1976 Memorandum of Agreement relating to Interstate 90.

On May 31, 2017, the Mercer Island City Council tentatively agreed to the measures and settlement items and assumptions outlined in the attached Exhibit A and authorized City staff to work collaboratively with Sound Transit staff to prepare a final agreement for subsequent consideration and approval by the Mercer Island City Council and Sound Transit Board.

After considering Exhibit A, the Board determines that the following actions are appropriate to settle the litigation:

Temporary Construction Parking:

Sound Transit will lease, consistent with the parameters of leased lots in Bellevue, Renton, and Redmond (if feasible), stalls for transit user parking during the construction period for the South Bellevue park-and-ride, with a goal of securing 100 stalls which are either within a 1/3-mile walkshed of the Mercer Island park-and-ride or will be served by transit/shuttle service for an amount not to exceed \$240,000 for all expenditures including transit/shuttle service. Sound Transit will continue pursuing spaces beyond June 3, 2017, with the goal of reaching 100 stalls by August 1, 2017. Unused money is transferable to fund traffic safety enhancements related to the effects of the center roadway closure and HOV-only use of the R-8A HOV lanes described below.

Bus/rail Integration:

Sound Transit supports the 77th Avenue SE location and operational limitations for a bus/rail intercept on Mercer Island. But to the extent King County Metro buses are involved or required to coordinate service, this location and operations limitations cannot be implemented without King County Metro's agreement. The City and Sound Transit staff will work collaboratively with King County Metro to obtain its concurrence where necessary and document such concurrence as appropriate. The bus/rail intercept will use the 77th Avenue SE configuration modified as follows:

- No pick-up/drop-off on 80th Avenue SE.
- Bus volumes on North Mercer Way both during peak periods and on a daily basis would not exceed current volumes (excluding, for these purposes, both current and future Mercer Island-only buses).
- Buses (other than Mercer Island-only buses) would not drive through the Mercer Island Town Center via SE 27th Street except in emergency or unexpected situations (e.g., to get around a traffic accident).

The City expects the following additional operational provisions, but will consider modifications based on King County Metro operational concerns:

- All pick-up/drop-off (other than local Mercer Island buses) would be on the south side of North Mercer Way between 77th Avenue SE and 80th Avenue SE.
- Bus layovers will be limited to no more than 15 minutes and would only occur incident to the PM peak hour operation.
- Except as to buses running entirely on electrical (battery) power, no idling of buses other than during actual pick-up or drop-off times.

Traffic/Safety Enhancements related to the Center Roadway closure and R-8A HOV restriction:

- Sound Transit will complete all traffic mitigation work identified in the Final Environmental Impact Statement for the East Link Extension (2011) and the SEPA Addendum for the East Link Extension (2017), consistent with those environmental documents.
- In addition to the amounts expended to fund the traffic mitigation work identified in East Link Extension environmental documents, Sound Transit will make reimbursable contributions to the City for the actual reasonable cost to fund traffic safety enhancements related to the effects of the center roadway closure and HOV-only use of the R-8A HOV lanes, as reasonably determined by the City, in an amount not to exceed \$5,100,000, except as this amount may be adjusted as provided in the Long-Term Parking section.
- Such traffic safety enhancements may include temporary and permanent improvements to intersections, signage, traffic calming, crosswalks, etc. If the enhancements cost less than the amount remaining after accounting for deductions or additions from or to the total contribution authorized, the remaining funds, if any, may be applied to improving last mile transit access or Aubrey Davis Park improvements.
- Sound Transit is willing to coordinate with the City to mutually study and address traffic safety enhancements and intersection improvements, subject to the total contribution authorized as set forth above.

Long-Term Parking:

- Upon completion of the new, expanded South Bellevue Park-and-Ride, Sound Transit will terminate the short-term commuter lot leases used for Temporary Construction Parking referenced above.
- Sound Transit will make a reimbursable contribution for long-term regional transit commuter parking provided as part of one or more City-led transit-oriented development projects and/or structured regional transit commuter parking. The contribution for regional transit parking stalls will be no more than 49 percent of the actual reasonable construction cost per stall provided by the City up to a maximum of 200 stalls. The current estimated construction cost per stall is approximately \$45,000/stall, in which case Sound Transit's contribution will be \$22,050 for each parking stall. The estimated construction cost per stall will be adjusted annually by the consumer price index. Without regard to the actual cost per parking stall, if Sound Transit's 49 percent maximum contribution/stall exceeds \$4,410,000, the excess must be deducted from the total authorized amount allocated to fund the Traffic Safety Enhancements related to the Center Roadway closure and R-8A HOV restriction. This means that notwithstanding the amount Sound Transit provides to fund parking stalls, the maximum total funding provided for all purposes, including inflation, cannot exceed \$10,050,000.
- If Sound Transit's 49 percent share of long-term regional transit commuter parking stall costs is less than \$4,410,000, the unused funds may be used to fund Traffic Safety Enhancements related to the effects of the center roadway closure and HOV-only use of the R-8A HOV lanes.

- The City will fund at least 51 percent of the parking stall cost at these City-owned and City-operated facilities. It is anticipated that the City may manage and operate these parking stalls to provide parking for local commuters during certain hours of the day.

Aubrey Davis Park:

- Sound Transit will make a reimbursable contribution not to exceed \$50,000 to the City's Aubrey Davis Park Master Plan; any remaining funds from the \$50,000, if any, may be used for implementation of the Aubrey Davis Park Master Plan.
- Sound Transit will assign appropriate staff to assist in development of the Master Plan.
- In the proximity of 77th Avenue SE and 80th Avenue SE, Sound Transit will provide safe access to the Mercer Island Station which will include the re-routing of the I-90 bicycle route in the same proximity to avoid conflicts with the Mercer Island Park-and-Ride on North Mercer Way, and such costs will not count against Sound Transit's other funding contributions described in this motion.

Last Mile Pilot Project with King County Metro:

Sound Transit and the City will partner with King County Metro to launch a pilot project to improve last mile transit access for Mercer Island residents and that would potentially have regional applicability. Sound Transit will provide funding in an amount not to exceed \$226,900, except as this amount may be adjusted as provided in Traffic/Safety Enhancements related to the Center Roadway closure and R-8A HOV restriction section above.

Emergency Training for I-90 Response:

Sound Transit will include the City in Sound Transit's existing multi-city/multi-agency Fire Life Safety Committee which comprehensively addresses emergency response concerns.

Sound Transit will provide funding to the City in an amount not to exceed \$25,000 for police and fire training through amendments to existing agreements with the City of Seattle.

Additional Sound Transit Staffing Through Construction:

Sound Transit will work closely with the City to develop and implement community information measures required by the Final Environmental Impact Statement and Record of Decision.

Sound Transit community outreach staff will spend 15 hours per week at City-provided work space to develop and implement community outreach and communication measures.

Total Authorized Expenditure:

Except for amounts specifically excluded from the total, the maximum total authorized funding for all purposes identified in this motion is \$10,050,000. The City will be responsible for ensuring that any necessary environmental review is accomplished before Sound Transit's payment of reimbursable contributions.

East Link Extension Permits:

The City and Sound Transit will work together to ensure that there is a clear and collaborative path forward for timely issuance of permit decisions and construction of the Mercer Island Station, all

East Link Extension facilities in the City, and the bus/rail integration facility serving the Mercer Island Station.

The City must agree to commitments that provide a high degree of certainty that all the East Link Extension facilities in the City will continue to move forward within the approved scope, schedule and budget, including commitments by the City to promptly issue all permits necessary for the East Link Extension and that all applicable permit conditions and mitigation measures are fulfilled by the mitigation and other items provided in the final settlement agreement.

General Terms:

The settlement agreement should include general terms and conditions regarding such topics as liability, insurance, indemnification, dispute resolution, assignment, termination, applicable federal provisions, SEPA compliance requirements and responsibilities, and mutually agreeable deadlines for completion of those items for which Sound Transit is to provide reimbursable contributions.

Litigation:

Sound Transit and the City will ask the Court to suspend and stay the proceedings in Sound Transit's two lawsuits against the City, but the orders issued by King County Superior Court will remain in effect. Final judgment should be issued dismissing the lawsuits when all required permits for East Link Extension have been issued by the City.

The City and Sound Transit will ask the Court to suspend and stay the proceedings in the City's lawsuit against Sound Transit and WSDOT. The City will not commence any further proceedings or new litigation or new regulatory action impacting the East Link Extension. The City's lawsuit and appeals will be dismissed with prejudice if a final settlement agreement is approved by both parties.

MOTION:


It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to negotiate and execute a settlement agreement with the City of Mercer Island on the terms specified in the background section of this motion, including an amount not to exceed \$10,050,000 (excluding other specifically excluded amounts) for certain reimbursable expenses related to the East Link Extension on Mercer Island to resolve pending litigation, all as provided in background section of this motion.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 22, 2017.



Dave Somers
Board Chair

ATTEST:


Kathryn Flores
Board Administrator

MOTION NO. M2017-96

Exhibit A

DRAFT Mercer Island Offer Sheet - May 22, 2017

Offer expires 11:59 PM - 5/31/2017

Item	ST Offer- 5/22
<p>Short-term (construction) parking</p> <p>Title in 5/20/17 MI Offer doc: <i>Construction Period Parking</i></p> <p>Cost: \$ 240,000 Sum of items: \$ 240,000</p>	<ul style="list-style-type: none"> • 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 P&R 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
<p>Bus/rail Integration</p> <p>Title in 5/20/17 MI Offer doc: <i>Bus/Rail Integration</i></p> <p>Cost: \$N/A Sum of items: \$ 240,000</p>	<ul style="list-style-type: none"> • The 77th Ave SE configuration will be accepted modified as follows: <ul style="list-style-type: none"> • No pick-up/drop-off on 80th Ave. SE. • Bus volumes on North Mercer Way both during peak periods and on a daily basis would not exceed current volumes (excluding, for these purposes, both current and future MI-only buses) • Buses (other than MI-only buses) would not drive through the MI Town Center via SE 27th Street except in emergency or unexpected situations (<u>e.g.</u>, to get around a traffic accident). <p>In addition, the City expects the following additional operational provisions but is willing to consider modifications based on King County Metro operational concerns:</p> <ul style="list-style-type: none"> • All pick-up/drop-off (other than local Mercer Island buses) would be on the south side of North Mercer Way between 77th Ave. SE and 80th Ave. SE. • Bus layovers limited to no more than 15 minutes and would only occur incident to the PM peak hour operation. • Except as to buses running entirely on electrical (battery) power, no idling of buses other than during actual pick-up or drop-off times.

<p>Traffic congestion & bike/ped impacts</p> <p>Cost: \$5,100,000 Sum of items: \$5,340,000</p>	<ul style="list-style-type: none"> • ST will complete all traffic mitigation work identified in the FEIS and Addendum, consistent with those environmental documents. • Sound Transit will make reimbursable contributions to the City not to exceed \$5,100,000 for traffic safety enhancements as determined by the City which could include temporary and permanent improvements to intersections, signage, traffic calming, crosswalks, etc. Unencumbered funds, if any, may be applied to improving last mile transit access or Aubrey Davis Park improvements. • ST is willing to coordinate with the City to mutually study and address traffic safety enhancements and intersection improvements, subject to the overall maximum contribution of \$5,100,000 set forth above.
<p>I-90 Emergency Response</p> <p>Title in 5/20/17 MI Offer doc: <i>I-90 Emergency Response (included under “Ancillary Agreements” section)</i></p> <p>Cost: \$ 23,100 Sum of items: \$5,363,100</p>	<ul style="list-style-type: none"> • Include MI in ST’s existing multi-city/multi-agency Fire Life Safety Committee which comprehensively addresses these concerns • Sound Transit will provide funding for police and fire training as previously agreed
<p>Long-Term Parking</p> <p><i>This item is addressed in two different ways in the 5/20/17 MI Offer doc, based on the approach of either Option 1 (Access to Transit Funding) or Option 2 (Transit Oriented Development)</i></p> <p>Cost: \$4.41 million Sum of items: \$9,773,100</p>	<ul style="list-style-type: none"> • Upon completion of the new, expanded South Bellevue Park and Ride, ST will terminate the short-term commuter lot leases referenced in “Short-term parking (construction) parking”. • ST will make a reimbursable contribution to one or more City-led TOD projects and/or structured parking projects. The contribution for transit user parking stalls will be 49% of the construction cost per stall of approximately \$45,000/stall (\$22,050.00), for each stall provided by the City up to a maximum of 200 stalls and a total not to exceed amount of \$4,410,000. • \$45K/stall goes up by inflation annually. To the extent this results in more than \$4.41 million being spent, the excess would be deducted from the “Traffic congestion & bike/ped impacts” allocation. This means that the overall total of \$10,050,000 is not exceeded. • Any unused portion of the \$4.41M for long-term parking may be transferred to the “Traffic congestion & bike/ped impacts” allocation.

<p>Aubrey Davis Park</p> <p>Title in 5/20/17 MI Offer doc: <i>Aubrey Davis Park (included under "Ancillary Agreements" section)</i></p> <p>Cost: \$50,000</p> <p>Sum of items: \$9,823,100</p>	<ul style="list-style-type: none"> • Sound Transit will contribute not to exceed \$50,000 to City's Aubrey Davis Park Master Plan; any remaining funds from the \$50,000, if any, may be used for implementation of the Aubrey Davis Park Master Plan • Sound Transit will assign appropriate staff to assist in development of plan • In the proximity of 77th and 80th Ave, ST will ensure safe and equitable access to the LRT station which will include the re-routing of the I-90 bicycle route in the same proximity to avoid conflicts with the MI Park and Ride on North Mercer Way, and such costs will not count against the above allowances.
<p>Additional Staffing through Construction</p> <p>Title in 5/20/17 MI Offer doc: <i>Staffing Assistance (included under "Ancillary Agreements" section)</i></p> <p>Cost: N/A</p> <p>Sum of items: \$9,823,100</p>	<ul style="list-style-type: none"> • Work closely with the City to develop and implement community information measures required by the FEIS and ROD • ST community outreach staff will spend 15 hours per week at City-provided work space to develop and implement community outreach and communication measures.
<p>Last Mile Pilot Project with King County Metro</p> <p>Cost: \$226,900</p> <p>Sum of items: \$10,050,000</p>	<ul style="list-style-type: none"> • Sound Transit and the City will partner with King County Metro to launch a pilot project to improve last mile transit access for Mercer Island residents and that would potentially have regional applicability

Assumptions:

1. This proposal is not binding and subject to Sound Transit Board and Mercer Island City Council approval.
2. The proposal will have to be turned into a formal agreement. ST and City staff can make minor language clarifications as may be necessary and agreed.
3. Sound Transit will require a high degree of certainty that the East Link Project elements in the City will continue to move forward within the approved scope, schedule and budget, including City Council approval before Thursday (June 1, 2017) that all applicable permit conditions and mitigation requirements, including parking, necessary to issue the building permit and other permits for the project are fulfilled by the mitigation provided in this settlement.
4. Among the matters that should be addressed in the final agreement is a commitment by the City to promptly issue the building permit and any other permits necessary for the East Link Project without any additional requirements for parking or other mitigation that are not otherwise included in this settlement.
5. The City will agree to strike its motion for an injunction and stay its appeals to the Supreme Court before Thursday's hearings. The City will further stay all current proceedings and not commence any further proceedings or new litigation or new regulatory action impacting the East Link project while approval is pending.
6. Sound Transit will stay all current proceedings and not commence any further proceedings or new litigation while approval is pending.
7. If a final settlement agreement is approved by both parties, the current lawsuit and appeals will be dismissed with prejudice. If the settlement is not approved, the lawsuit will continue.
8. The City and Sound Transit will work together to ensure that there is a clear and collaborative path forward for timely issuance of permit decisions and construction of the Mercer Island Station, all East Link facilities in the City, and the bus/rail integration facility serving the Mercer Island Station.



Traffic & Transportation Safety Community Meeting

June 22, 2017

Purpose / Agenda

- Purpose
 - Share information and get your input
 - Kick-off traffic & safety mitigation planning process
- Agenda
 - Identify temporary traffic mitigation installed to date
 - Provide initial assessment of impacts – review commuter survey results
 - Plan ahead – identify the mitigation projects funded by Sound Transit settlement (\$5.1 million)
 - I-90 westbound Island Crest Way SOV access continues to be a Council priority
 - Define next steps and timeline
 - Q&A
 - Issues and Needs Charrette – your input on issues in the community

Three Sound Transit Mitigation Projects

AB 5331
Exhibit 2
Page 20

2017 Traffic Improvements for Mercer Island



WSDOT Assistance

- WSDOT changes to signal timing along ICW to reduce delay and control queue lengths
- Changes to 76th Ave SE entrance ramp to reduce long queues with two lanes open to all during busy morning rush hour periods
- Improved pavement markings along ICW approaching SE 27th St and I-90 eastbound ramp, improves capacity, compliance, and safety
- Negotiated additional time to study new detection system and changes to ICW and NMW intersection
- Currently discussing improvements to freeway ramps at ICW

June 5th, 2017

00980

AB 5331
Exhibit 2
Page 22



Data Collection Activities

- Collected independent travel time data collection along Mercer Island streets and on I-90, before and after the Express Lanes closure
- Collected independent fixed-location and aerial video from key intersections and entrance ramps, still continuing today
- Calculated turning movements from video (low-cost approach) to assist in signal timing

Data Collection Activities

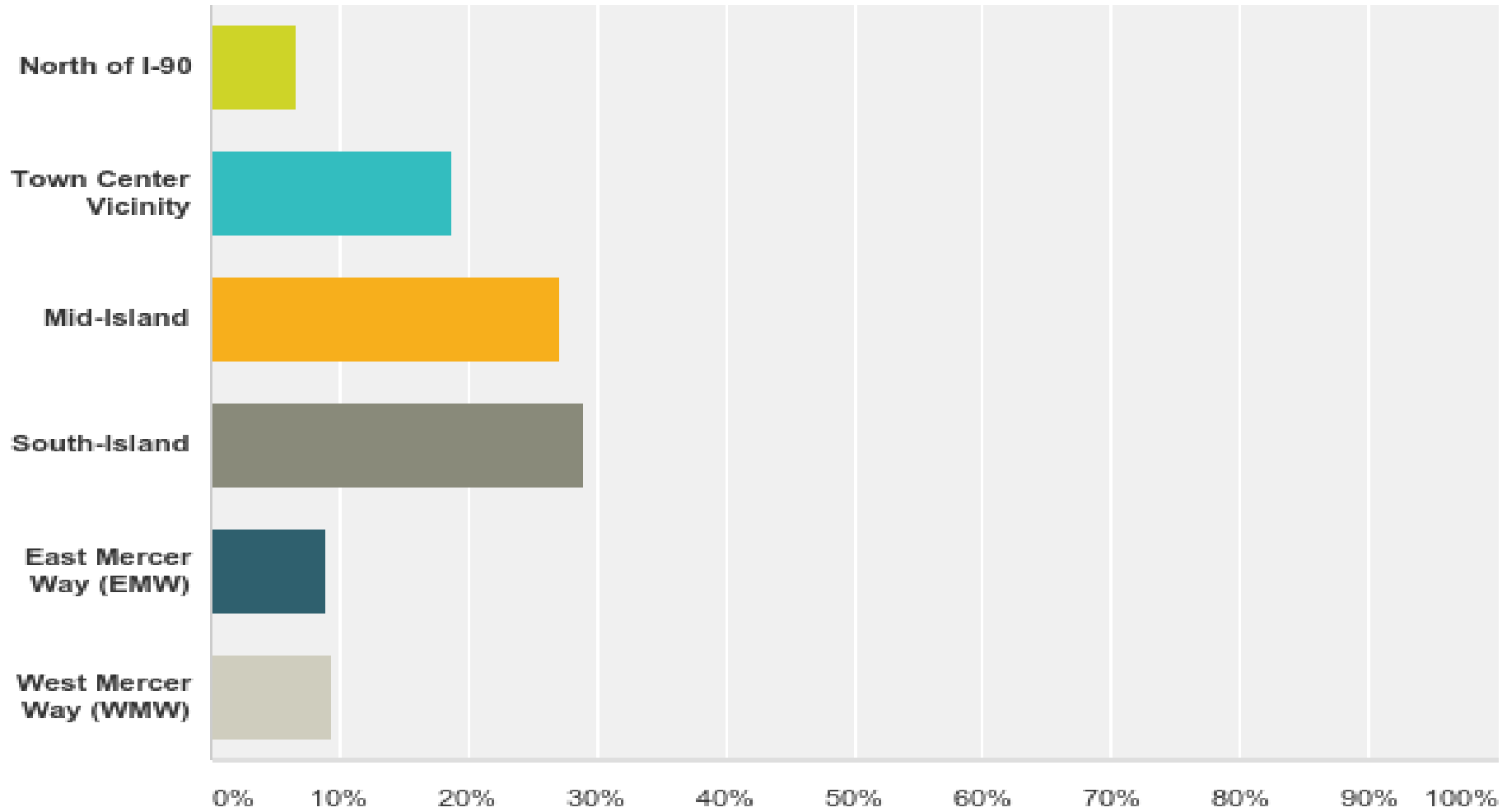
- Obtained detailed ramp metering data (vehicle counts) from WSDOT for 2016 through last week; will receive bi-weekly updates
- Verified calibration of existing network simulation model developed to support litigation; retaining for future use
- Working with PD to monitor excessive speed, improper lane use, and distracted driving on Island roadways
- Obtained HOV compliance data from WSDOT and independent analysis

Commuter Survey

- Purpose: understand impacts of the center roadway closure, and specifically, the loss of Island Crest Way for SOVs
- Focused on westbound commuters (nonscientific)
- 299 respondents, 207 comments

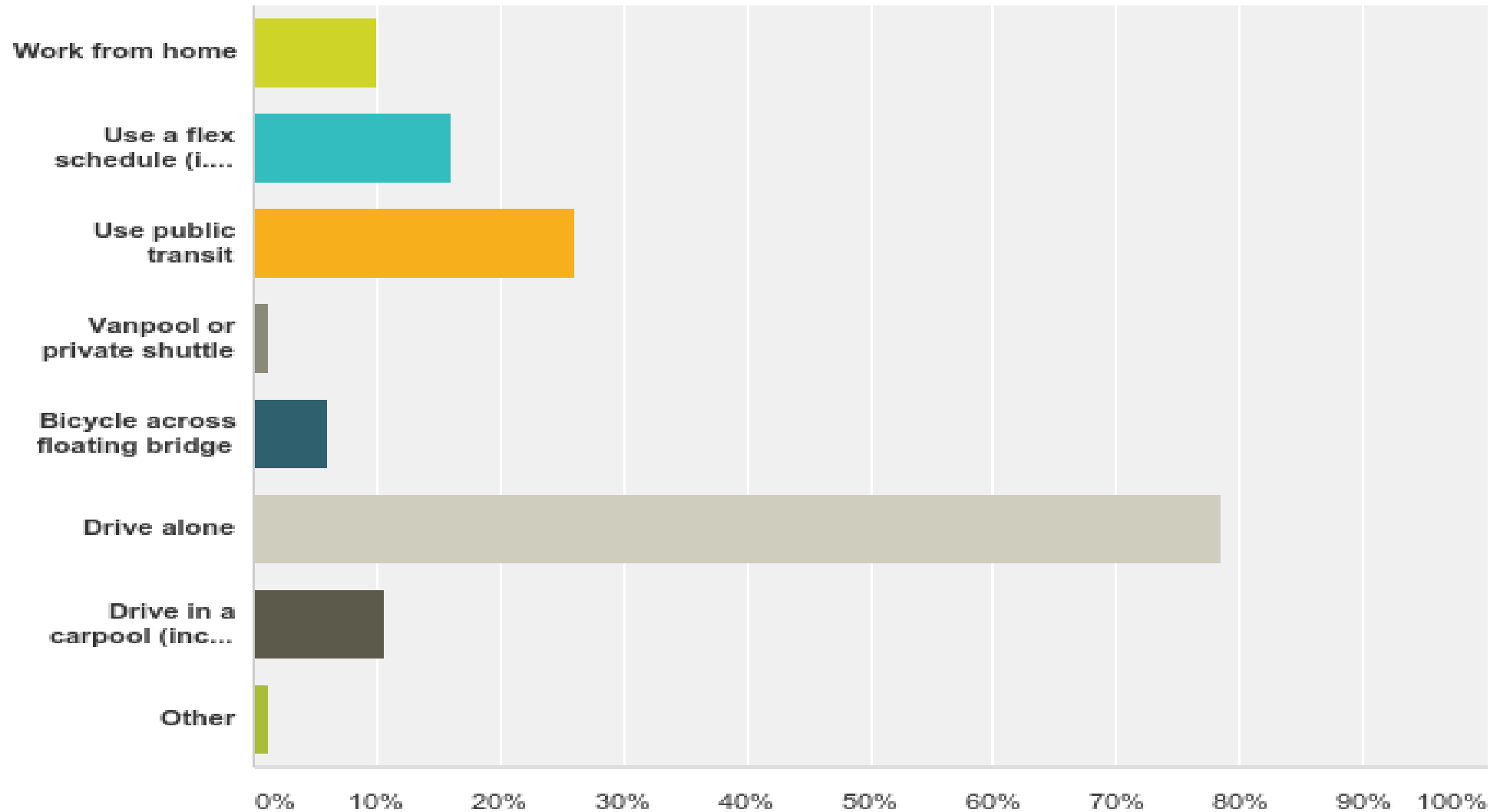
Q1 Where do you live? (Pick one)

Answered: 299 Skipped: 0



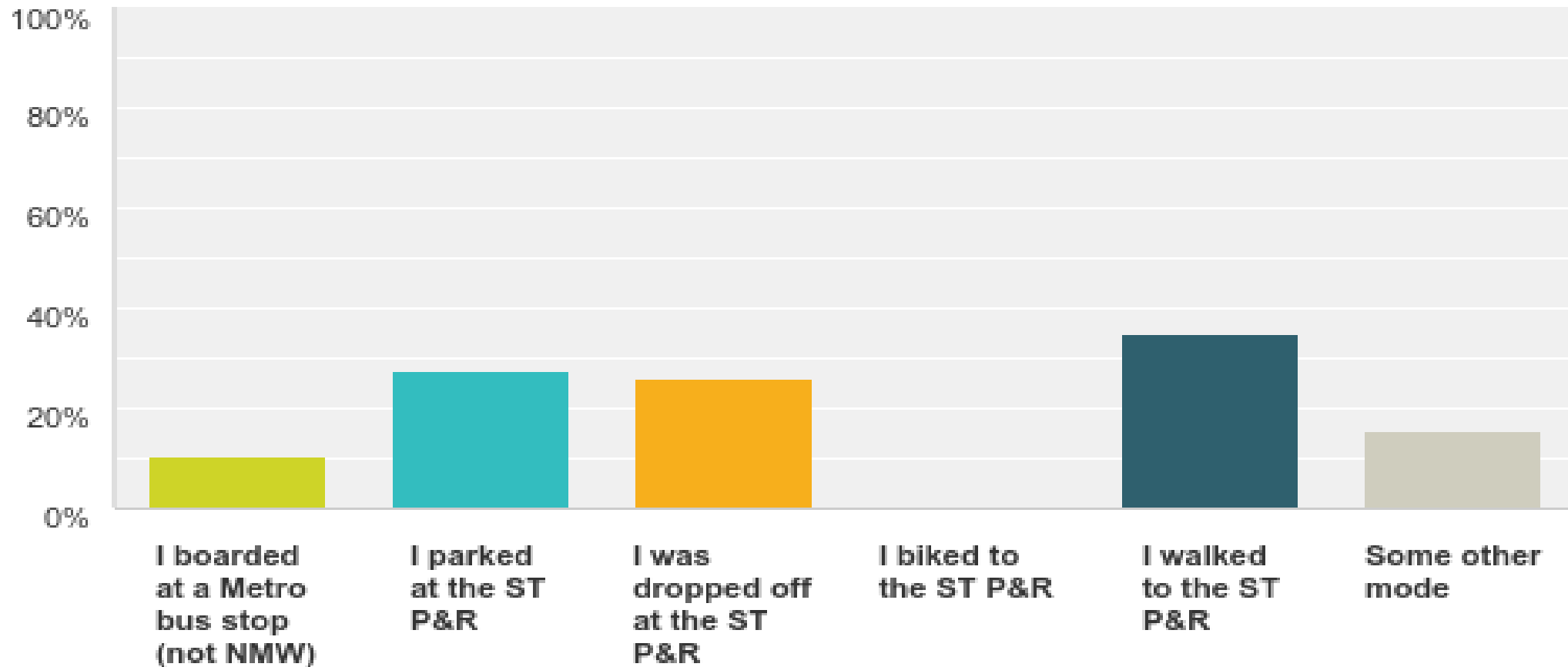
Q2 Before the Express Lanes closure, did you...? (Select all that apply)

Answered: 299 Skipped: 0



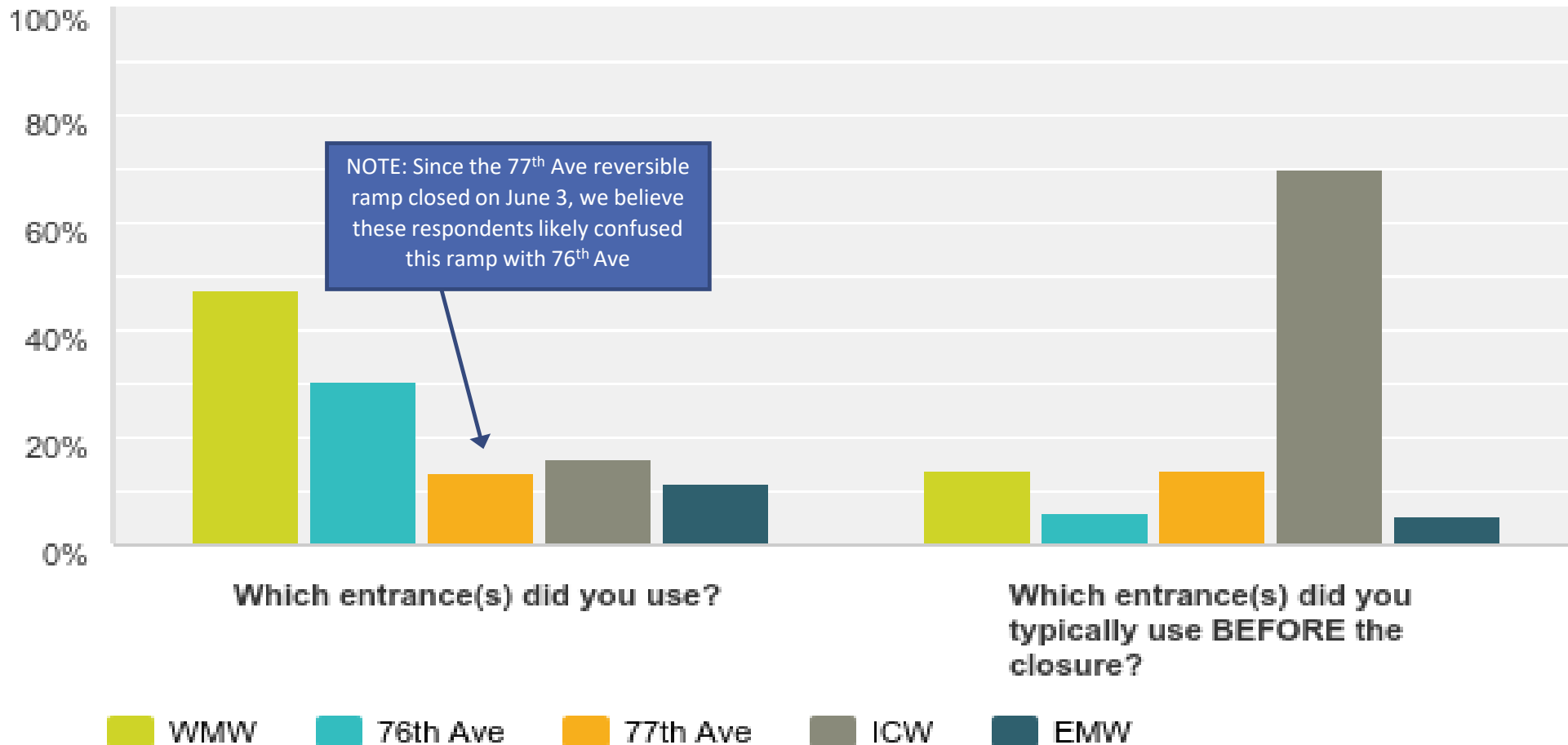
Q4 If you did use transit on any day, how did you access the bus? (Select all that apply)

Answered: 77 Skipped: 222



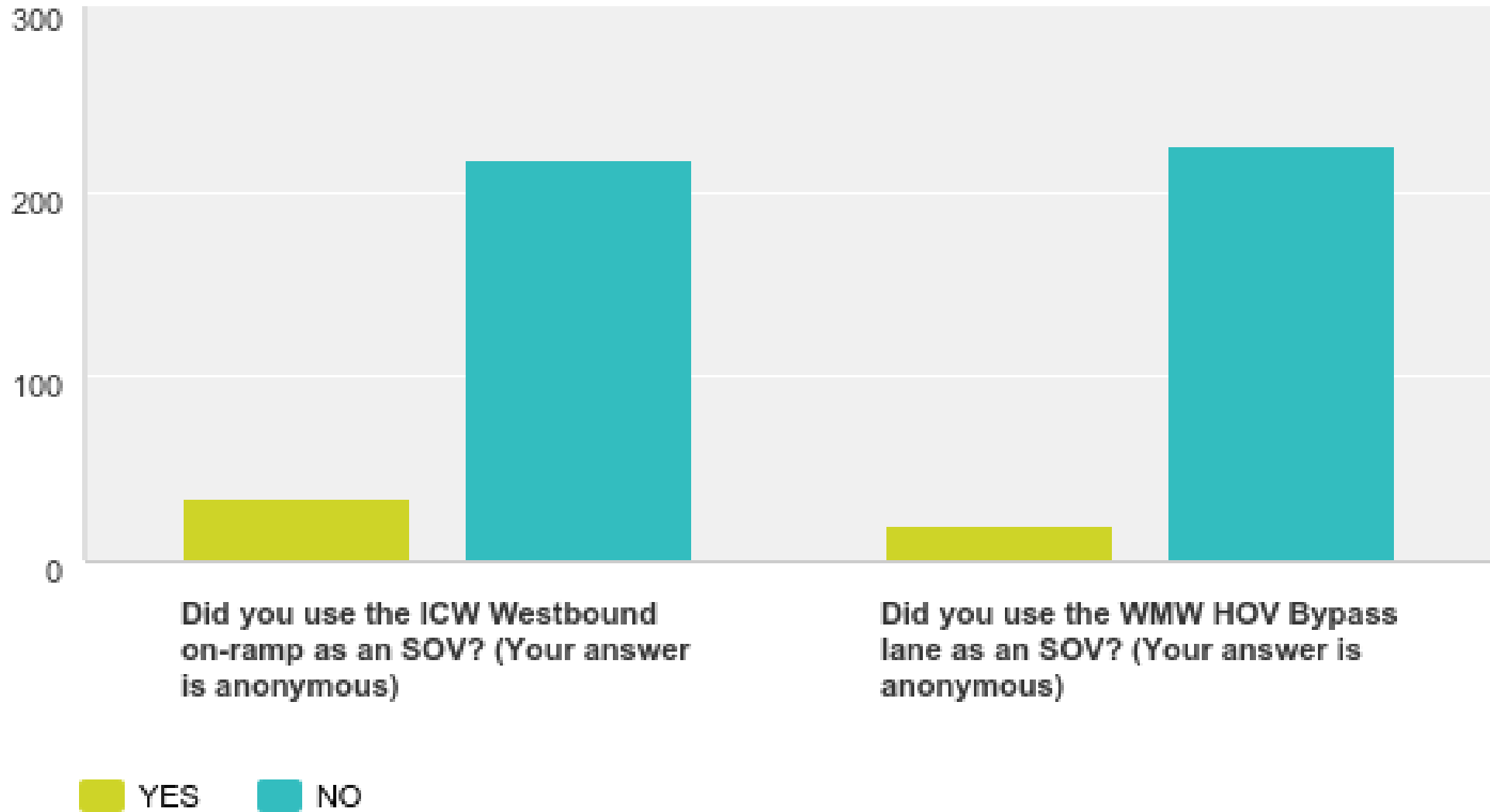
Q5 If you drove alone or in a carpool on any day...

Answered: 263 Skipped: 36

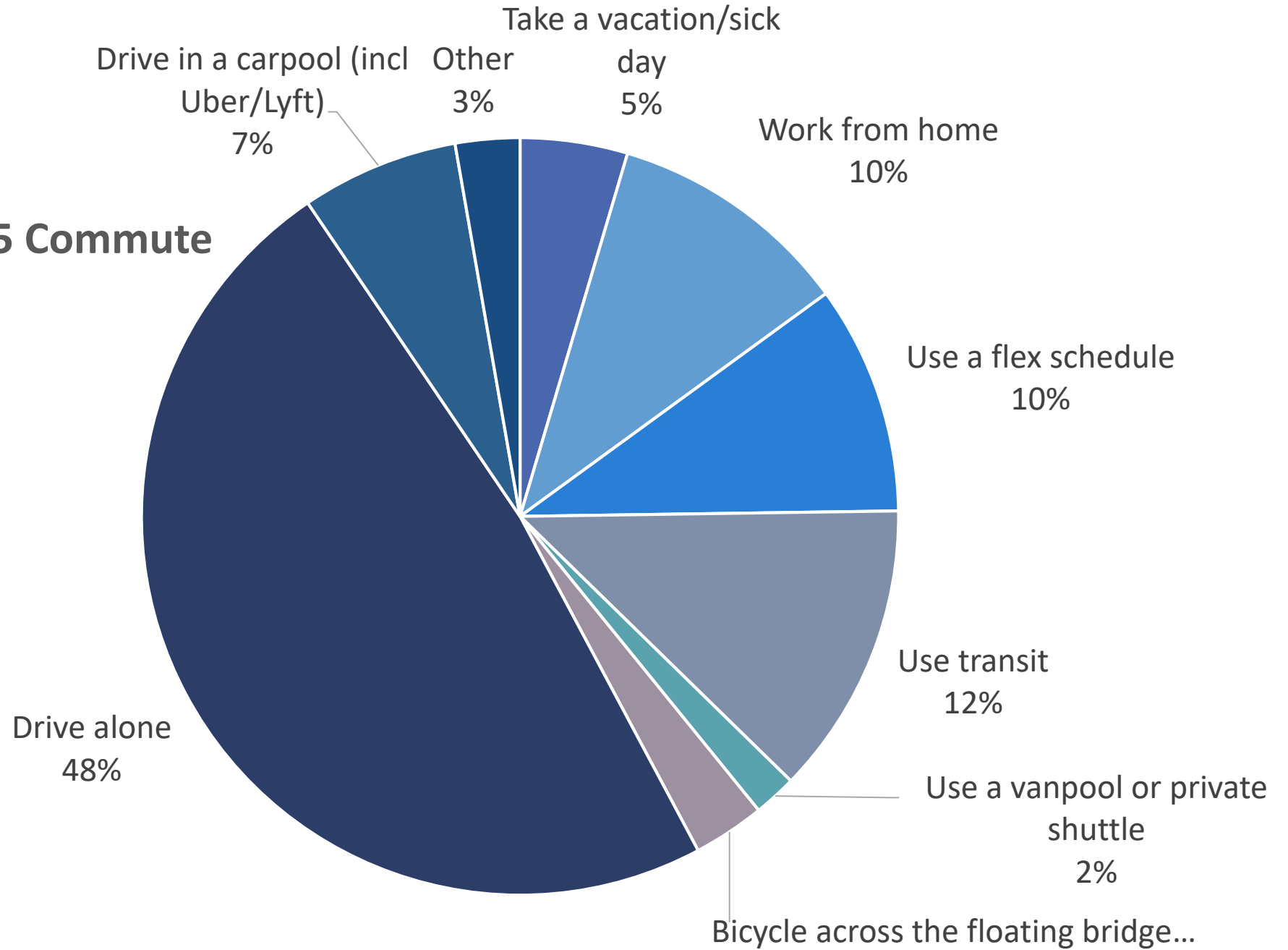


Q6 On the days that you drove alone...

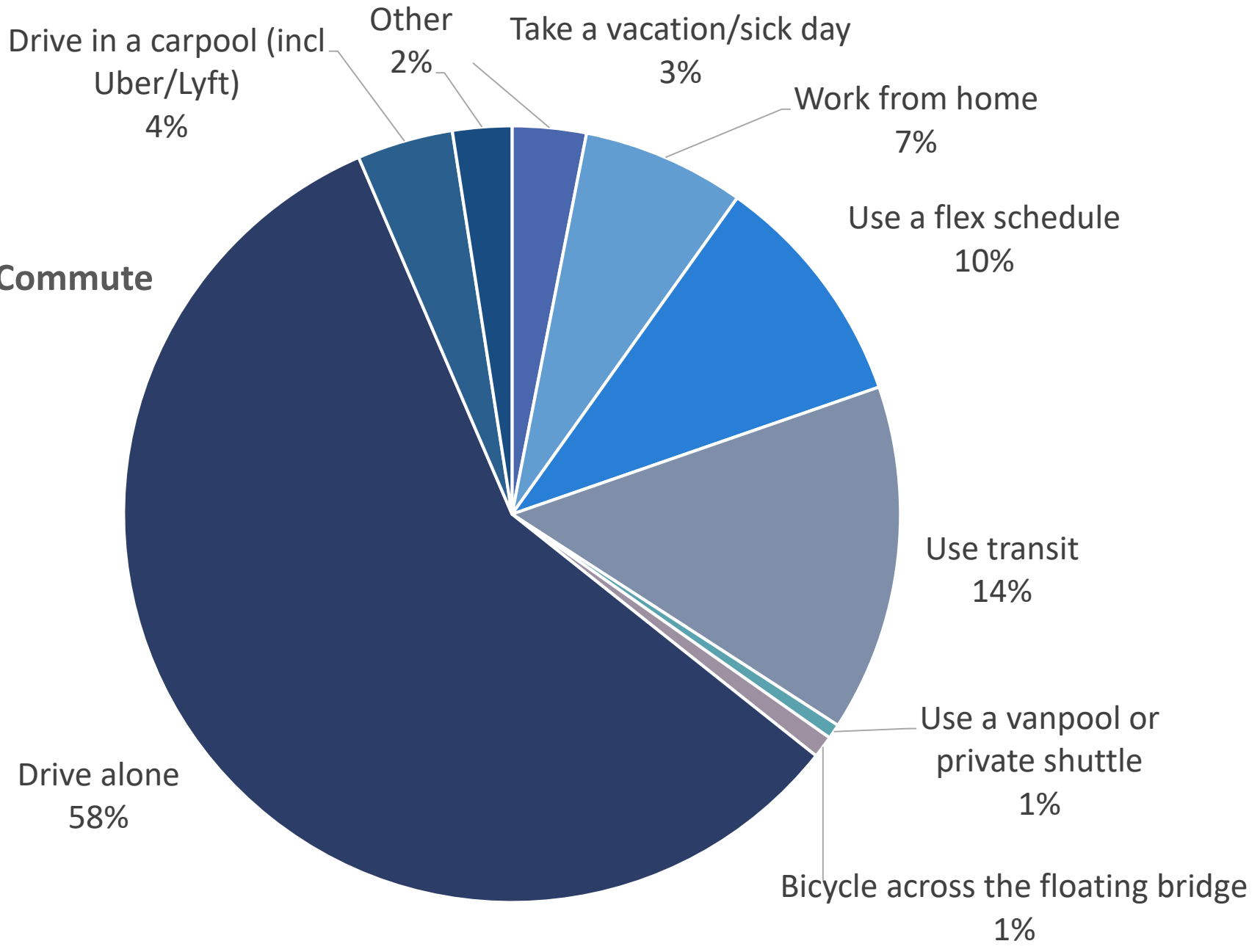
Answered: 255 Skipped: 44



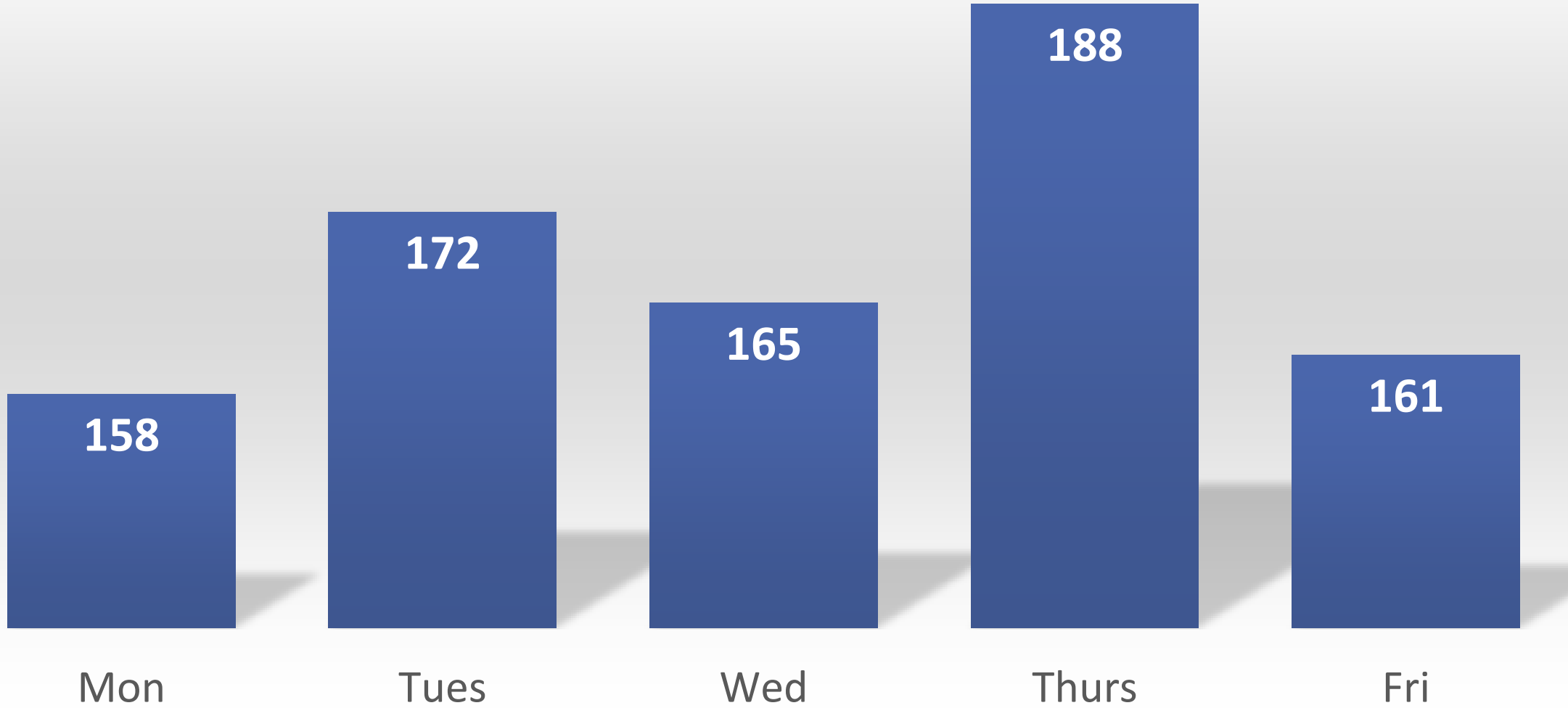
Monday, June 5 Commute



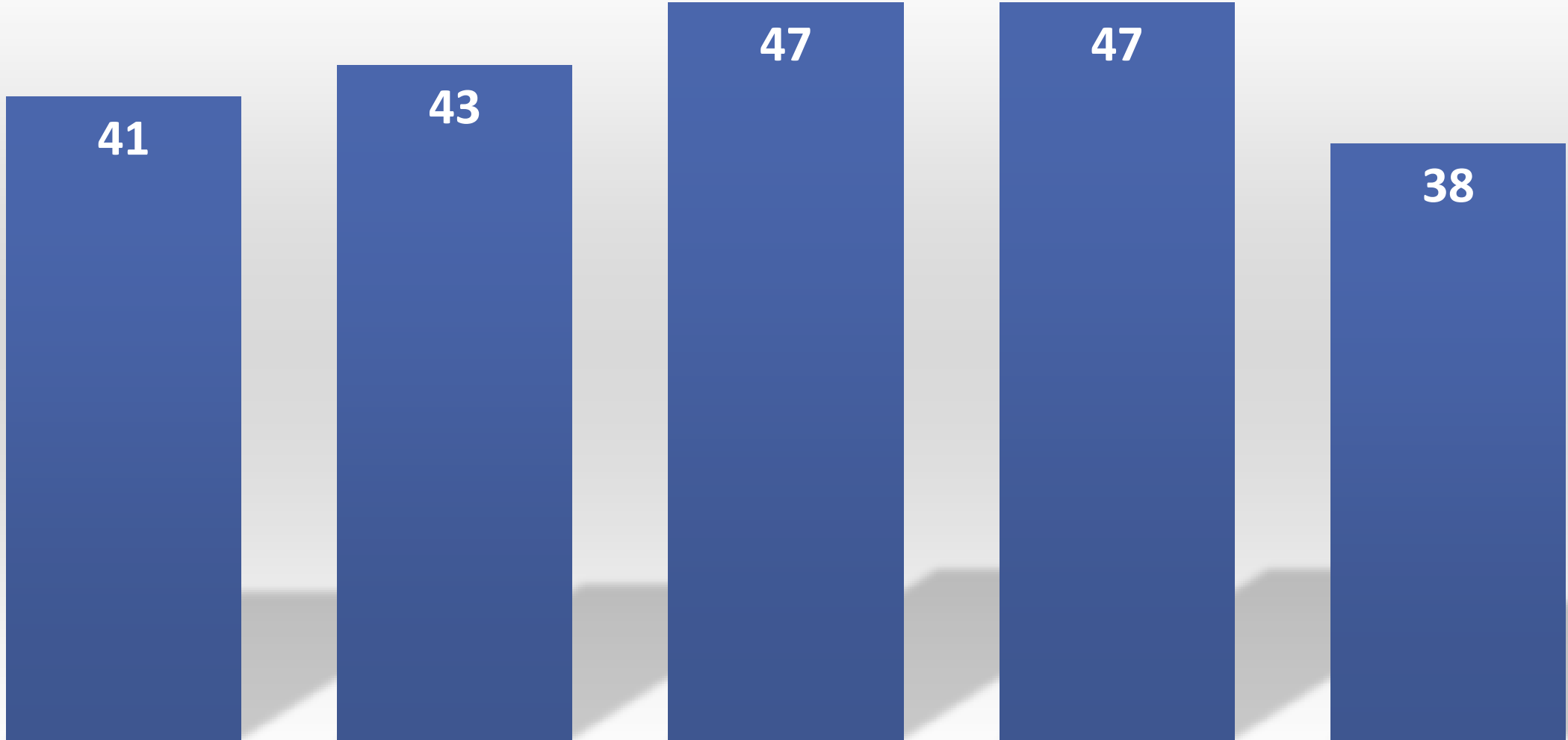
Thursday, June 8 Commute



Drive Alone



Use Transit



Mon

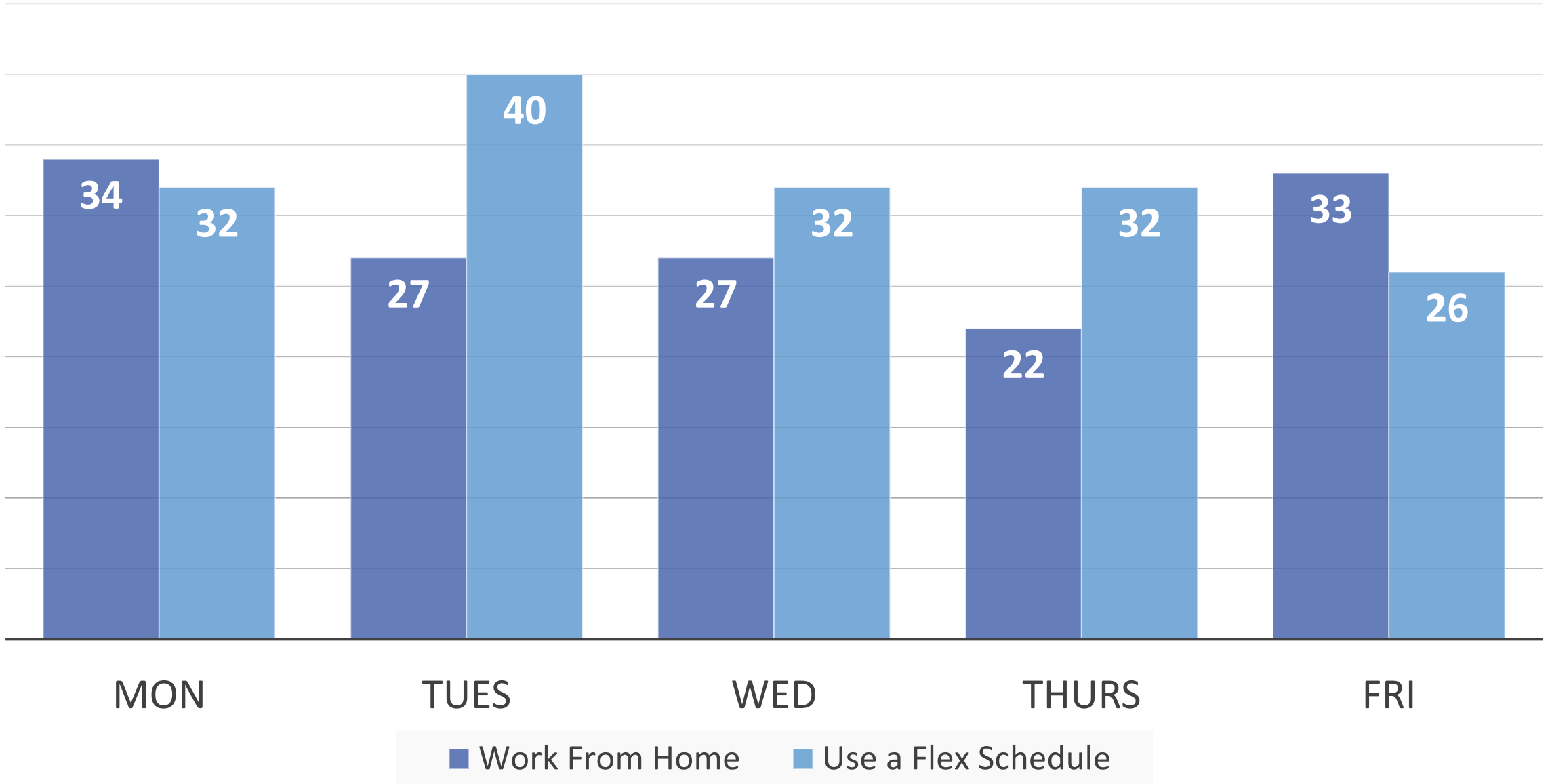
Tues

Wed

Thurs

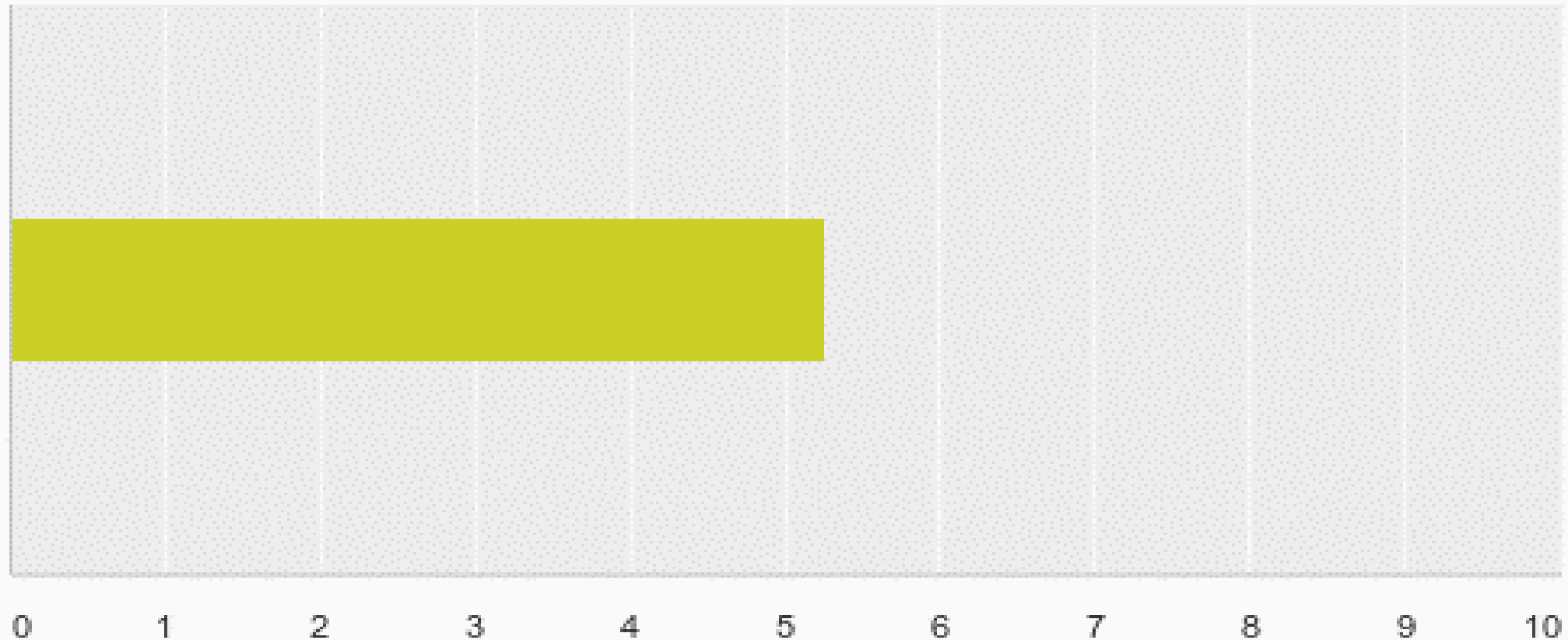
Fri

Work from Home / Use a Flex Schedule



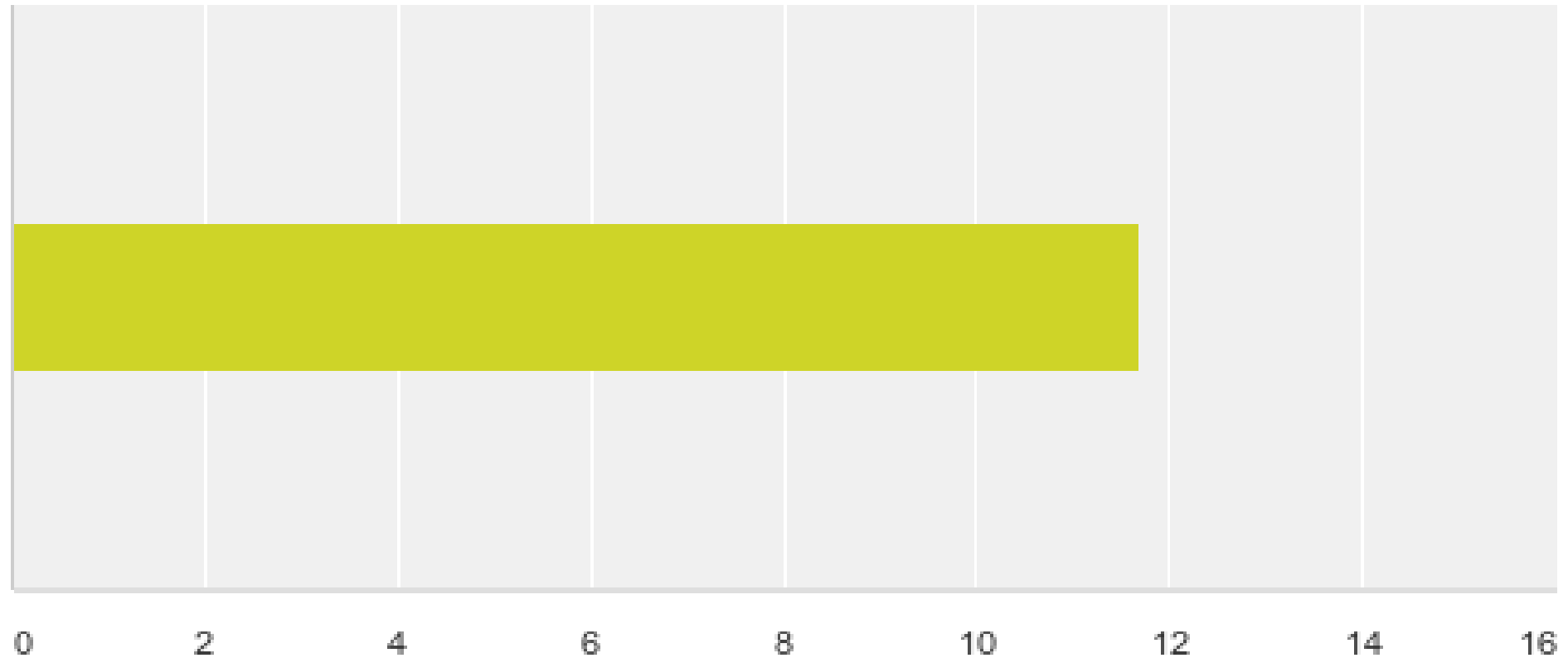
Q7 If you drove to Seattle (June 5th-9th), how much shorter/longer did it take to reach an on-ramp to I-90, on average?

Answered: 248 Skipped: 51



Q8 No matter what commute mode you used, how much shorter/longer was your total MORNING commute (house to office), on average?

Answered: 274 Skipped: 25



Survey Comments (207)...

- “Mornings across the bridge wasn't too bad with EMW access and HOV usage.”
- “Does the city have any control over the timing of the metered lights on the on-ramps? They seem to be on a 10 second cycle, which can really lengthen your commute if the line is long.
- “I board the #630 shuttle on Island Crest Way. It is often standing room only in the morning now. The time home is now increased by 12 minutes.”
- “If the HOV lane is not backed up in the mornings, can MI residents get access to this lane like before?”

I-90 Access via Island Crest Way (for SOVs)

Tell Us What You Think

- HOV – Timed
 - Available to All 7pm-5am
- Yes / No
- 1st or 2nd Priority
- HOT Lane & Ramp
- Yes / No
- 1st or 2nd Priority

Sound Transit Mitigation Funds - \$5.1 million

Allocated \$300,000 for Program Management through mid-2018

- Identify needs and scope
- Develop mitigation projects list with preliminary design and cost estimates
- Community engagement to discuss potential projects and receive input
- Modifications to projects based on public input
- Identification of preferred alternatives with SEPA report(s)
- Permitting and inter-agency coordination
- Design of roadway, sidewalks, illumination, and utilities
- Preparation of contract plans, specifications, and construction cost estimates
- Bids for construction
- Construction with construction management

Program Management

- Supported City in litigation process
- Assisted City in media outreach and initial development of traffic safety problem areas
- Program Management – **working closely with City staff to fill needs while avoiding duplication of effort and optimize public expenditures**
- Traffic Engineering – providing traffic safety and operations analysis and recommendations
- Scott Kuznicki is a registered professional engineer who is an Island resident and he will be our Program Director

Delivering Mitigation Projects

2017-2018	2018-2020	2020-2022	2023
<p>Develop Mitigation Plan</p> <p>Public Involvement</p> <p>SEPA Process</p>	<p>Engineering Design</p> <p>Bids for Construction</p>	<p>Construction</p>	<p>East Link Light Rail Service Begins</p>

- Next Community Meeting/Workshop – Fall 2017 – Purpose: Review traffic data and provide input on proposed project mitigation list

Question & Answer Session

Issues & Needs Charrette

All Safety Issues – East Island

All Safety Issues – West Island

Pedestrian Issues – North Island

Bicycle Issues – North Island

Congestion Issues – North Island

Thank you!



I-90 Express Lanes Closure: Westbound Commuter Traffic Survey

Survey Open: June 9-19th, 2017

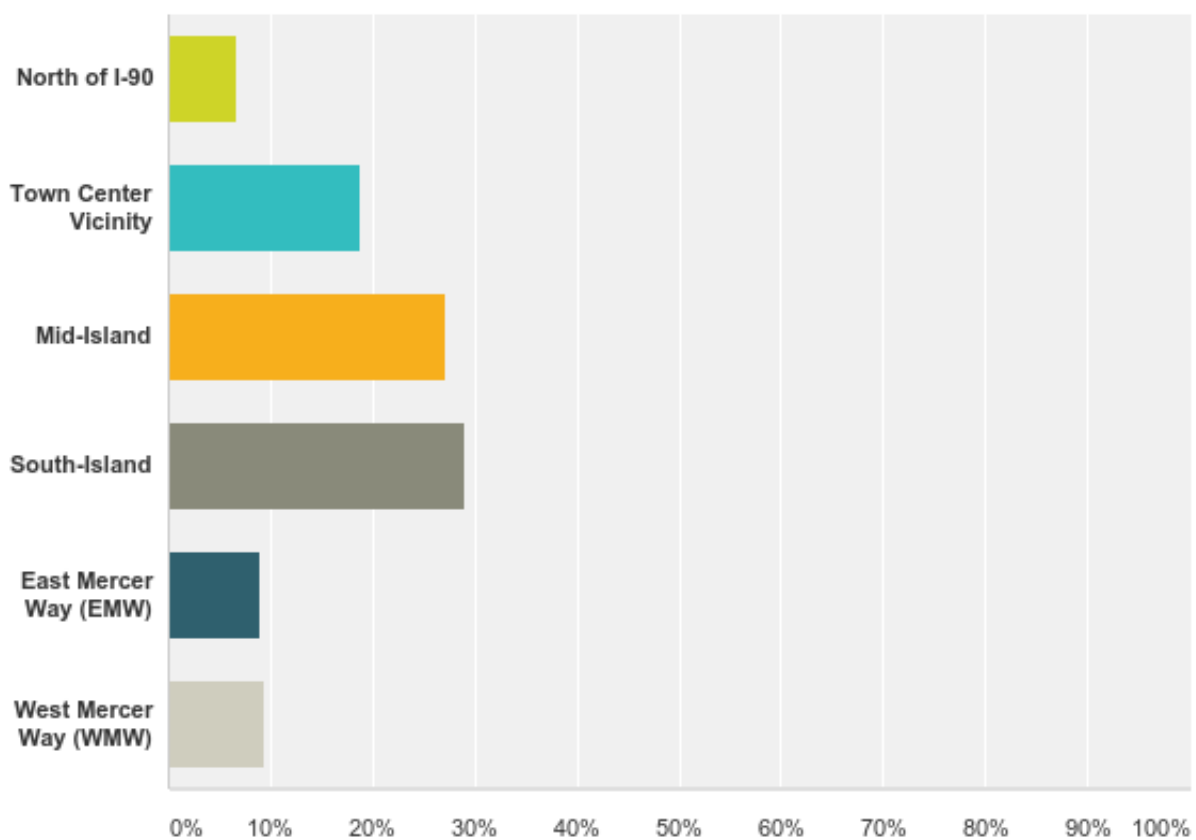
Total Responses: 299

Total Open Comments Submitted: 207

#

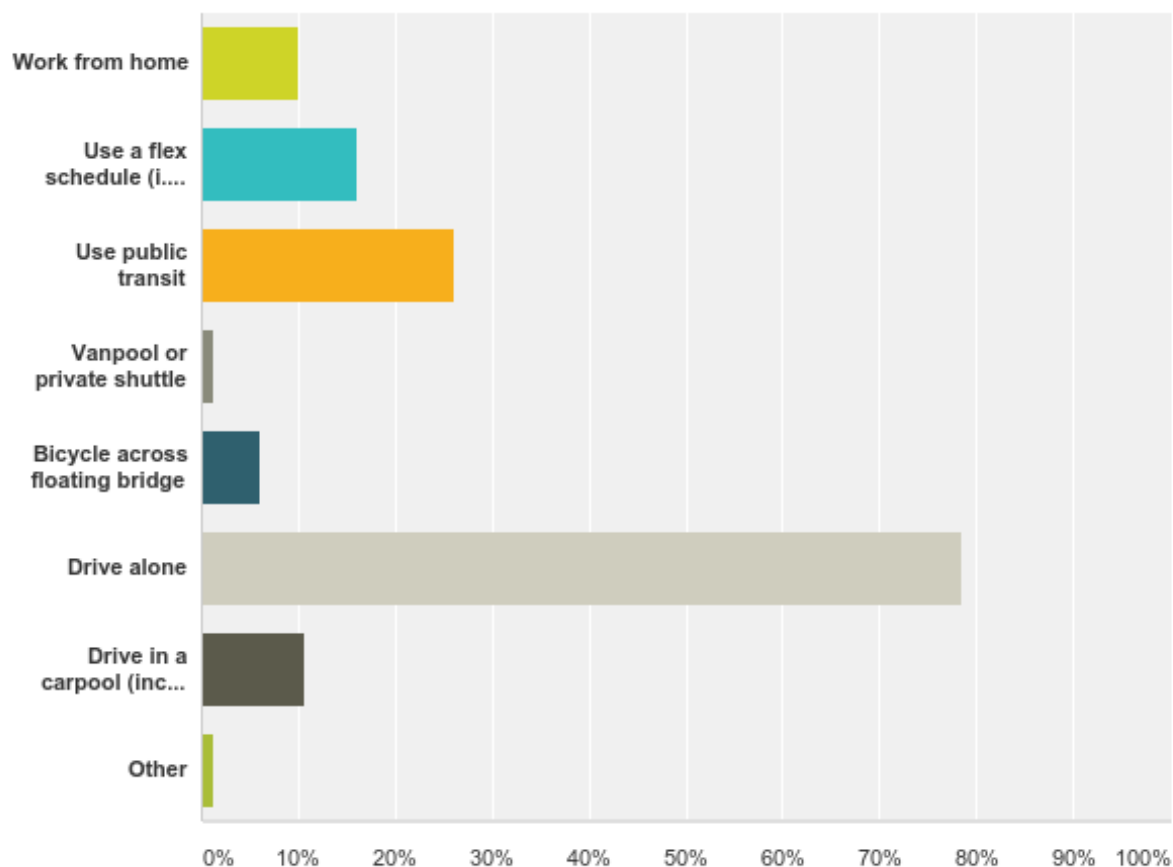
Q1 Where do you live? (Pick one)

Answered: 299 Skipped: 0



Q2 Before the Express Lanes closure, did you...? (Select all that apply)

Answered: 299 Skipped: 0

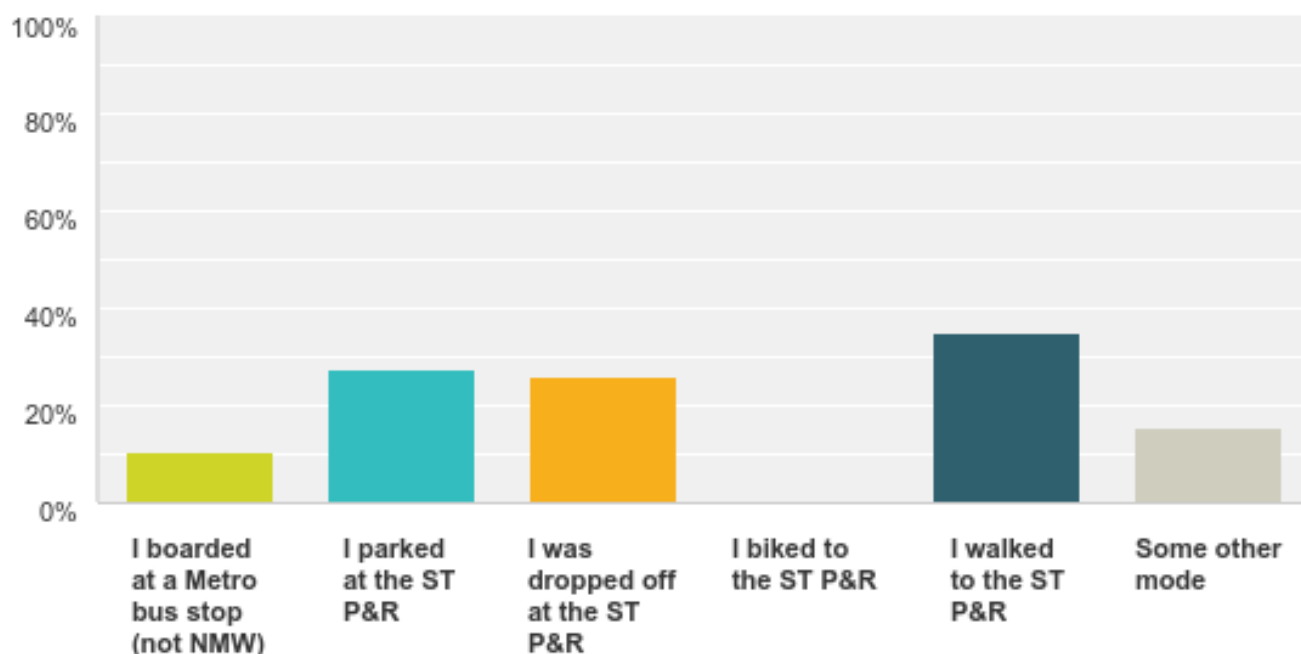


QU 3: During the first week of the closure (Mon-Fri, June 5th-9th) did you...? (Select one mode per day)

Answer Options	MON	TUES	WEDS	THURS	FRI	Response Count
Take a vacation/sick day	15	8	11	10	18	33
Work from home	34	27	27	22	33	71
Use a flex schedule	32	40	32	32	26	60
Use transit	41	43	47	47	38	64
Use a vanpool or private shuttle	6	4	3	2	2	7
Bicycle across the floating bridge	10	7	9	3	9	15
Drive alone	158	172	165	188	161	230
Drive in a carpool (incl Uber/Lyft)	22	20	19	13	14	36
Other	9	6	10	8	10	18

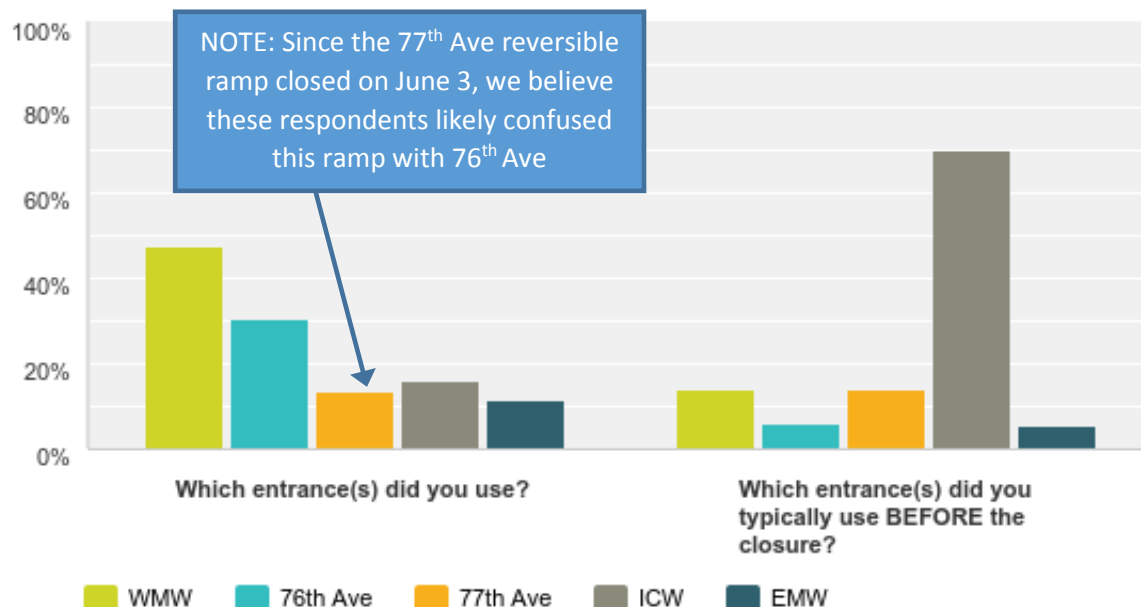
Q4 If you did use transit on any day, how did you access the bus? (Select all that apply)

Answered: 77 Skipped: 222



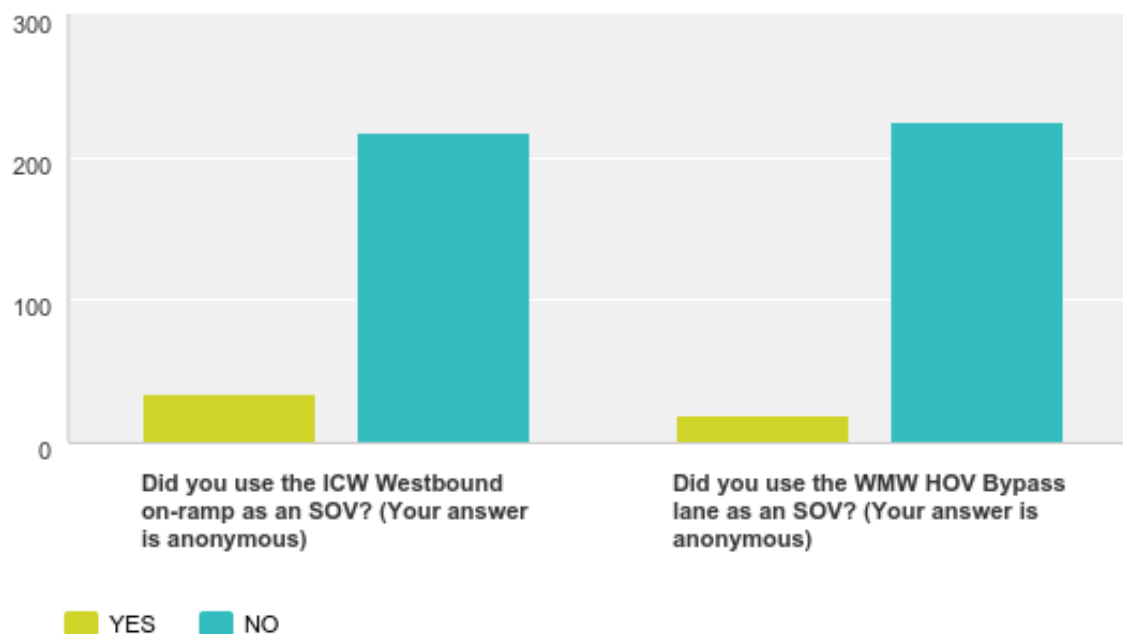
Q5 If you drove alone or in a carpool on any day...

Answered: 263 Skipped: 36



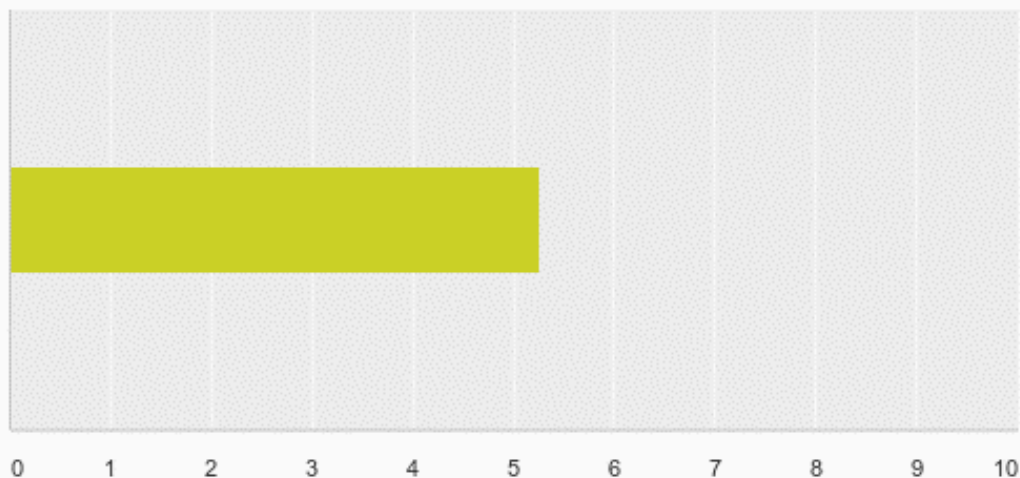
Q6 On the days that you drove alone...

Answered: 255 Skipped: 44



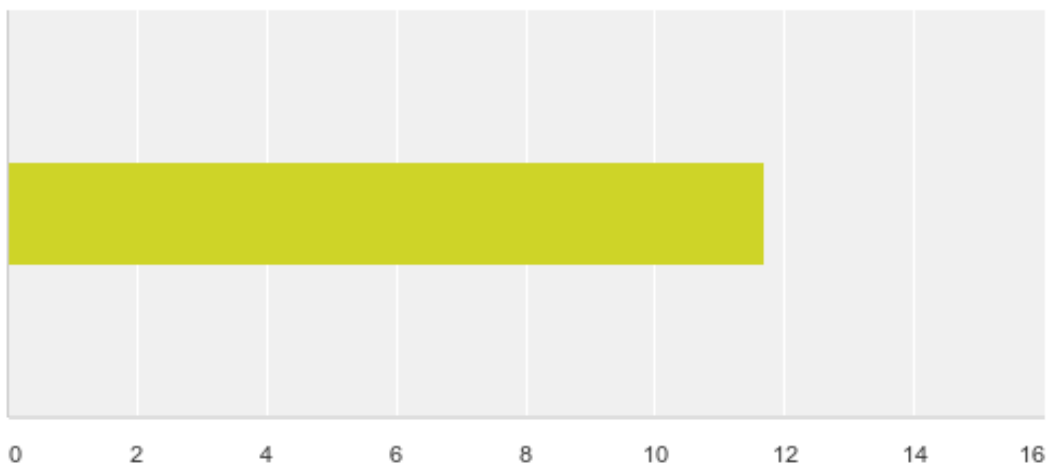
Q7 If you drove to Seattle (June 5th-9th), how much shorter/longer did it take to reach an on-ramp to I-90, on average?

Answered: 248 Skipped: 51



Q8 No matter what commute mode you used, how much shorter/longer was your total MORNING commute (house to office), on average?

Answered: 274 Skipped: 25



NOTE: The final Question (#9), was an open comment section.



I-90 Express Lanes Closure: Westbound Commuter Traffic Survey (Open June 9-19, 2017)

Is there anything else you want to add about your personal commuter experience from the first week of the closure?

207 answered; 92 skipped

#	Response Text
1	Park and Ride is filling up much sooner. I normally arrived at 7:05 AM, parked underground near middle pedestrian entrance. Now park much farther away due to increased traffic. Arrived at 7:10 am one day and most slots filled already.
2	The evening commute eastbound, between I-5 and the Mt Bajer tunnel is at least 10-15 mins worse.
3	From what I have heard from off Island commuters, they avoided cut-through on MI because of road work on N Mercer/W Mercer Way and the installation of lights/meter. They all indicated they would likely go back to cutting through neighborhoods to bypass I90 traffic once things had stabilized as far as all the changes happening on MI and I90 adjacent. I noticed a drop in traffic the first week+ and have since seen a steady increase in that cut-through traffic. I have also witnessed a number of cars driving through the HOV lane metered ramp at WMW.
4	Traffic overall seems more backed-up and for longer periods than before. Stop-lights to get from ICW to 76th onramp add significant added delay. Need to do something.
5	Mornings across the bridge wasn't too bad with EMW access and HOV usage.
6	Congestion getting onto 90 and congestion going into the tunnels. (FYI. Seattle into Mnt Baker Tunnel is now very congested, time from Seattle to Mercer Island is much longer).
7	Does the city have any control over the timing of the metered lights on the onramps? They seem to be on a 10 second cycle, which can really lengthen your commute if the line is long.
8	Why cannot we use the HOV lanes as we have done for many years?
9	Wait in line at on ramp for SOV access to I-90W was 2-3 minutes.
10	I've been leaving the house approx. 15 mins earlier in the morning and everything seems to be ok except for the accidents on I90 in the afternoon.
11	Morning commute to Seattle was slow to Mt. Baker tunnel, then faster than average. Evening commute was impacted more than morning.
12	Saw lots of accidents..., going eastbound too many people trying to get in and out of HOV lane causing lots of issues. Bad that construction is going on west mercer too and HOV lane closed. Metered lights are way to long and unnecessary. I dont understand why we cant continue getting on ICW in HOV no reason for change...
13	I board the #630 shuttle on Island Crest Way. It is often standing room only in the morning now. The time home is now increased by 12 minutes.
14	My commute remained the same but I left 30-45 minutes earlier, and I carpooled. I would very much like to take the bus but the loss of #205 (which I had taken regularly for over 5 years) makes it more difficult.
15	#630 more crowded. SRO some trips. More traffic on I-90 from Town Center to west side of Mt. Baker tunnel
16	Bus traffic entering the freeway causes major congestion due to their desire to move across all lanes of traffic to the HOV lanes. The additional 9 minutes of driving time has nearly doubled my commute to Seattle. It is still manageable, but very different than the "study" provided by WSDOT/Sound Transit.
17	Parking was noticeable more difficult. I usually arrive before 7am. One day I arrived closer to 7:10 and there were only a few spots left. Another 5 minutes and I don't know where I would have parked.
18	The evening commute is far, far worse than before.
19	My commute home (East on I-90) is 10+ minutes longer now.

20	<p>My commute time doubled overnight -- this is completely unacceptable! I've lived on Mercer Island for almost 15 years now and have seen both the downturn and the growth of the region, and nothing has impacted my commute like this. Moving off of Mercer Island is now a household conversation that we are closely looking into, as are a number of my MI friends and colleagues.</p> <p>Furthermore, the past 2 weeks there have been a number of accidents on I-90 -- because there are no other roadways to help relieve the congestion caused by an accident, everyone suffers, and the suffering is much longer than before because there are no other alternatives. Additionally, there are no medians to move accidents over to, etc. -- this is something else that needs to be addressed. One small accident essentially blocks the entire thoroughfare with no alternatives. What if an ambulance is driving in that mess??? Someone is likely to die. What if the accident has a critically injured person??? Getting an ambulance there and out of the mess is a lot of time -- someone can/will die.</p> <p>With the 520 toll, and the general growth of the region, I-90 is an ever-growing and critical highway for the PNW. Now this thoroughfare is smaller and more dangerous than ever before, and no one is stepping up to propose solutions to improve the situation. Our government leaders should be ashamed of themselves for letting things get into this dire of a situation!</p>
21	How is the new rule going to be enforced? No law officer is going to be waiting there to give citations.
22	Too bad the bus has to cross over lanes from Mercer island to hov. Cars try to beat the bus. Happens on return home. Bus has had to stop short for drivers
23	Going to seattle wasn't as bad but coming back was awful. It took me an extra 10 min getting there but took an extra 30 min coming back. I am scared what will happen if there's an accident since there's no shoulder.
24	Drive home just as bad and sometimes worse.
25	Although the trip from MI to the Mt. Baker tunnel was longer, there wasn't the usual backup in the Mt. Baker tunnel or the need to merge over to exit to NB I5. Coming home was a different story (west of the Mt. Baker tunnel). Very heavy.
26	The traffic backlog is now occurring on the island, rather than once you get through the tunnel, near the Rainer Exit. However the drive home is considerably worse - 20+ minutes longer due to the delays entering the Mt. Baker Tunnel.
27	Traffic between ICW and 76th needs to dramatically be improved. Or somehow we figure a way for SOV to continue to use ICW.
28	If the HOV lane is not backed up in the mornings, can MI residents get access to this lane like before?
29	The change is a detriment to my personal life, adding 25 minutes to the morning commute, 5 to 10 minutes to my return commute, and less safe driving with smaller lanes/distracted drivers, even worse in the eastbound Mt Baker tunnel. All of this during ideal conditions: long daylight hours, largely dry and no wind conditions. What will the short, windy, rainy winter days bring? Recreational bicycles need to be banned during the morning commute hours along EMW.
30	<p>Drivers tend to cut ahead of line, causing caterpillar slow down.</p> <p>Safeco events greater nightmare.</p> <p>Difficult to predict arrival time</p> <p>Irritating closure of Old Bellevue Way to exit on/off - warning posted too late, detour signs ambiguous.</p> <p>How emergency vehicle will by pass.</p>
31	Getting on I90 at ICW is very different with merging traffic than before. Prior to change, there was room to merge and oncoming cars had time to slow down to let cars merge. Now, oncoming cars on you with no warning. This is more dangerous than ever.
32	I am leaving home 30 minutes earlier to insure I arrive at work on time.
33	Busses are much slower. P and r is full at 7:10 so need to park by thrift show and walk. Am going to look into trading my bus pass for paid parking in Seattle because when the rain comes it's going to be tough.
34	Main problem is getting to the P & R lot 1/2 hour earlier to be sure to get a space. I used to be able to arrive at 7:20 am, now I'm getting there by 6:50 am. It's a half hour less sleep.
35	Can we remove the on-ramp meter for HOV after the Island Crest Way tunnel (I-90 W)?
36	At 5:05 a.m. there are very few cars at the stoplight on 76th to enter I-90 yet one has to sit at that light for 2-3 minutes. Suggest that light should be flashing yellow at that hour in the morning.
37	Getting on at EMW going west and getting off at the ICW exit to park at the P&R was very backed up.

38	I think the first week was an aberration as many people flexed their schedule or worked at home- I did 3 of 5 days and experienced normal traffic the others days which I attribute to lighter than usual traffic flows. I think the next few weeks should be studied as people return to a more normal schedule, although with school ending and many people on vacation we are about to enter the lighter traffic period of the year during morning commuting. I would study in the fall after MI schools and UW restart. I would also say that my afternoon/evening commute was 5-10 minutes longer Borja days the first week.
39	My commute has been extended by at least 30-40 minutes. it's not enough that I have to drive to a completely different on ramp, but I also need to bypass construction by the park and ride, as well as the extra traffic on the bridge. It's been a painful experience and I've been late to work every morning since June 5th! It's more painful to see the empty express lanes with no construction workers and just a few port o potty's. Why did we close the lanes if no one is working on them! I don't know how I will survive this for years to come.
40	Quite frankly, the impact was not as great as I - along with many other MI residents - feared it would be. The few times I was able to use the HOV lanes, they moved right along and I experienced no real backup to access those lanes or the GP lanes.
41	I would happily pay a reasonable toll to use the HOV lane as a SOV, east- and westbound, in commuting to Seattle from MI.
42	not being able to use island crest on ramp has been painful and increased congestion in the downtown area
43	Sound Transit SUCKS.
44	Lanes are narrow. Driving home, added commute time ranged from 10 min (daily) to over 1 hour (with car stalled Eastbound). I believe the impact of these revisions will be emphasized and highlighted this fall, if you study the impact of the commute from Sept. 15 - Oct 14 for a 30 day period, when the Region is back in full operation. Further, the impact of cut thru traffic / added + 7 min and frustration in an evening Westbound commute, that added 3 traffic stops - not previously required. It would be short sided for the City and others to rely on one week of data in this survey
45	Going to Seattle in the morning has been fine. It is a few minutes slower leaving the island, but the rest of the commute is actually faster as the locations of the slowdowns has changed.
46	I'm responding for both my wife and myself. I've brought this issue up to several council member so it should be familiar to them. Every weekday morning there are carpools that meet on the northend to take kids to school in Seattle/Bellevue. Now instead of catching carpool lanes by the gas station, we drive up ICW and turnaround and come back down to use the ICW on-ramp. The NMW/WMW entrances are unpredictable and we have to cross over three lanes of traffic only to then cross back over the same 3 lanes to reach the Northbound I-5 route to the private schools. This pattern essentially creates an X in the middle of the I-90 bridgedeck and slows down traffic as people move back and forth between the on-ramps. BTW - thank you for doing a survey. In the future, it might be helpful if you worked with the i90 change.org group. There were several other pertinent questions that might have been helpful for the city.
47	Why can't MI residence be SOV and use the HOV entrances at IC and WMW since buses, carpools, motorcycle and MI traffic were OK to ride in the HOV prior to the Express lanes closing?
48	drive home each day, m-f was an extra 30 minutes
49	It more than doubled my commute time to Seattle. . . I'm not very happy.
50	I think the real issue with loss of mobility is the afternoon SOV in an HOV loss. Not only have I had to sit through 2 accidents now (on the bridge) during my commute, but am crawling along with all others headed East in the GP lanes. The mornings have not been so bad as I leave before 7am and am only on the bridge for 1 mile (can get off at Rainier if need to). It's the afternoons where I am seeing the biggest change, not only a higher chance of accident for me and everybody else (more cars, skinnier lanes) but in crawling traffic and nowhere to go but crawl. Thanks Council.
51	I think the biggest issue is the access ramps. Speeds under R8A once on the bridge span were pretty good, worse in the evening. I think a lot of MI SOV's are using the ICW HOV ramp, and I see a lot of SOV's in the HOV lane across the bridge span. As long as MI SOV's continue to access the HOV lane at ICW I think MI will be ok. I know this is illegal, but WSDOT always expected 40% of the HOV lanes to be used by SOV's even before they reach MI.
52	Remove the HOV entrance on West mercer way. Little use and causing a big unnecessary bottleneck. Hard enough getting off the island already!
53	There is too much traffic going EastBound
54	I avoided the west bound on ramps and drove to Seattle via I90 east bound and 520 west bound.

55	<p>I drive up ICW to reach the freeway, because obviously it's the main 4-lane arterial through our city. It is absolutely ridiculous to me that there is no westbound freeway on-ramp from that arterial any longer. Seriously?!? That's like taking Mercer Way or 15th NW in Seattle and just ending it and telling people they have to take side streets. I plan to continue taking the ICW on-ramp and if I get pulled over I will fight it in court. This entire thing is insane and we're becoming unhappy that we moved here (just a year ago).</p> <p>Traffic has also been terrible both morning and night to/from Seattle this past week. Many times it's just crawling in all lanes, including HOV. I'm scared about what happens when someone on MI has an emergency. How are medical services supposed to help them in a timely manner? There is not even a shoulder to drive on.</p> <p>My spouse commutes by bus but since there was no parking this week he worked from home a few days and walked 2 miles to the P&R the other days. That's do-able when the weather is nice but out of the question when it's bad. We need dedicated parking by the time the rail starts, if not sooner.</p>
56	<p>1) ST Busses westbound had a hard time merging across all lanes to HOV. 2) Heard ST Bus driver complain of lanes being too narrow 3) Crossing 77th and Sunset can be dangerous 4) Eastbound ST bus drivers subject to brainfade and nearly missed the 77th ave exit. In the process of getting over to the right, he caused traffic on I-90 to come to a halt</p>
57	<p>Going against the traffic it is better than before</p>
58	<p>Our downtown is getting destroyed bit by bit. I have lived here my entire life and could not be more disappointed in the direction we have taken in the last 10 years. Each time I think it can't get worse, it does. We need to get back to the basics of being a small residential community that takes care of itself and keeps our standards high. This does NOT mean we are "elite". It means we value the quality of life we have worked for.</p>
59	<p>There is a lot of traffic on SE 27th Street. Just to get from Walgreens home took me longer. And did you mean 77th Ave SE, or 77th Ave SE HOV ramp because I checked 77th Ave SE, but it was actually the 77th Ave SE HOV reversible ramp that I used before, not the general 77th Ave SE ramp. I don't know if it makes a difference.</p>
60	<p>The city council really messed this one up for the whole region. I'm now cutting through neighborhoods to reach the easiest or furthest westbound on-ramp. I hope they revisit settling with WSDOT or the FHWA or ST until more practical solutions are designed. Ten million dollars is essentially meaningless to the island when compared to the permanent impacts and tax structure the community will absorb. The council should have been paying attention to details. The potential loss of ICW SOV has been known for 6 years according to reports on Nextdoor. Quit lying to the community or spinning stories. The community knows the truth. Worst city council in history.</p>
61	<p>I leave for work at 6:15 am and traffic is fine. It is the commute home that is materially worse. Commuting from downtown Seattle to Mercer Island between 4:15-6:00 pm has added 15-25 additional minutes to the commute! Getting from I-5 to I-90 is completely backed up on the collector distributor lanes, and is stop and go from there until the floating bridge deck. The traffic now backs up into downtown Seattle surface streets. I don't think the planning folks really understood the impact. When SR99 changes with no downtown exits it is going to create massive gridlock. It is so much worse and light rail will not handle the same volume as the busses did.</p>
62	<p>It is completely inconvenient and makes no sense to not have an entrance on island crest way. This is the main artery of the island. Shame on you WSDOT.</p>
63	<p>I experienced two accidents in off peak hours which caused major backups as I was trying to get back on the island for doctors appointments for my kids because there was no shoulder for the cars to pull into around the tunnels. Thanks for making travel (not just commuting) so much worse.</p> <p>Additionally I now worry that I've made a bad choice for my family by living on the island because if something goes wrong and the kids need immediate medical care How much longer will it take to receive it? Did the city take this at all into consideration when evaluating the options? I've seen no discussion of this anywhere.</p>
64	<p>I feel that week 1 will not be a good baseline. I felt that most people did not take a normal commute. The true story will come out this summer once everyone falls back into their patterns.</p>
65	<p>You should also ask about the evening commute. I found that longer as well. The connection from I-5 to I-90 in the evening seems way more jammed up now that the express lanes are closed. Even the surface streets near onramps downtown seem more jammed up because traffic isn't flowing as freely on I-90 as before.</p> <p>(Note that I mistakenly used the ICW westbound onramp as a single occupant on June 5th, because I had assumed you could get over to the right.)</p>
66	<p>The metered ramps have to go</p>

67	It's cluster F*&K of statism.
68	So disappointed to lose the express lanes, it was one of the reasons i moved to MI
69	Coming home was also 20+ minutes longer given congestion. Looking to get a commuter bus going to Amazon downtown with other Amazonians on the island.
70	I have gone to work earlier than normal. It is super frustrating to not have the smoothe entrance onto i90 that the icw ramp provided. Instead I have approx 4 (or more?) stop lights to navigate and the freeway entrance light on 76th seems VERY long. Plus many people are turning left at 76th so it is slow to get to the ramp. It seems there are many freeway ramps where you enter in an hov lane and then have to get over. Not sure why we can't do the same here.
71	I have switched to riding the 630 instead of the 550 because I can no longer get a spot at the N Mercer P&R without leaving significantly earlier. But the lower frequency of the 630 is problematic; I missed the last bus home on Thurs and had to walk a mile up the hill to my car. Fortunately it was a nice day but I was wearing heels, which I would not have done if I'd expected to do that much walking. There is NO flexibility if I have to work late.
72	It's the evening commute that has gotten so much worse! Why are you on my asking about the morning commute?
73	Traffic was unusually light last week. Typically, the right most lanes from I-90 to I-5 are backed you at the My. Baker tunnel. No such back-up last week. Please wait until fall before making a settlement. The Council should have sure that all mitigation of R8A was in place, including ramps prior to the center lane.
74	Scary on bridge & through the tunnels with no emergency lane
75	Commute from Seattle to mercer island is way worse. The hov lane is useless.
76	I think background traffic is down at this time, and it will get worse in the Fall, rain, dark, etc. Also, coming home was worse than going into Seattle.
77	HATE THIS!!!!!!!
78	I typically take the bus to work, but since there no longer is parking at the park and ride, I am starting to drive in. In the days I took the bus in, I parked by the Bank of America, but between the extra walking time and overall wait the bus has to go through to get on I90, my commute has increased about 20-25 minutes. Therefore since my parking is paid for, it is no longer convenient, not worth my time to take the bus to work.
79	this is the wrong time to ask - for previous 2 weeks there has been minimal traffic, prior to closure of middle lanes. You need to ask these questions in September.
80	Since the closure I left my house earlier so i do not know how long my computer would be if I went at my usual time. I think that Mercer Island residents should be able to use the ICW now HOV and merge over.
81	You don't ask about the commute home. That was much worse especially on Wednesday with a stalled car or accident in the tunnel. Traffic leaving Seattle was gridlocked and I was late to an appointment on the Island for the first time in 2 years. I will not drive in the left 2 lanes on I90 tunnel east bound as they are so close and feel very vulnerable in my Prius. Going in to work the traffic flows better across the bridge and into I5 merge because there is no merge from the express lanes into I90 and cars trying to get across several lanes to get over to I5, either north or south bound.
82	Going ICW straight to SE 24th seems to take longer due to the timing of the lights. Seems you would want people to take this route instead of through the center. Also, tried WMW,SOV used theHOV access and were blowing the red light.
83	Traffic was relatively light this past week for some reason.
84	I can't believe the closure actually happened this way. The return commute is WAY worse now.
85	Noticed the increased traffic especially riding the bus.
86	I have to get to the park and ride a half hour earlier in order to make the bus into Seattle. If my kids daycare did not start at 630am I would not be able to park there and would be very limited with options for a Plan B. I arrive at 650am and there is parking. By 7am it's full. This is not adaaquate especially to working parents who have morning time restrictions. Please figure out a way to expand parking or add more timely options/stops for busses on MI to get parents to the P&R to get to work at a decent hour.
87	The first week was much smoother than expected. Actually, not a big deal at all. However, if there is ever an accident on I-90 (in the tunnels or on the bridge), it will be a nightmare. There is no-where for "fender benders" to pullover, and it will block lanes and cause a huge backup.
88	This is awful and i would have never moved here know this would happen.
89	i feel totally betrayed by city officials for letting things get to this point where I have to waste my time and burn additional gasoline for NO GOOD REASON. Open ICW to SOV! Vote the bums OUT!

90	The afternoon eastbound commute is worse as all of all drivers due to the reduction of lanes from 5 to 4!!
91	The on ramp off NMW (77th?) was getting backed up behind the new light on some days. I used to commute between 7-7:30. Last week I started between 6:40-7 and it STILL added time. The commute home (anytime between 4 and 6:30) was exponentially worse, easily added an extra 30 minutes minimum to the old commute. Saw absolutely zero work being done in the old HOV lanes.
92	It is disheartening to see so much venom on display on NextDoor neighbor as it relates to the traffic changes. MI is just a rock throw away from Seattle. Even in worst traffic it adds just 10min to the commute. People that are REALLY affected by these changes are those commuting from Issaquah/North Bend.
93	Tried 405 to 520 which was great but \$
94	Evening commute seems to be much worse as the tunnel causes backup all the way onto I5 south due to tight lanes in the tunnel
95	The entrance to I-90 westbound at 76th will be better/easier when the construction on what appears to be a second lane to enter there is completed.
96	I90 is now quicker to transit across. With the elimination of the merges at the west end of the Mt Baker tunnels traffic flows better. Harder to get on the freeway but once on better.
97	My commute by bus took about 5 minutes longer than usual. No big deal. I don't foresee much difference on the in-bound commute. I support public transit and am happy to help make it more available to more people.
98	Not too bad for the first week
99	On my way back from an errand in Issaquah I had to wait on the freeway at the Island Crest Way exit. Have only experienced that when coming onto the Island during the Blue Angels performances. I ran over the bridge after the lane modifications and was pelted by flying dirt. Also notice lots of dangerous debris in the 22 inch shoulder now between the racing cars and me, with only a short cement divider and some useless railings with 6 inch spaces between the rails. I also had to stand on the bus which is now way too small for the commuters using it. It's the 630 bus. We should get back the 202 or stop picking up non mercer island passengers at the park and ride.
100	I live and walk around the town center area and experienced more traffic and more dangerous conditions in crosswalks. Also have noted more people speeding and not stopping at stop signs.
101	Getting in/out of the park & ride is more difficult now due to the increased traffic on N Mercer Way
102	I use town center parking daily
103	Observation....when it is the rainy season or when there is an accident the commute will be miserable. This past week wasn't awful/as bad as I thought.
104	ICW should reopen to SOV
105	Considering moving. What a decrease in lifestyle. Moved to MI for the convenient access.
106	I do not understand why several other regional interstate on ramps allowing sov merging into hov lanes (e.g., mercer street to I-5) exist, and then the sovs have to merge with normal traffic and icw sov access is disallowed. Why is icw different?
107	Left 2 hours earlier each of the days I went into SLU Would like more car parking to take transit MIT consistently
108	MI Council let down its constituency.
109	I like to continue to use transit but my "first and last mile" are difficult to walk or bike due to a big hill and need to be wearing formal dress code to work. Park and ride is becoming ridiculous! It is filled up by 7-7:10am this week. I wish there are community shuttles that can take me from main major intersections along island crest way to 550 so that I won't even need to take my car to get close to the transit hub that is the park and ride area. Traffic there can be dangerous and chaotic with bikers, cars, buses all sharing the road with lack of traffic lights and space for double buses to turn.
110	The return in the evenings was worse as well - why no survey questions on that? I also drive I-90 outside of commute on a regular basis and the overall availability is decreased. The extra distance to a ramp with 5 patrol cars monitoring on a slow speed road is a demoralizing and insulting experience.
111	Though reluctant to say much nice about ST, I didn't think this week was burdensome on my commute.
112	I feel more unsafe on the I90 roadway with the more narrow lanes and lack of shoulder.
113	Horrible accidents witnessed on Friday that was upsetting to see and extended commute home so late for kids early dismissal

114	You asked about my commute off MI, but the bigger negative impact was the significantly more time it took to commute home from Seattle. that was +10-15 minutes longer and I work in South Pioneer Square near Safeco field.
115	The light at wmw on ramp was too long mon, tue and wed seemed shorter thur and friday-could be shorter at least between 6:45 am-8am
116	A lot of bicycles on a west mercer. Increased hazards as a result.
117	Afternoon commute was actually much worse. The multiple merges to the tunnel are quite dangerous and slow it down considerably. Took me almost an hour on Wednesday.
118	The metered light on island crest hov was annoying and seemed unnecessary. It was more annoying to have to get on not on island crest as a sov but the traffic was better than I feared.
119	Changing 3 lanes on the bus is unnerving. Wish there was a SOV lane on the right side (westbound). Buses were late. Driving in on a Friday took about 10 minutes longer than a typical friday in the express lanes. I don't like the width of the lanes. It's feels very unsafe. Coming home on friday at 12:00pm I saw the terrible crash eastbound. This highway now scares me.
120	Left for work 45 min earlier
121	The entrance into HOVb lanes from island crest needs to be open to all vehicles. Once on i90 westbound, it's ok to expect SOV vehicles to stay in SOB lane but everyone should be able to get into the freeway using that entrance. Otherwise, we are all overwhelming downtown while driving there
122	The Light Rail is a DISASTER in the making... A Scam... a rip-off... a nice fat trough for the swine at Sound Transit and WSDOT... Social media (and Trump budget slashing) will KILL it - - and none too soon...
123	The cars/trucks are too close to the bike/pedestrian path. They spit up all kinds of dirt and moisture.
124	After the first day, I drove on west mercer to avoid the stop and go lights through the downtown area. It was longer and not as safe due to slowing and accelerating of the windy road. I look forward to resuming the efficiency and safety of entering at ICW after this is resolved.
125	I think the true test will be in October when the UW is back in session and the weather is bad. Please do some additional field testing and surveying then! That will give us a real sense of the impact of this change.
126	The traffic to go home on I90 east is terrible.
127	It boggles my mind why the Island Crest way on-ramp is not open to SOVs. Aren't there a great number of on-ramps in the greater Seattle area that enter 'through' the HOV and if you're a SOV, you're expected to move over? Why can't that be the same? It makes absolutely no sense. I also am curious why the prep work didn't start PRIOR to the project starting. Get the lights up early. There's road work all over the 'day' the I-90 project starts. There has to be a better solution than shutting down the express lanes for a city that is getting an additional 5,000 people each month. For the record, it also took me an hour and a half to get from Fremont to Mercer Island on Wednesday. What a joke...
128	Traffic was surprisingly not that bad. The bottleneck the express lanes caused when rejoining the regular lanes actually caused more delay then what I deal with now!
129	Pretty much the same except for no access from ICW
130	I experienced my first accident on Thursday. I find it appalling that there is no shoulder, and in this situation The emergency vehicles had a longer response time because everyone had to move over from that HOV lane so they could get through. Also, my commute at 7 AM as a single occupant took twice as long as when I left at 8 AM before all of the changes. Finally, the commute home is now at least 20 to 25 minutes longer.
131	Why are there city/ highway trucks in the road near prk and ride for no reason? It adds to congestion and confusion. Find a parking place - like everyone else. The stoplights are still horribly timed. You should be able to go down icw and through all of the lights, without having to stop at every single one.
132	Carpooled TO work - transit FROM work
133	Getting to I5 then to I90 from Jefferson was a nightmare in the evenings. Very congested, very dangerous. I90 very congested all the way through the tunnel. Very difficult to get to the right lane for ICW. There will be many accidents.
134	In addition to increased commute times, I am leaving the house 10 minutes earlier then in past and it is taking at least 10 minutes longer to get home. 'Witnessed' more accidents in one week then in typical one year commute
135	Morning was an awful lot better than afternoon. I leave early in the morning.

136	i had to adjust my schedule to start parking at the park and ride before my 6:00 AM fitness class in the town center. It added about half an hour to my overall commute due to the inconvenience of having to get there so early. i can't count on spaces to be available after my class, and i don't live near any transit options that could take me to the park and ride. this whole thing will be 10x worse when the weather is bad.
137	Evening commute was much worse than normal. So far, the impact of road changes has been traffic eastbound on 90, from seattle to through the Mt Baker tunnel. Evening commute without HOV has doubled.
138	Would be good to have a way for buses leaving the P&R to go directly into the HOV lane. As it is now they need to cross several lanes, which are now skinnier, of busy traffic.
139	To ensure getting parking at P&R I now arrive 20 minutes earlier. The commute east in the afternoon at 4pm has been very light.
140	Coming back to island, eastbound, is also way worse now.
141	Even though my commute was longer to work, it wasn't unpleasant because I don't mind slowing down and I didn't miss having to merge from the center lane HOV over to the main line to get off at Madison Street; however, I absolutely HATE my commute home. Once I get on I90 East from I5, I immediately try to merge over to the right as soon as possible. The narrow lanes are frightful. In many places there is no room on the shoulder for emergencies. I would rather have less lanes but wider. I think there are going to be more accidents and more lawsuits because of these changes. I am only considering the bus because I have more protection in a bus. Sorry for this dramatic response, but I am giving you my sincere, honest feedback. I have commuted to work in this fashion from MI to Seattle daily for 20 years.
142	This is only week one. The real impact will be after school starts again and vacations are over. End of September early October will be the new normal.
143	This is crap, change it back
144	City Council members are idiots
145	My commute has actually been taking a little less time, about ten minutes each day. I'm not sure exactly why but suspect more buses are coming by. Each day I wait less and have more room on the bus. I see things have only improved.
146	Disheartening to pull into the 90 with backed up traffic, but overall around 5 minutes extra to get to Seattle.
147	The bike commute is great, tho I wish there was a little more separation between the bike land and the high speed cars on the bridge. Also, I am embarrassed about the whining on NextDoor.
148	Ride motorcycle in m-w so the commute was easy accessing 90 via the hov lane. The cars were really backed up trying to get onto 90 via the other on ramps. 😞
149	The commute home added 35 mins
150	Th was far worse than any other day, extending my commute by at least 20 minutes. Other days were less, ranging from 5-10 minutes different. More parking near the park and ride that is available until slightly later in the morning (830) would make it far easier for me to commute by bus and I would be happy to do so! Pre-closure, the route by bus was 20 minutes longer than my drive if I had to park near downtown MI or at a southern park and ride.
151	My afternoon commute is very bad - it takes me about 18 minutes longer. I would take the bus but there is no parking. Carpooling is not an option because I don't work consistent hours.
152	tx for asking. please publish rresults
153	Merging in the HOV lanes from MI on ramps is scary. What good is a diamond lane access on-ramp when the HOV lane is not directly available three lanes
154	I am afraid of the narrow lanes!!
155	I scheduled a trip out of town for the week to avoid the initial confusion.
156	The 550 bus is slowed by needing to get on at 77th and not being able to immediatley cross to the HOV lanes until after it is out of the lid tunnel due to the double white lanes prohibiting crossing over into the HOV lane when in the tunnel.
157	There seemed to be more congestion at the EMW on ramp than usual
158	The timing of the lights at East Mercer and I-90 don't make sense now that traffic doesn't back up exiting I-90 to East Mercer. Pedestrians have to wait several minutes to cross when there is no one on the off ramp.
159	I use the 550 bus, which enters 1-90 with the rightmost SOV lanes and then tries to merge onto the HOV leftmost lane. Its not easy trying to do that through the tunnel, and we have extra stops and go. I worry about increased chance of hitting somebody. Also the narrower lanes may seem appropriate for cars, but with a bus in a lane right next to a semi-truck in adjacent lane really doesn't leave a lot of margin of error.
160	The commute was longer and very congested. It is not safe and scary. The carpool lane is not helpful when driving to Mercer Island from Seattle. Dangerous to change lanes when needing to exit.

161	It is scary to go southbound on west Mercer way by bike because there is no shoulder. I live near west Mercer way (mid island) and would like bike lane arrows or "sharrows" to indicate to drivers that they need to share the road.
162	Think the lane configuration actually made it easier.
163	You have messed up our island and transportation on and off island
164	My return commute also took 10+ minutes longer. Trying to get onto I-90 from Rainier, there was a long line of cars southbound on Rainier waiting for the metered ramp to get on eastbound I90, then I90 was packed and very slow to MI
165	Traffic seemed lighter and moved more smoothly than before closure. Eastbound seemed same
166	So far, I have only had to change entrances. I leave my house 6:40 to 6:45 am and haven't seen a significant change in commute time. Losing the ICW SOV entrance and the convenience it presented was not as painful as I thought. I don't seem to run into bike traffic on WMW and am too early to interact with school traffic.
167	I had to plan to leave my home about 30 minutes - 1 hour earlier to make sure I got to work in time for meetings.
168	I90 tunnel lanes are scary narrow!!
169	The better question is how long it took to get home. My 20 minute commute took an average of 60 minutes this week. It is impossible to get from downtown to I-90. It is unacceptable.
170	Going from MI to Seattle on i90 west--Missed the scheduled ferry from Seattle to Bainbridge in bridge and tunnel traffic. Has not ever occurred before--hope its not the same for medical responders/personnel, doctors and patients going to Harborview, Swedish, Childrens Hosp. With Emergency needs. That may now require a helicopter for immediate care in medical emergencies locally.
171	Open up the ICW entrance to ALL traffics
172	Should make i-90 hov lane toll/fastpass capable and give islanders credit for fastpass, making it effectively the same as before.
173	I cannot depend on finding parking at/near the Park n Ride so spouse drove me in each day that I rode the bus. (from the south end!)
174	They need to shorten the entrance control lights on the WMW on ramp
175	The commute home was the issue. Carpooling doesnt relieve congestion occuring this week to transition from I5 to I90. We need more ways to commute by bus home. We need 5 electric vehicles circling EMW, WMW,ICW picking people up and taking them to the buses in the AM.
176	The commute home was much longer +30 b cause of backup from the bridge up to i5
177	sucks and tempted to just enter off ICW into HOV lanes as I am pissed about this entire situation
178	Could not get a space at N Mercer P&R at 7:15 am - all full
179	Coming home between 5-6:30 pm was very challenging. Additionally the narrower lanes seem like a safety concern
180	It would be nice to open both on-ramp lanes on WMW to SOV or speed up the light. The backup almost reached WMW one morning this week. Since the traffic on I-90 isn't moving anyway, moving the cars through the on-ramp faster isn't going to make a difference.
181	I am hateful.
182	This is miserable. We bought our home on the island because of the convenience of the commute. This has doubled my commute time.
183	There were no problems. The group of Mercer Island whiners needs to find something else to complain about.
184	If anything, traffic seemed lighter. May be because local universities are in finals / graduation week and MI elementaries had early release. (both of these things impacted my schedule this week).
185	I parked in the Town Center and walked to the Park Park and Ride. The Park and Ride fills up way too early now. The walk adds 6 minutes each way to my commute.
186	The design no longer works for Mercer Island - Spend the \$10M on a new ramp to Seattle from ICW

	<p>Based on driving to and from Seattle 15 times this week there were a number of unexpected delays due to accidents going East and West on I-90. Over the past 18 months I can only recall one time in which something similar occurred, but I was able to legally take the HOV lane in the center as an SOV.</p> <p>What has been most noticeable is the lane narrowing.</p> <p>While it seems fine during light traffic and places to veer if something were to occur unexpectedly, heavier commute times were extremely trying and cramped.</p> <p>I drive a Prius and it feels cramped. Noticing larger SUV's and trucks in front of me barely fitting into lanes is concerning.</p> <p>Semi-Trucks are downright scary with the new lane width. It will only be a matter of time until a serious accident occurs when a nervous driver, distracted driver, or lane changing semi creates an unavoidable disaster.</p>
187	Hopefully my family, friends, or I am not a part of it.
188	Re-striping is dangerous in places. Review it all SOON.
189	no bueno
190	The bigger impact to me is the closure of the South Bellevue P&R and early filling of the NMW P&R
191	It is summer and schools are out - traffic is light. It will pick up in August. I call on clients and need a car, I expect this to add at least 30 minutes to my commute after Labor Day.
192	I usually drive to PnR or park on the street, with a island before 9am permit. This week I got a ride because the PnR had been filling up by 7am and the street has been almost full before 8. Getting a ride isn't sustainable and neither is a 7am commute. The city needs to provide more available parking to Mercer Island residents only. Don't know where the others are coming from but assume it is those who used to park at Bellevue PnR.
193	Trying to make a left hand turn from southbound 72nd onto eastbound 24th was challenging.
194	I think the choice of start dates reduced the impact of the changes. I expect things to be very bad in the fall
195	<p>I drive across 46th from icw to wmw (including the narrow road) abba then up the windy wmw. This compares to the nice straight arterial icw. This detour both slows me down and is less safe for me as well as pedestrians/bikers on the windy wmw.</p> <p>Also, I never had any traffic coming home once in I 90 before. Now there is severe traffic in the evenings since the closing of the center lanes.</p>
196	Mostly, if I had sov access at icw, I could live with the rest of the changes.
197	Except for accidents, traffic seemed to flow better in each direction on I-90 and on Rainier Ave. S.
198	There is significant congestion caused by HOV users merging right to get to the I5 exchange after the tunnel.
199	The in90 lanes are so narrow they are dangerous...saw several close accidents...very unsafe and scary
200	Bus merging was dangerous. Bus missed exit one day because it could not merge in time.
201	Absolutely ridiculous that I have to detour all the way across the island and through residential neighborhoods to get to an onramp. Once on the bridge, things were not all that different for me, but having to get off ICW is absolutely unacceptable.
202	It was business as usual. Not a big deal.
203	We got lucky with accidents prior to I-90 which evened out the traffic. Whoever decided to reduce the onramps to I-90 like they did have NO IDEA what it is like on the island. We may adjust but it's because of the dumb decisions made which require a lot of maneuvering.
204	I blame the City Council for giving away the Center Lanes
205	the narrow lanes on the bridge are causing significant accidents. Even when no accident, there were people doing 35 in the tunnel as they were scared. I can't imagine 2 trucks side by side in there.
206	The evening commute home from Seattle is about 10 min longer.
207	I started driving a scooter to the park and ride instead of a car knowing the lot fills for cars by ~7am. When winter arrives I will have to find another method to get to the park and ride.
208	I depart for work approximately 7:15 AM. The morning delay is noticeable but not annoying. It's about 33% longer but it is still short leaving that early.



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

**AB 5329
July 17, 2017
Regular Business**

OPEN SPACE PROGRAM BIENNIAL REPORT

Proposed Council Action:

Receive report.

DEPARTMENT OF	Parks and Recreation (Alaine Sommargren)
COUNCIL LIAISON	Dan Grausz Debbie Bertlin Wendy Weiker
EXHIBITS	1. 2015-2016 Open Space Biennium Report
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

During the 2015-2016 biennium, restoration activities in Mercer Island's open space areas were accomplished by in-house staff, professional restoration contractors, and volunteers. Activities included invasive plant removal, invasive tree treatment, ivy ring creation, fall planting, and watering of select planting sites. In addition, staff performed extensive work on tree risk assessment and noxious weed management.

This report covers the first biennium of the program's performance guided by the Ten-Year Evaluation and Update. A troubling trend is emerging in the current biennium. Rapid inflation in restoration contracting and the stagnant capital budget have created a shortfall in services to the open space. In 2017, the program will not be able to fully maintain the work areas previously established.

BACKGROUND

The Open Space Program in the Parks and Recreation Department has been managing natural areas within Mercer Island parks since 2005. This program controls invasive species, plants native trees and shrubs, coordinates volunteer restoration events, and manages tree risk on over 300 acres of open space area. The program follows the goals and objectives from three planning documents:

- 2004 Open Space Vegetation Plan
- 2008 Forest Health Plan (specific to Open Space Conservancy Trust Properties)
- 2015 Open Space Vegetation Plan Ten-Year Evaluation and Update

The 2015 Ten-Year Update showed considerable progress in restoring health of the Island's natural areas: conifer plantings are establishing well as future forest canopy, invasive plant cover has been substantially reduced, and English ivy control has effectively reduced severe infestations into tree canopy. The report also pointed to the need for continued, concerted efforts in reducing invasive tree species, planting young

trees, and controlling aggressive understory species. The 2015-2016 Biennium Report covers the first biennium of work guided by the Ten-Year Update.

Between 2005 and 2010, funding for the Open Space Program increased steadily, driven by Council's interest in raising the level of service for all open spaces, as well as a voter-approved levy in 2008. These funding increases, paired with an advantageous bidding environment during the economic recession, greatly advanced restoration work in open space areas. Since 2009, funding for the program has remained relatively level.

2015-2016 OPEN SPACE WORK

In 2015-2016, the Open Space Program continued to accomplish restoration activities in the parks' natural areas through in-house staff and seasonal crew labor, restoration contractors, and volunteer efforts. Restoration activities were similar to previous biennia: invasive species removals, invasive tree and noxious weed treatment, tree ivy removal, native tree and shrub planting, and select watering of new plantings. Work spanned across 110 (net) acres in 20 parks and open spaces, with many areas receiving multiple restoration activities. Approximately 6,800 new trees and shrubs were planted in ten of those parks.

Overall, restoration metrics were down from recent biennia: fewer new acres were enrolled in restoration work, fewer total acres received restoration work, and fewer plants were installed. Planned work in Pioneer Park, laid out in the 2008 Forest Health Plan, also fell behind targets: work on invasive trees slated for 2015-2016 was postponed due to budget constraints, and tree planting efforts were slowed by high mortality resulting from summer drought.

Volunteers continued to provide significant contribution through public, school, and corporate restoration events. Islander Middle School continued to partner with the City and EarthCorps to bring 300 sixth-grade students into Pioneer Park each year, and Youth and Family Services' VOICE program participated in several events each summer.

During this biennium, Open Space staff created a more systematic approach to assessing tree risk along park boundaries and primary trails. Using a smartphone app and GIS, all assessed trees are mapped with detailed data, which is used to schedule contracted tree pruning, removals, and monitoring. As a result of this new assessment protocol, a larger portion of Open Space funds was put toward initial assessments and contracted tree work.

2017-2018 WORK PLAN

The priority for the 2017-2018 biennium is to maintain park land that has already been enrolled in restoration. Due to the combination of increased restoration costs and budget reductions, not all areas in need of maintenance will receive restoration work in this biennium. Following the management recommendations from the Ten-Year Update, staff will continue to prioritize maintenance on sites considered most sensitive and ecologically valuable. In addition, the program will not have adequate funds to initiate comprehensive invasive removal projects, and planting projects will likely be limited to volunteer efforts.

The Open Space Program will continue working with EarthCorps and Mountains to Sound Greenway to engage community volunteers in restoration and fostering relationships with individuals interested in more intensive Forest Stewardship.

CHALLENGES AND IMPLICATIONS

During the 2015-2016 biennium, the Open Space Program experienced a significant shift in restoration output due to several factors: unit costs for restoration tasks increased sharply over previous biennia and contractor availability/interest decreased as other agencies began to implement large-scale restoration projects. Unit costs for basic tasks, such as ivy ring creation and planting maintenance, increased between 2- and 11-fold. Additionally, restoration contractors began to report that the low-bid system used by Mercer

Island is a deterrent, as it can be more restrictive and onerous than time-and-materials contracts used by other agencies. As a result, project costs increased substantially in 2015-2016.

In 2017-2018, few contractors are responding to Requests for Bid and the prices being quoted represent another jump in program costs. As a result, some projects that maintain previous restoration work have been dropped or postponed in this biennium's workplan. No new restoration project areas or plantings will occur in this biennium either.

NEXT STEPS

For the 2017-2018 biennium, Open Space staff will continue to prioritize the most ecologically sensitive areas for restoration - especially those in which a lack of maintenance may result in a drastic setback in restoration progress. Due to rising costs, current funding does not fund maintenance of all previous restoration projects. To restore funding to a "maintenance-only" level, staff will first re-direct savings on other Parks capital projects before seeking additional funding from the General Fund or REET surplus, if any.

Parks staff has begun exploring possible solutions to funding shortfalls in 2019 and beyond in order to ensure that progress on open space restoration continues. Possible avenues include an expanded use of herbicides to treat invasive species, a shift to more in-house crews performing the work, and proposing funding needs in an operating or capital levy lid lift. Such solutions will require planning and/or public outreach and cannot be effectively implemented in the current biennium.

RECOMMENDATION

Parks Natural Resources Manager

MOVE TO: No action necessary. Receive the report.

MERCER ISLAND OPEN SPACE PROGRAM



2015-2016 BIENNIUM REPORT



PROGRAM BACKGROUND

Mercer Island Parks and Recreation has been managing 300+ acres of open space with its capital program since 2005. Invasive plant removal, tree planting, and other stewardship activities have improved the function of the forest ecosystem and engaged citizens in the process. A ten year program update published in 2015 showed that invasive plant cover had been cut in half and native conifer regeneration was markedly improved as well. The ten year update added climate resilience as a program goal. A number of program modifications and new initiatives were proposed to further the program goals:

1. Maintain the functional benefits of open space vegetation.
2. Foster resilient plant communities that can recover from disturbances and adapt to climate change.
3. Implement work based on the value of these functional benefits, the community's priorities for the open space properties, and the condition of the vegetation found there.
4. Maximize the return on available funding through volunteers, matching grants, and donations.

Program enhancements included: improved restoration techniques, a climate adaptation plan, ravine and watercourse stabilization, and public education and involvement. The highly successful public campaign to control knotweed has been one outcome of the enhanced open space program. Another change to the program in 2015-2016 was the transition to a systematic approach to tree risk assessment in open space. This important development is described in further detail below.

This report covers the first biennium of the program's performance guided by the ten year update. A troubling trend is emerging in the current biennium. Rapid inflation in restoration contracting and the stagnant capital budget have created

a shortfall in services to the open space. In 2017, the program will not be able to fully maintain the work areas previously established. Furthermore, no progress will be made on any of the climate adaptation plan initiatives. These trends will be discussed in more detail in this report.

2015-2016 BIENNIUM OVERVIEW

During the 2015-2016 biennium, restoration activities were accomplished by in-house staff, non-profit partners EarthCorps and Mountains to Sound Greenway, and professional restoration contractors. Activities included invasive plant removal, invasive tree treatment, ivy rings, fall planting, watering of select planting sites, and noxious weed management. Contractors conducted restoration on 110 acres in 20 parks. Maintenance activities account for 95 acres and new sites enrolled in restoration for the first time account for 15 acres. Contracted crews and volunteers planted 3,559 trees and 3,315 shrubs in 10 parks.

OPEN SPACE ACCOMPLISHMENTS

	2005-2006	2007-2008	2009-2010	2011-2012	2013-2014	2015-2016
Total acres worked	88.3	99.2	204	139	149.7	110
Trees planted	3,799	2,407	12,947	5,705	6,574	3,559
Shrubs planted	N/A	2,066	2,027	3,027	4,470	3,315
Ivy survival rings	2,233 rings	30.4 acres	37.4 acres	21.5 acres	62.4 acres	18.3 acres
Volunteer events	125	92	109	114	101	94
Volunteers	1,312	2,089	4,148	6,496	3,104	3,040
Volunteer hours	2,260	8,371	13,547	12,684	13,008	10,065

CONTRACTED RESTORATION WORK

In 2015-2016 contracted crews conducted invasive plant removal to maintain new planting sites as well as upkeep of sites in which comprehensive invasive removal had cleared the majority of invasive species. Additional tasks included ivy ring creation to protect mature trees, as well as invasive tree treatment primarily targeting English holly, cherry laurel, and common hawthorn.

Comprehensive invasive plant removal projects were completed on 7.7 total acres in high value habitat within Engstrom Open Space, Island Crest Park, North Mercerdale Hillside, SE 53rd Open Space, and Wildwood Park.

During the 2015-2016 biennium, the Open Space program continued to implement the Pioneer Park Forest Health Plan, adopted by the Open Space Conservancy Trust Board in 2009. Pioneer Park received the following restoration treatments: Fall planting (2.4 acres), planting maintenance (18.4 acres), invasive removal maintenance (2.6 acres), ivy rings (4 acres), and watering of new plantings (10 acres). An additional 14.4 acres of trees and shrubs were installed on difficult sites that had high plant mortality the previous biennium.

Overall, implementation of the Forest Health Plan has slowed compared to previous biennia, but is overall on track. The plan called for 16 acres of new tree plantings, but as noted above, most native plant installation focused on replanting sites that had high mortality during the 2013-2014 biennium. Despite this, tree planting remained on schedule during the 2015-2016 biennium with 68 cumulative acres planted since 2009. Ivy ring creation is slightly ahead of schedule with 51.5

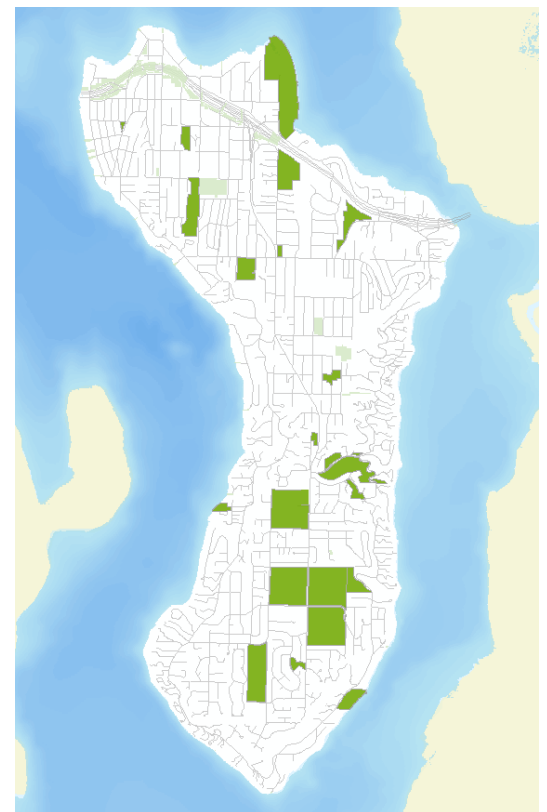


Figure 1. Parks with contracted restoration work, 2015-2016.

acres completed. The Open Space program was unable to launch the second round of invasive tree treatments, due to budget constraints and an increase in professional contracting costs.

NATURAL RESOURCES SEASONAL CREW

The Natural Resources seasonal crew is tasked with supporting both vegetation management as well as trail maintenance and repair. Restoration work conducted by the crew during the 2015-2016 biennium included monitoring and treatment of noxious weeds such as jewelweed, knotweed, yellow flag iris, and yellow archangel as well as manual removal and treatment of invasive trees. Seasonal crewmembers also support volunteer stewardship projects with mulch deliveries and site preparation where needed.



Figure 2. Volunteer group working with EarthCorps leader, Island Crest Park, 2016.

EarthCorps, engaging approximately 300 sixth graders each year in restoration at Pioneer Park. Both EarthCorps and MTSG hosted numerous events with the VOICE program as well as various community, school, and corporate groups including Mercer Island High School, Stroum Jewish Community Center, Eastside Catholic, Expedia, Microsoft, and Amazon. Additionally, neighborhood volunteers such as the Friends of Wildwood Park, worked independently in their nearby park or hosted small events.

KNOTWEED CONTROL PROGRAM

In addition to the many noxious weed species that Natural Resources staff map and treat within Mercer Island parks, the Open Space Program also began to map, sign and treat invasive knotweed on all City-owned properties in 2013. Natural Resources staff posts signs to alert Public Works staff and homeowners to avoid mowing knotweed along road edges, and performs all herbicide treatments on the species. This program also performs community outreach and education about identification, ecological damage, and effective control options for homeowners.

Work on this program continued in 2015-2016, and has been very effective. Open Space staff is currently tracking 104 distinct populations of the noxious weed on roadsides and in parks. Many populations have now been successfully controlled, while Mercer Island residents continue to report new sightings both on public and private land.

TREE RISK ASSESSMENT PROGRAM

In late 2015, the Natural Resources team adopted a comprehensive, proactive approach to assessing risk on trees along park and open space

VOLUNTEER FOREST STEWARDSHIP

In 2015-2016, EarthCorps and Mountains to Sound Greenway (MTSG) managed 94 events in 13 parks. They engaged 3,040 volunteers who worked just over 10,000 volunteer hours. Volunteer forest stewardship continues to be a vibrant component of the Open Space program. In addition to the important field work accomplished through this program, volunteer stewardship strengthens our community, engages and educates the public, and supports the City's efforts to create resilient healthy forested parks and open spaces.

Community stewardship events were held in various parks on Saturdays throughout the year. We continued our partnership with Islander Middle School and



Figure 3. ArcCollector smartphone interface, showing assessed tree locations. The same application is used for mapping noxious weeds.

boundaries, replacing a system that was more reliant on citizen reports and piecemeal assessments. The new protocol includes collecting detailed information and GPS location of each assessed tree, tracking trees with specific monitoring needs, establishing a re-inspection interval based on site conditions, and noting which trees require pruning or removal in the near future. When removal or pruning are deemed too technical for City crews, the work is put out for bid to private contractors. In 2015-2016, staff on the Natural Resources team assessed 6.5 miles of the total 11.5 miles of park boundary.

As a result of this increased inspection regimen, the allocation of Open Space funds to tree removals and pruning has seen a marked increase. Tree work costs will likely remain high through 2017 and 2018, as all boundaries are assessed for the first time, and removal and corrective pruning are performed.

This methodical approach to tree risk assessment and abatement has reduced the amount of tree failures along park edges. This was evident after the February 2017 snowstorm, when staff found very few failures along assessed boundaries.

2015-2016 FUNDING USE ANALYSIS

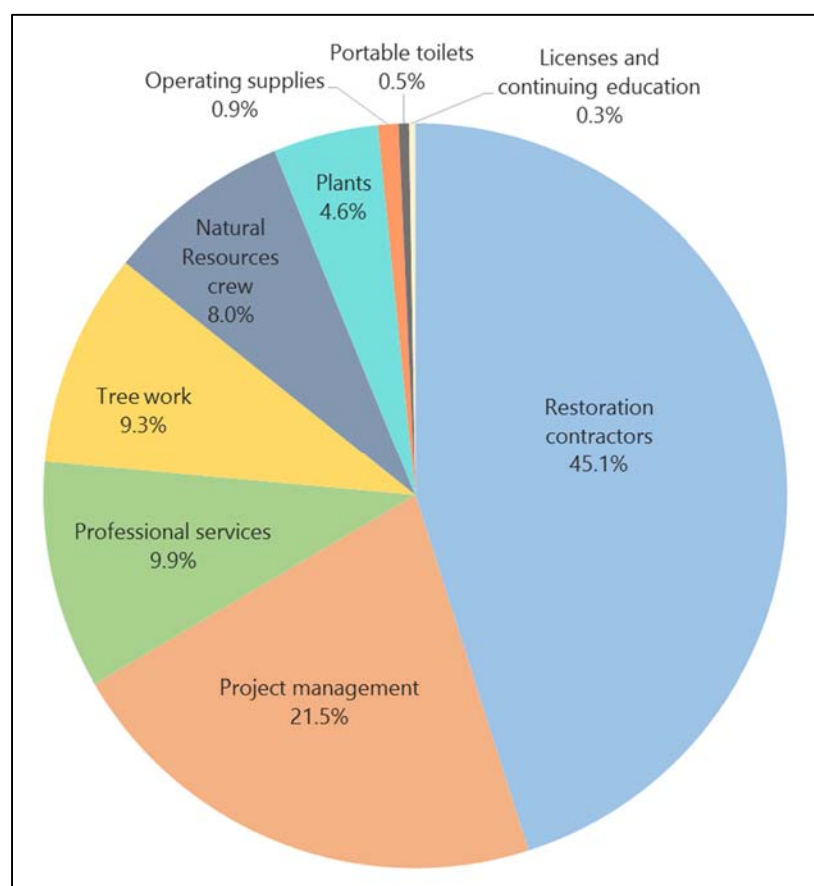


Figure 4. 2015-2016 analysis of Open Space Vegetation Management fund use.

- In the 2015-2016 biennium, just under half of the Open Space budget was allocated to **restoration contractors** to perform tasks in open space areas. This work was scoped by staff, and awarded to the lowest qualified bidders on a per-park basis. Most contracts covered two years of work.
- The majority of funds allocated to **professional services** pay for contracts with EarthCorps and Mountains to Sound Greenway Trust, non-profits that organize and lead volunteer events in natural areas.
- Restoration work is also performed by the **Natural Resources crew**, a 6-month seasonal crew whose hours are shared between the Open Space program and the Trails program.
- Contracted **tree work**, which covers professional pruning and removals, cost approximately \$78,000, or 9.3% of the total budget.
- The **project management** portion of the expenditure covers all year-round staff that contribute to Open Space work, including restoration scoping and contract management, tree assessments and contracting, and Open Space Conservancy Trust Board responsibilities.

2017-2018 BIENNIUM WORKPLAN

The focus of the 2017 work plan is to maintain existing restoration projects and conduct activities to preserve existing forest canopy. These activities include maintaining recent planting sites, invasive removal maintenance, ivy rings, and invasive tree treatment. Due to budget constraints and the rising costs of professional restoration contractors, the Open Space program will not be initiating comprehensive removal projects or large scale planting projects. Planting projects will

be conducted only in volunteer sites. The program does not want to lose ground on the important projects already underway across the City.

Looking ahead to 2018, the program will prioritize areas in need of maintenance that do not receive work in 2017 and continue to invest in projects that preserve existing canopy and native tree installations.

PROGRAM CHALLENGES

The Open Space program has made significant impacts on the health of Mercer Island forests since its inception in 2005. Each year, contractors, volunteers, and staff work to remove non-native plants that have invaded the Island’s natural areas, and plant thousands of native trees to replace declining tree canopy. Since 2005, the Open Space program has steadily added new acreage to the restoration work plan, focusing on preserving high quality habitat, retaining existing tree canopy, and planting trees for future canopy.

Between 2009 and 2012, the program made substantial progress on the restoration agenda, due to low bids from contractors and lower regional demand for qualified restoration contractors. In 2015, the climate in the restoration field began to change: unit prices for restoration tasks began to rise significantly, and contractor availability became a hurdle as other municipalities and

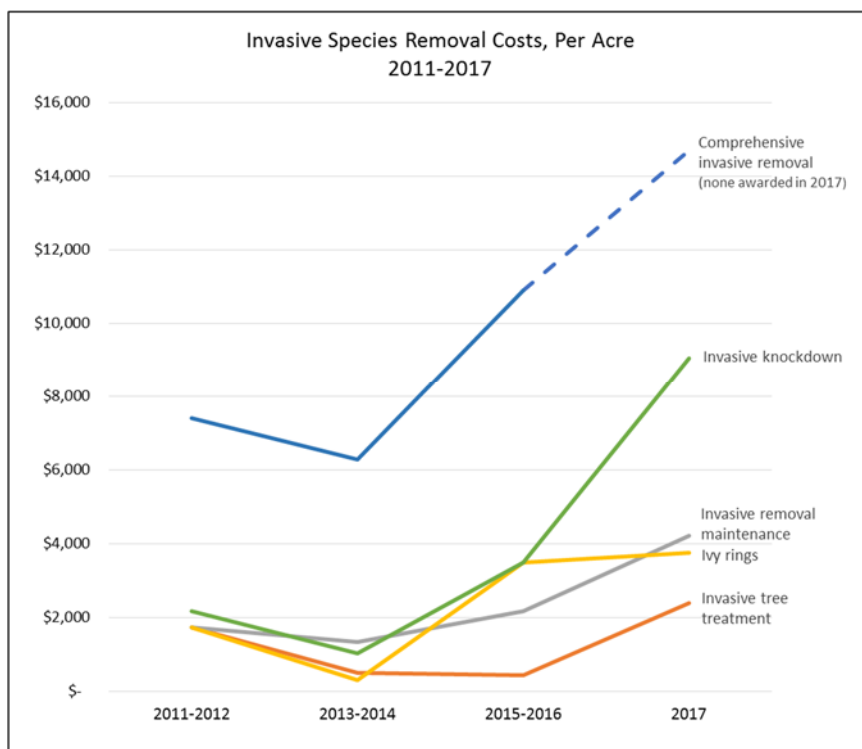


Figure 5. Invasive species removal costs per acre, based on average annual bids received.

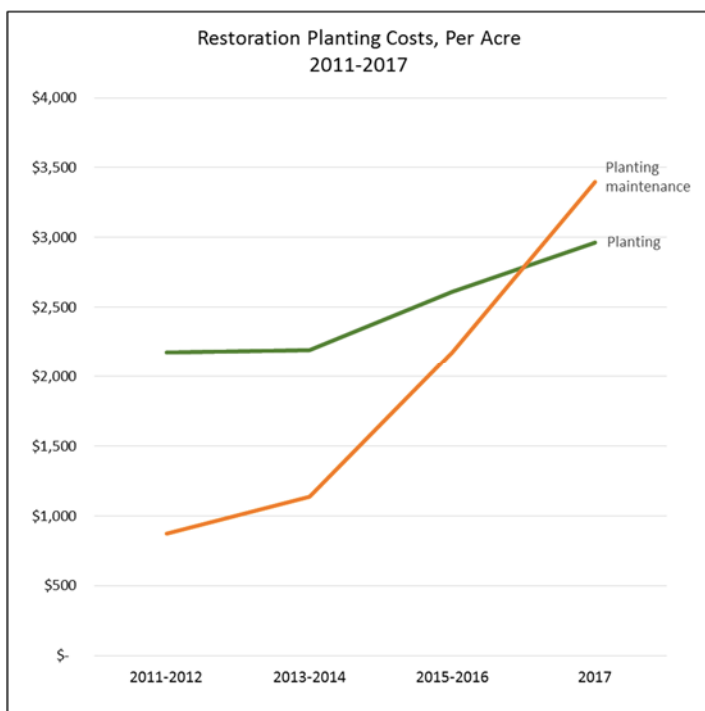


Figure 6. Planting costs per acre, based on average annual bids received. Planting costs do not include plant materials.

utility agencies began funding large scale restoration programs. This surge in unit prices for invasive species removal tasks can be seen in Figure 5. Invasive knockdown costs, for example, increased from just over \$1000/acre to over \$9000/acre between 2013 and 2017. Comprehensive removal, the task in which all invasive species and their roots are removed, increased to \$14,700/acre in this year’s bids, rendering this task cost prohibitive. In several municipalities, including Seattle and Portland, this extraordinarily high cost for manual removal has contributed to a move toward chemical treatment of all invasive species. Currently, the Mercer Island Open Space Program uses chemical treatment specifically for invasive tree species and select noxious weed species.

The cost for plant installation also increased (Figure 6), though far less than the 400% increase in planting maintenance unit cost between 2011 and 2017.

FUNDING HISTORY

The Open Space program is funded as a Capital Improvement Project, primarily through REET 1 funds. In 2008, Mercer Island residents voted to supplement existing funding for the Open Space program with a 15-year levy. Beginning in 2009, \$77,000 per year is allocated specifically to restoration in Pioneer Park, and \$65,000 per year is allocated to restoration work in all other open space areas on the island. This \$142,000/year levy contribution does not increase with inflation.

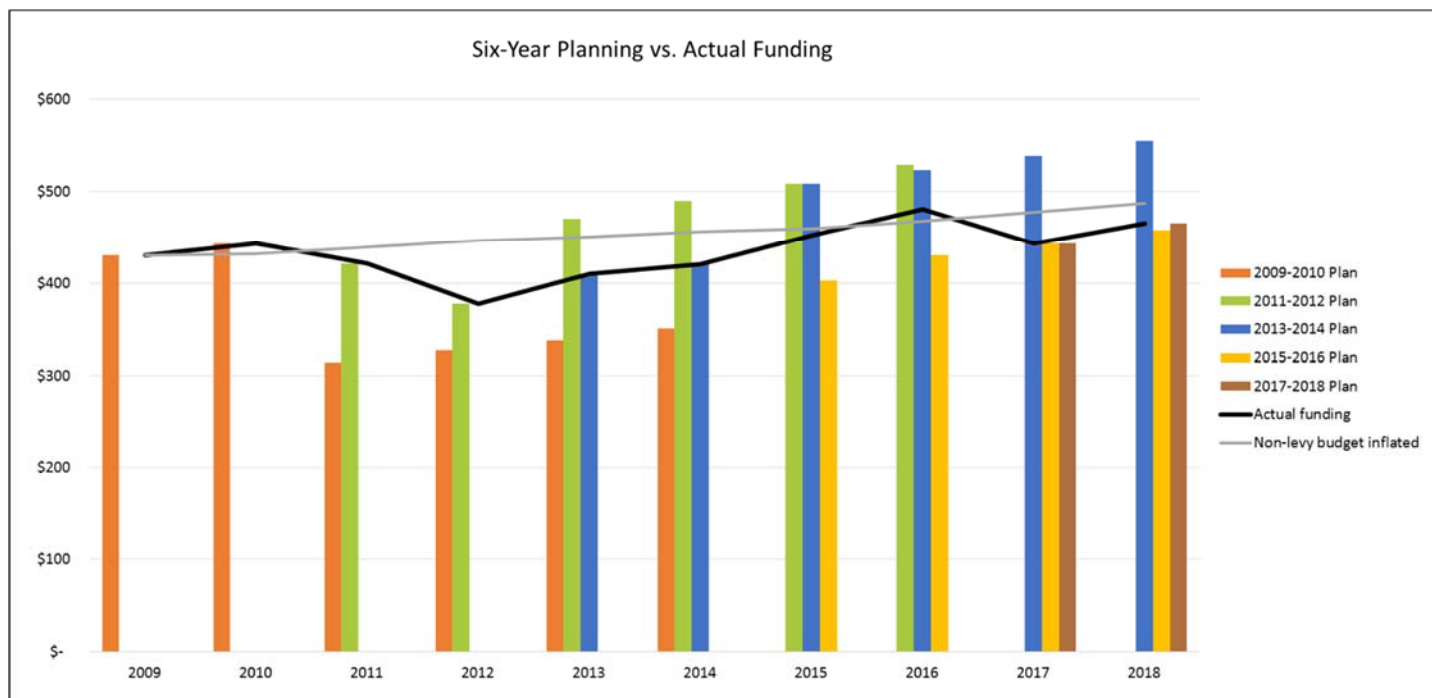


Figure 7. Six-Year Budget Plans for 2009-2018 with actual budget overlay. Gray line represents inflation of the non-levy portion of the Open Space Vegetation Management budget.

Figure 7 shows six-year funding plans that have been established as part of each biennial budget. In the 2015-2016 budget (2015-2020 Plan), funding was reduced by \$50,000 per year, then later restored for 2015 and 2016 with surplus from the 2014 General Fund. In the 2017-2018 budget, funding was again reduced by \$50,000 per year. The black line in the graph represents actual funding for the Open Space program on an annual basis. At \$444,000, approved funding in 2017 is equal to the funding level in 2010.

The gray line in Figure 7 represents annual Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) inflation of the non-levy portion of the Open Space budget. As an industry based largely on manual labor, restoration is expected to most closely follow a wage-based inflation rate, such as CPI-W. However, as noted earlier, the current bidding climate indicates that restoration unit rates are being driven steeply upward by regional demand, and are rising much more quickly than indicated by the CPI-W.

IMPLICATIONS

During the 2017-2018 budget process, the assumption was that a \$50,000/year reduction in funding for the Open Space program would prevent any new areas from being enrolled in restoration activities, but that funding would remain adequate to ensure that all previously enrolled restoration areas would receive maintenance. However, based on bids for 2017 work, it is clear that the current budget will not be sufficient to address maintenance needs. While restoration areas with the highest habitat value will be prioritized for maintenance, invasive species maintenance on others will be postponed. The implications on the ground are varied: in some areas, a lack of maintenance will result in regrowth of invasive species, while in others, a lack of 'maintenance' prevents the cycle of restoration from continuing on schedule. In 2017-2018, scheduled native tree planting will be postponed in order to avoid costs associated with planting, plant materials, watering, and planting maintenance. The postponement of tree planting represents a significant departure

from the Open Space Vegetation Management Plan, where planting is identified as a central component of retaining and replacing declining tree canopy in Mercer Island Parks.

The current Open Space Program's scope of services includes several distinct components:

- ecological restoration of natural areas
- well-established volunteer program
- noxious weed control (including the City-wide knotweed program)
- tree risk assessment and abatement program

Given that restoration costs are likely to continue on an upward trend, the Open Space Program now faces decisions about how the limited funding should be used to most efficiently and effectively achieve its goals. Should City funding remain relatively flat, or even rise to meet average wage-based inflation, the gap between program funding and 'maintenance-only' restoration is likely to widen. The City is currently considering taking a levy to voters in 2018, which could include additional funding for the Open Space program.

Adjusting the Open Space Program to fit within the budget constraints will require changes to the current scope of work. Possible alterations may include limiting or eliminating work associated with the tree assessment or knotweed control programs. Another option may be to move from labor intensive manual removal of invasive species on forested land to increased chemical control, similar to methods that have been adopted in other urban restoration programs. Such chemical control may provide the additional benefits of requiring less follow-up maintenance and/or releasing native species from the soil seedbank, with less soil disturbance. A third option would prioritize maintenance in particularly high value open space areas, and remove other acreage from further restoration activities. The ten-year update provided guidance on such prioritization, indicating that certain areas of open space provide particularly high value habitat and contribute to erosion control and stormwater buffering:

- Riparian, shoreline and other wet areas
- Areas with mature or old-growth trees
- North-facing ravines

If additional funds are made available to the Open Space Program in the next biennium, these sites would continue to be prioritized. However, areas which had received previous restoration activities would be restored to the maintenance cycle (to the extent that funding allows), in an effort to minimize the loss of previous restoration investment on these sites.



Figure 8. Knotweed sign on North Mercer Way.



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

**AB 5334
July 17, 2017
Regular Business**

**RESIDENTIAL DEVELOPMENT STANDARDS
CODE AMENDMENTS (CONTINUED 1ST
READING)**

Proposed Council Action:

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

DEPARTMENT OF	Development Services Group (Planning Manager)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed Ordinance No. 17C-15 (with REVISED Attachment A) 2. Planning Commission Accompanying Recommendations
2017-2018 CITY COUNCIL GOAL	2. Maintain the City's Residential Character
APPROVED BY CITY MANAGER	

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

SUMMARY

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 and July 5, 2017, the Council reviewed and provided additional direction related to the amendments to the Residential Development Standards. In particular, the Council has directed staff to develop revised development standards related to gross floor area, lot coverage, building height, variances, code interpretations, and the tree code. Based upon this direction, staff has prepared a revised draft code. See Attachment A to Exhibit 1. Amendments to the draft Residential Development Standards that are highlighted in yellow reflect the Council's substantive direction; draft amendments highlighted in light grey are proposed technical or clarifying amendments to the regulations.

On June 19, 2017, the City Council requested that the City staff prepare materials for the Council to review the cumulative effect of all of the proposed amendments on several example properties; however, the Council did not have time to review this material on July 5, 2017. Exhibit 5 to Agenda Bill 5325 contained a memorandum summarizing these case analyses.

The Council completed the bulk of its policy review of identified subjects on July 5; however, through the course of their review, Councilmembers have indicated that there are several additional subject areas that need further discussion. Consequently, staff anticipates that the Council will review the case analyses and provide further direction on the following on July 17:

- Proposed amendments by the Master Builders Association;

- Accessory Dwelling Units and gross floor area calculations;
- Required parking for single family dwellings;
- Noise regulations; and
- Other amendments or concerns proposed by the public or Councilmembers.

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 second reading and adoption on August 7, 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

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.
44

- 1 1. Every permit issued for the construction of a new single family home with a gross floor area
2 of more than 6,000 square feet, or as required for a permit renewal under section 105, shall
3 provide a construction management plan and a construction schedule for approval by the
4 building official.
- 5
6 2. Every permit issued for the remodel or addition to a single family home that will result in
7 the modification of more than 6,000 square feet gross floor area, or the addition of more
8 than 3,000 square feet gross floor area, or as required for a permit renewal under section
9 105, shall provide a construction management plan and a construction schedule for
10 approval by the building official.
- 11
12 3. The construction management plan shall include measures to mitigate impacts resulting
13 from construction noise, deliveries and trucking, dust / dirt, use of the street for
14 construction related staging and parking, off-site parking, and haul routes. The building
15 official may require additional information as needed to identify and establish appropriate
16 mitigation measures for construction related impacts.
- 17
18 4. The construction schedule shall identify major milestones, anticipated future phases, and
19 anticipated completion dates. The construction schedule shall establish a timeline for
20 completion of exterior and interior building related construction activity and site work. The
21 construction schedule shall incorporate appropriate measures to address unforeseeable
22 delays and shall provide for contingencies. The building official may require additional
23 information or revisions to the construction schedule.
- 24
25 5. The building official is authorized to take corrective measures as needed to ensure
26 adherence to the approved construction management plan and construction schedule.
27

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 shall be considered "conforming" structures or sites, provided the structure or site complies with the deviation approval. Structures and sites resulting from a prior deviation approval are not subject to the provisions of Chapter 19.01 MICC

13
14
15
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,

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

7
 8 ...
 9

10
 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).~~

15
 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.~~

24
 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.

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

19.02.020 ~~Lot requirements~~ Development Standards.

A. Minimum Net Lot Area.

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

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

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

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

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

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

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

C. Yard Requirements.

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

a. Front yard depth: 20 feet or more.

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.
42

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.

3. Lot coverage - landscaping Required.

a. Minimum area required. Development proposals for single family dwellings shall 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>

b. Hardscape, softscape, and driveways.

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

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

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

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

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

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

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

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

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

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

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

3. Deviation. The code official may grant a deviation, allowing an additional five percent of lot 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;~~

43

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

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

~~G~~. Parking.

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

~~2. Parking required.~~

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

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

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

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

~~H~~. Easements. Easements shall remain unobstructed.

1. Vehicular Access Easements. No structures shall be constructed on or over any vehicular access easement. A minimum ~~5~~10-foot ~~yard~~yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the ~~105~~-foot ~~yard~~yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.

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

~~I. Large lots. The intent of this section is to ensure that the construction of a single family dwelling on a 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).
 44

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

19.02.050 Fences, retaining walls and rockeries.

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

B. Location in Street.

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

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

C. Height Measurement.

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

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

D. Retaining Walls and Rockeries – Requirements.

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

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

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

4. Maximum Height in Required Yard – Cut Slopes.

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

b. All retaining walls and/or rockeries within a required yard shall be included in calculating the maximum height of 144 inches. ~~Such retaining walls or rockeries, or 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 53rd Place, or SE
 41 40th Street between 92nd Avenue SE and 78th 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,

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

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

8
9 ~~a. Exception. Open latticework or a similar architectural feature up to 18 inches above~~
10 ~~the maximum 72-inch height allowed may be constructed, provided it is of open work~~
11 ~~design with at least 50 percent of its total surface area consisting of evenly distributed~~
12 ~~open spaces. This exception does not apply to any fence, rockery or retaining wall, or~~
13 ~~any combination thereof, limited to a maximum height of 42 inches; however, where~~
14 ~~the height of any fence, rockery, retaining wall, or any combination thereof is limited to~~
15 ~~42 inches, an architectural feature of open work design as described above that is~~
16 ~~limited to the entrance of a walkway may be allowed if its total height is no greater than~~
17 ~~90 inches.~~

18
19 2. Fill/Berms. No person shall place fill upon which to build a fence unless the total height of the
20 fill plus the fence does not exceed the maximum height allowable for the fence without the fill.

21
22 3. Shorelines. Fence, rockeries and retaining walls located within any shoreland shall also
23 comply with Chapter 19.07 MICC.

24
25 ~~F. Fence Height Deviations. Deviations from the 42-inch height limitation set out in subsections (E)(1)~~
26 ~~and (D)(5) of this section shall be reviewed in the manner set out below:~~

27
28 ~~1. For nonregulated improvements, a request for a deviation up to 72 inches shall be reviewed~~
29 ~~by the code official under the following procedure:~~

30
31 ~~a. The applicant shall submit to the code official two copies of plot plans and elevations,~~
32 ~~drawn to scale, showing size and construction of the proposed fence, the location of all~~
33 ~~existing structures, streets, driveways, and landscaping.~~

34
35 ~~b. The code official shall review the submitted plans with the city engineer and shall~~
36 ~~base the decision to approve or disapprove the requested deviation on factors of traffic~~
37 ~~visibility and other public and private safety considerations, lot shape, location and~~
38 ~~topography, and the nature, location and extent of adjoining public and private~~
39 ~~structures.~~

40
41 ~~2. For regulated improvements, deviations shall be reviewed by the design commission under~~
42 ~~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
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

19.08.040 Plat improvements.

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

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

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

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

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

19.08.050 Final plats.

...

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

Final plat documents submitted to the city shall consist of one mylar and one copy containing the information set out below. The mylar and copy final plat documents shall be drawn on a 18 inches by 24 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.

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.

43

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15 ...
16

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.

1
2
3
4
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 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.

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

19.10.070 Tree replacement.

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

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>

B. Replacement Trees.

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

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

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

3. Size.

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

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

4. Reduction. The city arborist may reduce the number of replacement trees as follows, where 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.

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.

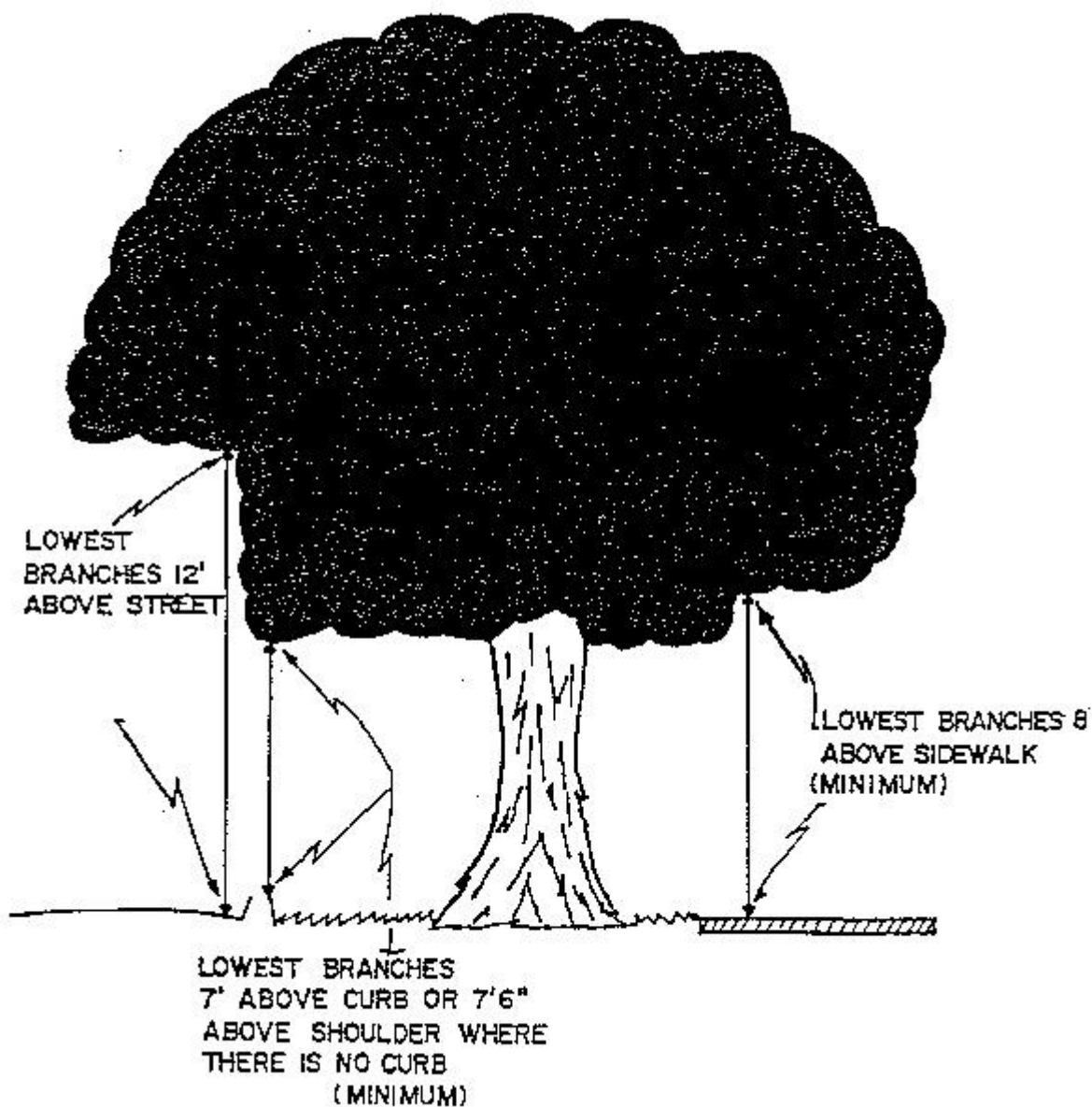
28
29 b. Shrubs shall not exceed 36 inches in height above the street level within this triangle.

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.

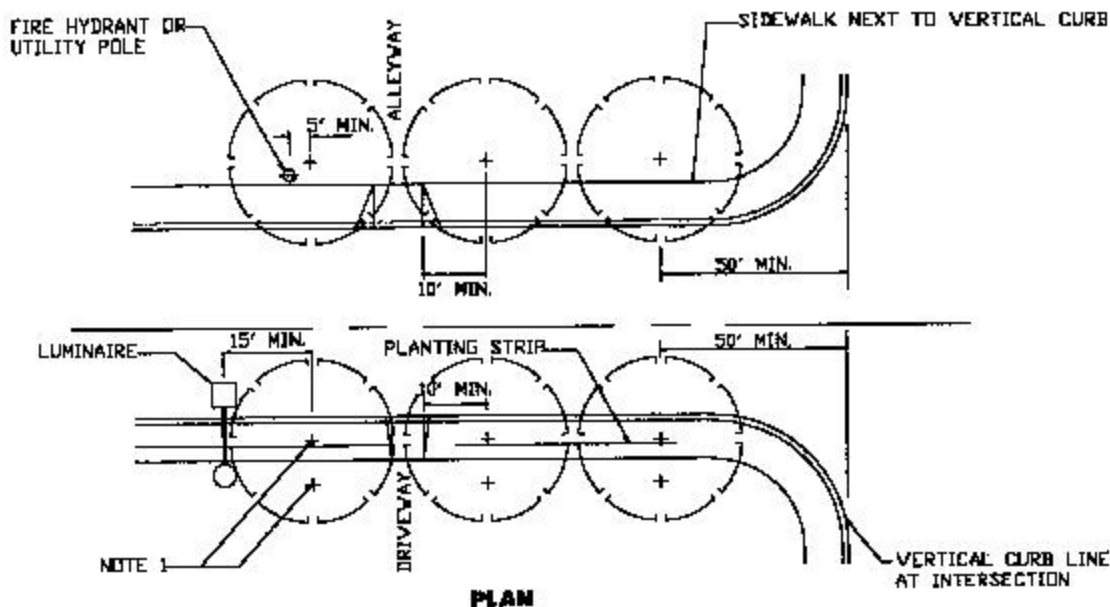
35
36 e. Hedges must be trimmed at least three feet behind the sidewalk.

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



1
2
3

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.

	<p>CITY OF MERCER ISLAND STANDARD DETAILS URBAN FORESTRY</p>
<p>STREET TREE STANDARDS</p>	
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
12 ~~B. Permit Required. A tree permit is required to cut a tree as follows:~~

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. the 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.~~

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

~~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.~~

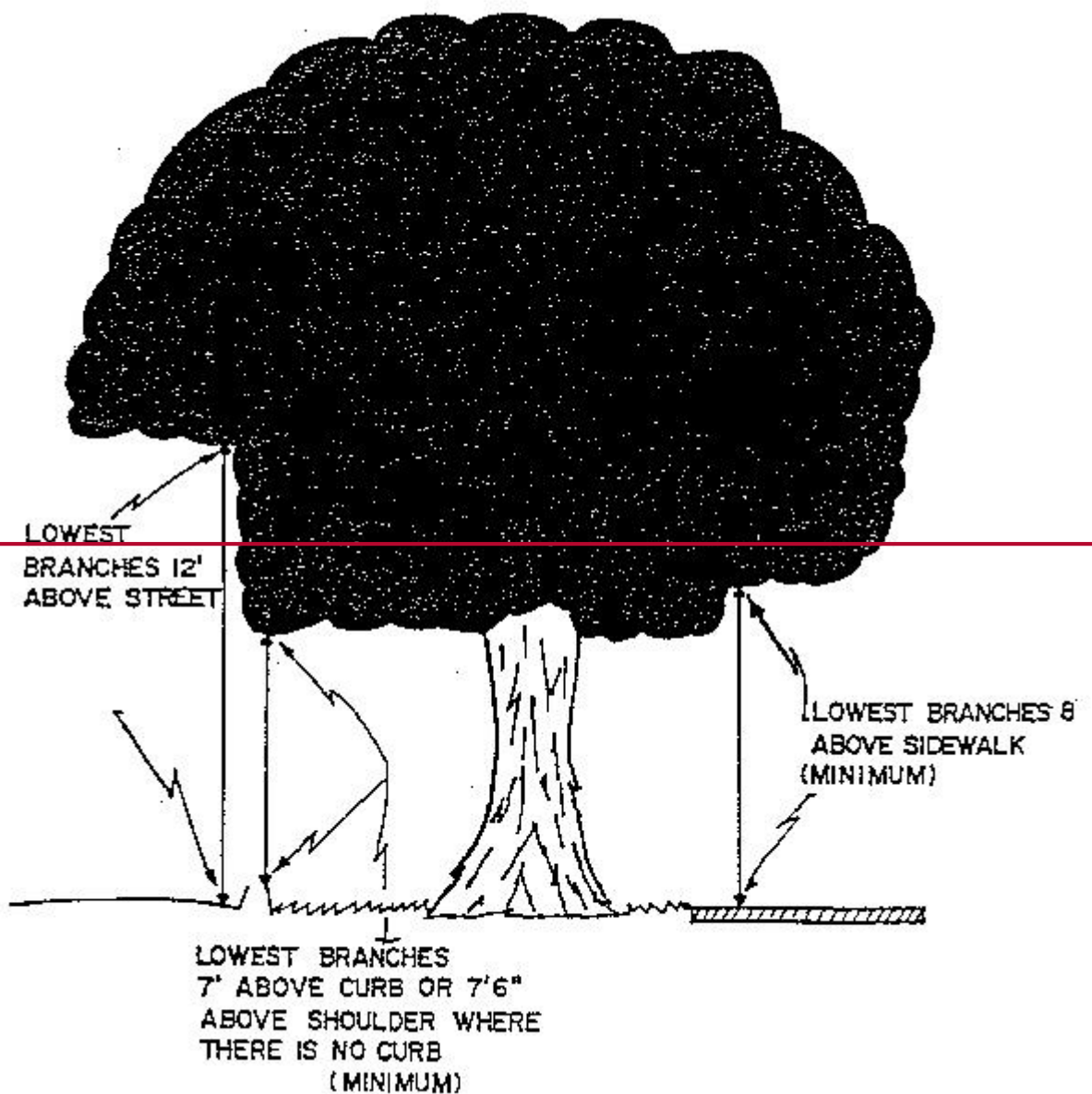
~~b. Shrubs shall not exceed 36 inches in height above the street level within this triangle.~~

~~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.~~

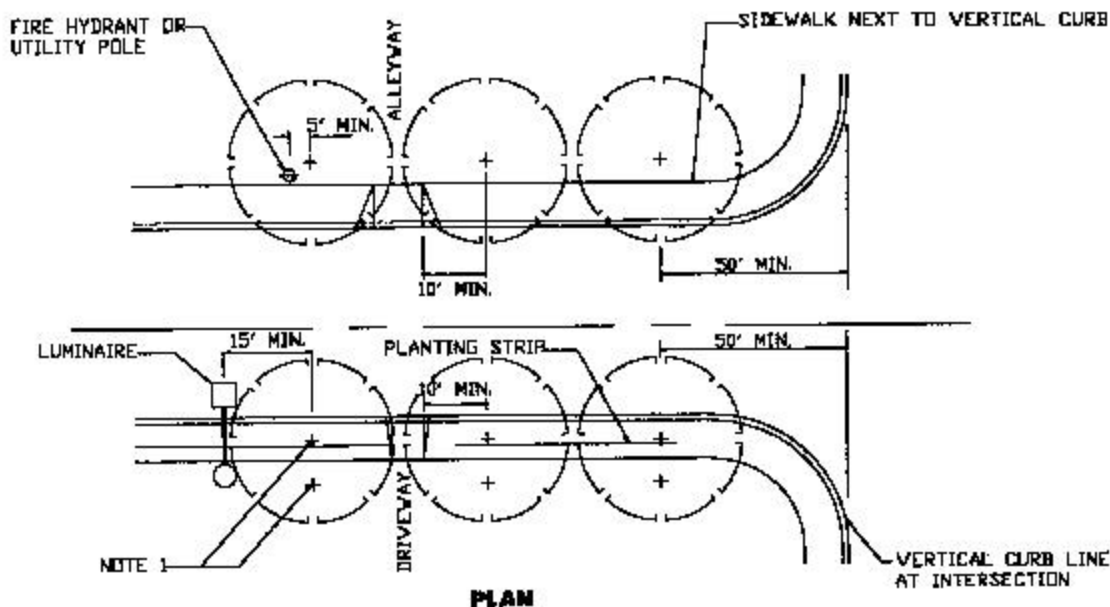
~~e. Hedges must be trimmed at least three feet behind the sidewalk.~~

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



1
2
3

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.

	<p>CITY OF MERCER ISLAND STANDARD DETAILS URBAN FORESTRY</p>
<p>STREET TREE STANDARDS</p>	
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.~~

29

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
Ministerial Actions			
Tree Removal Permit	Code official	Chapter 19.10 MICC	Hearing examiner
Right-of-Way Permit	City engineer	Chapter 19.09 MICC	Hearing examiner
Home Business Permit	Code official	MICC 19.02.010	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC 19.06.080(A)	Hearing examiner

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

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Shoreline – Substantial Development Permit	Code official	MICC 19.07.110 and 19.15.020(G)(6)	Shoreline hearings board
SEPA Threshold Determination	Code official	MICC 19.07.120	Hearing Examiner
Short Plat Alteration and Vacations	Code official	MICC 19.08.010(G)	Hearing examiner
Long Plat Alteration and Vacations	City council via hearing examiner	MICC 19.08.010(F)	Superior court
Temporary Encampment	Code official	MICC 19.06.090	Superior court
Wireless Communications Facility	Code official	MICC 19.06.040	Hearing examiner
Wireless Communications Facility Height Variance	Code official	MICC 19.01.070 , 19.06.040(H) and 19.15.020(G)	Hearing examiner
Minimum Parking Requirement Variances for MF, PBZ, C-O, B and P Zones	Code official via design commission and city engineer	MICC 19.01.070 , 19.03.020(B)(4) , 19.04.040(B)(9) , 19.05.020(B)(9) and 19.15.020(G)	Hearing examiner
Development Code Interpretations	Code official	MICC 19.15.020(L)	Hearing Examiner ¹
Discretionary Actions			
Conditional Use Permit	Hearing examiner	MICC 19.11.150(B) , 19.15.020(G)	Superior Court
Reclassification (Rezone)	City council via hearing examiner ²	MICC 19.15.020(G)	Superior court
Formal Design Review – Major New Construction	Design commission	MICC 19.15.040 , Chapters 19.11 and 19.12 MICC	Hearing examiner
Preliminary Long Plat Approval	City council via hearing examiner ²	Chapter 19.08 MICC	Superior court
Final Long Plat Approval	City council via code official	Chapter 19.08 MICC	Superior court
Variance	Hearing examiner	MICC 19.15.020(G) , 19.01.070	Superior court

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Variance from Short Plat Acreage Limitation	Code official	MICC 19.08.020	Hearing examiner
Critical Areas Reasonable Use Exception	Hearing examiner	MICC 19.07.030 (B)	Superior court
Street Vacation	City council via planning commission ²	MICC 19.09.070	Superior court
Shoreline Conditional Use Permit	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Shoreline Variance	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Impervious Surface Variance	Hearing examiner	MICC 19.02.0520(D)(4)	Superior court
Legislative Actions			
Code Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
Comprehensive Plan Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
¹ Final rulings granting or denying an exemption under MICC 19.15.020 (G)(6) are not appealable to the shoreline hearings board (SHB No. 98-60).			
² 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.			
³ Must be approved by the city of Mercer Island prior to review by DOE per WAC 173-27-200 and RCW 90.58.140 (10).			
⁴ <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>			

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

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 a. Building permit;

18 b. Lot line revision;

19 c. Right-of-way permit;

20 d. Storm drainage permit;

21 e. Home occupation permit;

22 f. Design review – minor new construction;

23 g. Final plat approval;

24 h. Shoreline exemption permit;

25 i. Critical lands determination; ~~and~~

26 j. Seasonal development limitation waiver; and,

27 ~~k. Tree removal permit.~~

28
29
30
31
32
33
34
35
36
37
38
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 a. A general description of the proposed project and the action to be taken by the city;

7
8 b. A nonlegal description of the property, vicinity map or sketch;

9
10 c. The time, date and location of any required open record hearing;

11
12 d. A contact name and number where additional information may be obtained;

13
14 e. A statement that only those persons who submit written comments or testify at the
15 open record hearing will be parties of record; and only parties of record will receive a
16 notice of the decision and have the right to appeal; and

17
18 f. A description of the deadline for submitting public comments.

19
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.

- 1 a. The permit is consistent with the regulations applicable to the zone in which the lot is
2 located;
- 3
- 4 b. The proposed use is determined to be acceptable in terms of size and location of site,
5 nature of the proposed uses, character of surrounding development, traffic capacities of
6 adjacent streets, environmental factors, size of proposed buildings, and density;
7
- 8 c. The use is consistent with policies and provisions of the comprehensive plan; and
9
- 10 d. Conditions shall be attached to the permit assuring that the use is compatible with
11 other existing and potential uses within the same general area and that the use shall not
12 constitute a nuisance.
13

14 4. Variances. An applicant or property owner may request a variance from any numeric
15 standard, except for the standards contained within Chapter 19.07 MICC. A variance shall be
16 granted by the city only if the applicant can meet all criteria in (a.) through (h.). A variance for
17 increased lot coverage for a regulated improvement pursuant to subsection (i.) shall be granted
18 by the city only if the applicant can meet criteria (a.) through (i.):
19

20 a. The strict enforcement of the provisions of Title 19 MICC will create an unnecessary
21 hardship to the property owner. For the purposes of this criterion, in the R-8.4, R-9.6, R-
22 12, and R-15 zoning designations, an “unnecessary hardship” is limited to those
23 circumstances where the adopted standards of Title 19 MICC prevent the construction
24 of a single family dwelling on a legally created, residentially zoned lot;
25

26 b. The variance is the minimum necessary to grant relief to the property owner;
27

28 ca. No use variance shall be allowed;
29

30 db. There are special circumstances applicable to the particular lot such as the size,
31 shape, topography, or location of the lot; the trees, groundcover, or other physical
32 conditions of the lot and its surroundings; or factors necessary for the successful
33 installation of a solar energy system such as a particular orientation of a building for the
34 purposes of providing solar access;
35

36 ee. The granting of the variance will not be materially detrimental to the public welfare
37 or injurious to the property or improvements in the vicinity and zone in which the
38 property is situated;
39

40 ef. The granting of the variance will not alter the character of the neighborhood, nor
41 impair the appropriate use or development of adjacent property; and
42

43 eg. The variance is consistent with the policies and provisions of the comprehensive plan
44 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 ibii. 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 eciii. 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 ediv. The deviation is consistent with the policies and provisions of the
12 comprehensive plan and the development code.

13
14 ev. 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 evi. 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 evii. The building pad resulting from the proposed deviation will result in less
22 impact to critical areas or critical areas buffers.

23
24 eviii. 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;

43

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.
 44

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~~.

23

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.

1
2 Formula:

3
4
$$\text{Average Building Elevation} = (\text{Mid-point Elevation of Individual Wall Segment}) \times (\text{Length of Individual Wall Segment}) \div (\text{Total Length of Wall Segments})$$

6
7 ...

8
9 Development proposal: The application for a permit or other approval from the City of Mercer Island relative to the use or development of land.

11
12 ...

13
14 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.

16
17 ...

18
19 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.

21
22 ...

23
24 Feasible ~~(SMP)~~: An action that is required to achieve project approval, such as a design requirement,
25 development project condition, mitigation, or preservation requirement, and that meets all of the
26 following conditions:

27 ~~(1)~~ 1. The action can be accomplished with technologies and methods that have been used in
28 the past in similar circumstances, or studies or tests have demonstrated in similar circumstances
29 that such approaches are currently available and likely to achieve the intended results; ~~(2)~~
30 2. The action provides a reasonable likelihood of achieving its intended purpose; and
31 ~~3.~~ 3. The action does not physically preclude achieving the project's primary intended legal
32 use. In cases where these guidelines require certain actions unless they are infeasible, the
33 burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the
34 reviewing agency may weigh the action's relative public costs and public benefits, considered in
35 the short- and long-term time frames.

36
37 ...

38
39 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.

41
42 ...

43
44 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>
Non-native Species	
<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>

- 1
2 ...
3
4 Tree, Grove: A grove means a group of 8 or more trees each 10 inches in diameter that form a
5 continuous canopy. Trees that are part of a grove shall also be considered exceptional trees, unless they
6 also meet the definition of a hazardous tree.
7
8 ...
9
10 Large (Regulated) Tree, Large (Regulated): Any conifer tree that is six feet tall with a diameter of 10
11 inches or more, and any tree that meets the definition of an exceptional tree, or any deciduous tree
12 with a diameter of more than six inches.
13
14 ...
15
16 Small Tree, Small: Any conifer tree that is less than six feet tall with a diameter of less than 10 inches or
17 any deciduous tree with a diameter of six inches or less. Small trees do not include any tree that meets
18 the definition of an exceptional tree.
19
20 ...
21
22 Hazardous Tree, Hazardous: Any tree that receives an 11 or 12 rating under the International Society of
23 Arboricultural rating method set forth in Hazard Tree Analysis for Urban Areas (copies of this manual are
24 available from the city arborist) and may also mean any tree that receives a 9 or 10 rating, at the
25 discretion of the city arborist.
26
27 ...

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.

1
2
3
4

6. Driveways are not streets.

DRAFT

1 **APPENDIX B**
2 **BASEMENT FLOOR AREA CALCULATION**

3 The Mercer Island Development Code excludes that portion of the basement floor area from the Gross Floor
4 Area which is below the existing or finished grade, whichever is lower. That portion of the basement which will
5 be excluded is calculated as shown.

Portion of Excluded Basement Floor Area =

Total Basement Area x $\frac{\sum(\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$

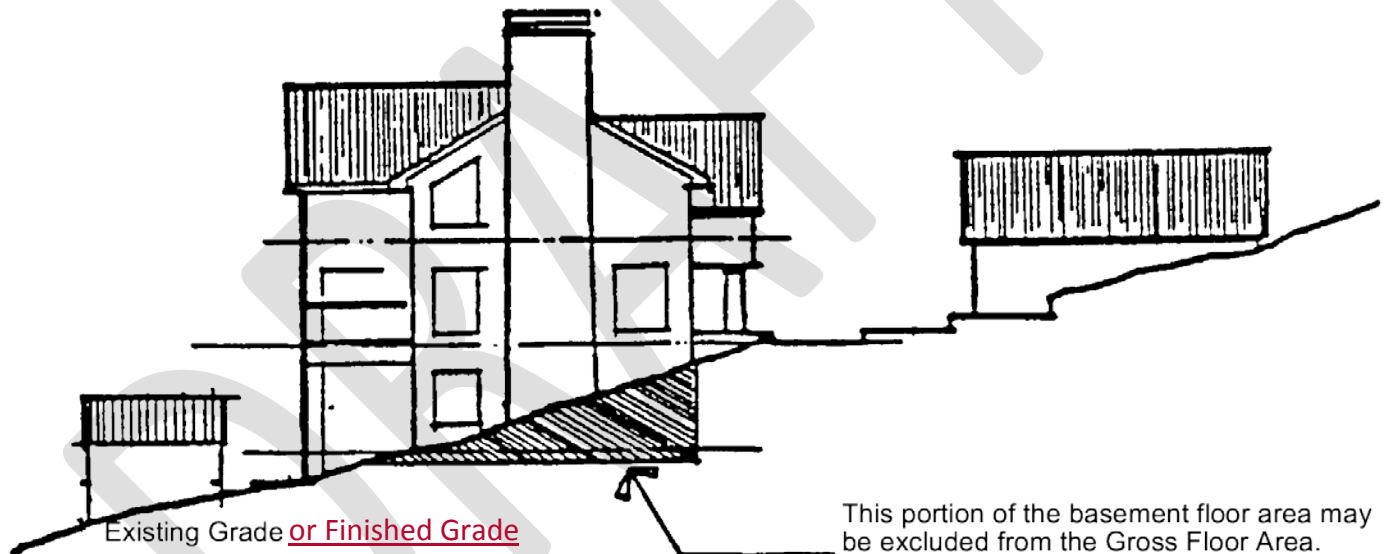
Total of all Wall Segment lengths

6 Where the terms are defined as follows:

7
8 TOTAL BASEMENT AREA is the total amount of all basement floor area.

9
10 WALL SEGMENT COVERAGE is the portion of an exterior wall below existing or finished grade, whichever is
11 lower. It is expressed as a percentage. (Refer to example.)

12
13 WALL SEGMENT LENGTH is the horizontal length of each exterior wall in feet.



14
15 **EXAMPLE OF BASEMENT FLOOR AREA CALCULATION**

16 This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area.
17 In order to complete this example, the following information is needed.

- 18 A. A topographic map of the existing grades and the proposed finished grades.
19 B. Building plans showing dimensions of all exterior wall segments and floor areas.
20 C. Building elevations showing the location of existing grades and proposed finished in relation to
21 basement level.

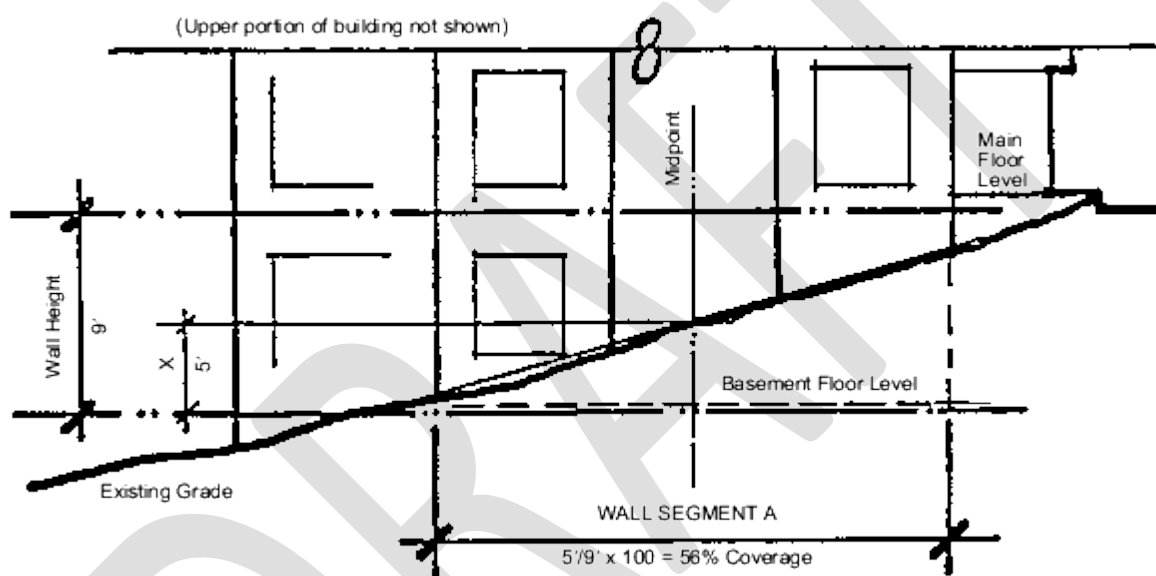
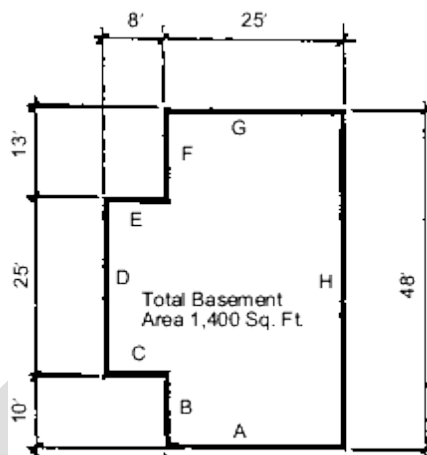
22 Step One

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



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

**AB 5327
July 17, 2017
Regular Business**

**COUNCIL MEETING DAY CHANGE (1ST
READING)**

Proposed Council Action:

Conduct first reading of Ordinance No. 17C-19 to change the regular Council meeting day to the first and third Tuesdays of the month.

DEPARTMENT OF	City Attorney (Kari Sand)
COUNCIL LIAISON	n/a
EXHIBITS	1. Proposed Ordinance No. 17C-19
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

At the January 2016 City Council Planning Session, a Council Effectiveness Subcommittee (“Subcommittee”) was formed to review and propose amendments to the City Council Rules of Procedure (“Rules”). Councilmembers Grausz, Weiker, and Wisenteiner, along with staff representatives Assistant City Manager Kirsten Taylor and Police Chief Ed Holmes, were assigned to the subcommittee. The subcommittee discussions included topics identified by the full Council and also updates suggested by the City’s staff Leadership Team.

One of the Subcommittee’s recommendations was to move regular Council meetings from the 1st and 3rd Mondays of the month to the 1st and 3rd Tuesdays of the month. Staff concurred with this recommendation as it will provide for one more day for Councilmembers to review the agenda packet and one more working day for staff to respond to Council questions prior to the meeting. At the May 1, 2017 Study Session, the Council concurred with the Subcommittee’s recommendation and directed staff to update the Rules and bring back an ordinance to amend the Mercer Island City Code to change the regular Council meeting day to Tuesdays.

RCW 42.30.070 of the Open Public Meetings Act provides that “[t]he governing body of a public agency shall provide the time for holding regular meetings by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body.” Accordingly, attached as Exhibit 1 is proposed Ordinance No. 17C-19, which amends chapter 2.06 of the Mercer Island City Code. The Ordinance officially changes the regular Council meeting day to the first and third Tuesdays of the month and corrects terminology in sections 2.06.030 and 2.06.050. The Ordinance will go into effect for the first regular Council meeting in September on Tuesday, September 5, 2017.

Staff will advertise the day change in the MI-Weekly, through social media and on the City's website. Signs will be posted on the front door of City Hall on the first and third Mondays for the first few months to let the community know that the Council meeting day has changed to Tuesdays. Staff will also update the website and materials to reflect the change.

Pursuant to City Council Rules of Procedure Rule 6.3(3)(i), the City Manager has determined that this is a housekeeping ordinance, as it is a simple code change, and recommends adoption at first reading.

RECOMMENDATION

City Attorney

Conduct first reading of Ordinance No. 17C-19.

- MOVE TO
1. Suspend City Council Rules of Procedure 6.3 requiring a second reading of an ordinance.
 2. 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.

Or, alternatively:

MOVE TO: Set Ordinance No. 17C-19 to August 7, 2017 for second reading and adoption.

**CITY OF MERCER ISLAND
ORDINANCE NO. 17C-19**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
AMENDING CHAPTER 2.06 OF THE MERCER ISLAND CITY CODE TO
CHANGE THE REGULAR COUNCIL MEETING DAY FROM THE FIRST
AND THIRD MONDAY OF EACH MONTH TO THE FIRST AND THIRD
TUESDAY OF EACH MONTH**

WHEREAS, the Open Public Meetings Act (specifically, RCW 42.30.070) provides that the governing body of a public agency shall provide the time for holding regular meetings by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body; and

WHEREAS, Chapter 2.06 of the Mercer Island City Code sets the regular Council meeting days as the first and third Monday of each month; and

WHEREAS, the Mercer Island City Council wishes to move the regular meeting day to the first and third Tuesday of each month, beginning Tuesday, September 5, 2017; and

WHEREAS, on June 19, 2017, the Mercer Island City Council adopted revisions to the City Council Rules of Procedure, including the provision to change the regular Council meeting day from the first and third Monday of each month to the first and third Tuesday of each month;

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

Section 1. **Amend Chapter 2.06 MICC, City Council-Meetings.** Chapter 2.06, City Council - Meetings, of the Mercer Island City Code is hereby amended as follows:

2.06.010 Regular meetings – Date and time.

Regular meetings of the city council will be held on the first and third ~~Monday~~-Tuesday of each month at the hour of 7:00 pm. When a meeting day falls on a legal holiday, such meeting shall be held on the first business day following.

...

2.06.030 Open public meetings.

All meetings of the city council and of committees thereof shall be open to the public, unless an executive ~~meeting~~-session thereof is authorized in accordance with law.

...

2.06.050 Quorum – Rules – Voting.

A. At all meetings of the council a majority of the ~~councilmen~~-councilmembers shall constitute a quorum for the transaction of business unless otherwise provided by law. The council shall

determine its own rules, bylaws and order of business, and may establish rules for the conduct of council meetings and the maintenance of order. At the desire of any member, any question shall be voted upon by roll call and the ayes and nays shall be recorded in the journal minutes.

...

Section 2. **Severability.** If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its applicable held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this Ordinance or its application to any other person, property or circumstance.

Section 3. **Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 4 **Effective Date and Publication.** This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five days after the date of publication, but not before September 1, 2017.

ADOPTED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 24th day of July 2017, and signed in authentication of its passage.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

ATTEST:

Approved as to Form:

Allison Spietz, City Clerk

Kari Sand, City Attorney

Date of Publication: _____



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.

JULY 17 – 6:00 PM		DUE TO:	7/7 D/P	7/10 FN	7/10 CA	7/11 Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
60	Proposed Public Engagement Plan on City's Operating & Capital Funding Challenges			Chip Corder		Julie
SPECIAL BUSINESS (7:00 pm)						
15	Commendation for Jeff Sanderson's Service to the Citizens of Mercer Island			Julie Underwood		--
CONSENT CALENDAR						
--	Accept MIYFS Foundation Donation			Cindy Goodwin		Kirsten
REGULAR BUSINESS						
30	City Council Vacancy Options			Julie Underwood		Kirsten
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
30	Open Space Vegetation Management Biennium Report			Alaine Sommargren		Kirsten
60	Residential Development Standards Code Amendments (Continued 1 st Reading)			Evan Maxim		Julie
10	Council Meeting Day Change Ordinance			Kari Sand		Kirsten

AUGUST 7		DUE TO:	7/28 D/P	7/31 FN	7/31 CA	8/1 Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
EXECUTIVE SESSION (6:00-7:00 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		--
SPECIAL BUSINESS (7:00 pm)						
5	Women's Equality Day Proclamation			Diane Mortenson		--
CONSENT CALENDAR						
--	Interlocal Agreement with MISD for Counseling Services			Cindy Goodwin		Kirsten
--	Interlocal Agreement for Fire, Rescue and Emergency Medical Services			Steve Heitman		Chip
PUBLIC HEARING						
REGULAR BUSINESS						
60	Residential Development Standards Code Amendments (2 nd Reading and Adoption)			Evan Maxim		Julie
60	Essential Public Facilities Code Amendment (1 st Reading)			Scott Greenberg		Julie
45	Comprehensive Commuter Parking Plan Discussion			Kirsten Taylor		Julie
EXECUTIVE SESSION						

AUGUST 21**POTENTIALLY CANCELED**

**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
STUDY SESSION (6:00-7:00 pm)					
SPECIAL BUSINESS (7:00 pm)					
CONSENT CALENDAR					
PUBLIC HEARING					
REGULAR BUSINESS					
30	I-90/Light Rail Project Update		Julie Underwood		Kirsten
30	2016 General Fund & REET Year-End Surplus Disposition		Chip Corder		
30	Second Quarter 2017 Financial Status Report & Budget Adjustments		Chip Corder		
60	Essential Public Facilities Code Amendment (2nd Reading and Adoption)		Scott Greenberg		Julie
60	Transportation Concurrency Code Amendment (1 st Reading)		Scott Greenberg		
EXECUTIVE SESSION					

SEPTEMBER 19		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	I-90/Light Rail Project Update		Julie Underwood		Kirsten	
30	Transportation Concurrency Code Amendment (2 nd Reading & Adoption)		Scott Greenberg			

EXECUTIVE SESSION					

OCTOBER 3			DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC					STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)							
SPECIAL BUSINESS (7:00 pm)							
CONSENT CALENDAR							
PUBLIC HEARING							
REGULAR BUSINESS							
30	I-90/Light Rail Project Update				Julie Underwood		Kirsten
EXECUTIVE SESSION							

OCTOBER 17			DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC					STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)							
SPECIAL BUSINESS (7:00 pm)							
10	MIFD Citizen Recognition				Steve Heitman		--
CONSENT CALENDAR							
PUBLIC HEARING							
REGULAR BUSINESS							
30	I-90/Light Rail Project Update				Julie Underwood		Kirsten
60	2017 Comprehensive Plan Amendments (1 st Reading)				Evan Maxim		
EXECUTIVE SESSION							

OCTOBER 26 – 5:00-6:45 PM (SPECIAL MEETING)		
Special Joint Meeting with MISD Board		

NOVEMBER 7		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	I-90/Light Rail Project Update		Julie Underwood		Kirsten	
30	2017 Comprehensive Plan Amendments (2nd Reading & Adoption)		Evan Maxim			
EXECUTIVE SESSION						

NOVEMBER 21		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
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			
EXECUTIVE SESSION						

DECEMBER 5		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
EXECUTIVE SESSION						

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)

COUNCILMEMBER ABSENCES:

- Wisenteiner: July 17

MISD BOARD JOINT MEETING DATES:

- Thursday, October 26, 2017, 5:00-6:45 pm
- Thursday, April 26, 2018, 5:00-6:45 pm



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.

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

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

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

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
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

Date: 07/20/17

Time: 14:09:08

Report Name: AP Report by Check Number

CouncilAP

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
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

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
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

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
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

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
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

Date: 07/20/17

Time: 14:09:08

Report Name: AP Report by Check Number

CouncilAP

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
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 & 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 & 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 & 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 & 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

PO #	Check #	Vendor:	Transaction Description	Check Amount
<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.

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

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

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

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, TAMBI A 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

Date: 07/31/17

Time: 11:08:02

Report Name: AP Report by Check Number

CouncilAP

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

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

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

Date: 07/31/17

Time: 11:08:02

Report Name: AP Report by Check Number

CouncilAP

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 & 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 & 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 & 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 Expens	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 & 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
Org Key: PO4300 - Police Training				
	00188258	US BANK CORP PAYMENT SYS	De-Escalation training course	495.00
Org Key: PR0000 - Parks & Recreation-Revenue				
P93476	00188261	WA ST REVENUE	2ND QTR LEASEHOLD EXCISE TAX 2	2,272.17
Org Key: PR1100 - Administration (PR)				
	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
Org Key: PR2100 - Recreation Programs				
	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
Org Key: PR2101 - Youth and Teen Camps				
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 & 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 & 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
Net Total	\$ 531,302.46
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 Association	\$ 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	\$ -
Tax & Benefit Obligations Total	\$ 287,492.87

TOTAL GROSS PAYROLL	\$ 818,795.33
----------------------------	----------------------

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
Net Total	\$ 530,733.97
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	\$ -
Tax & Benefit Obligations Total	\$ 281,521.49

TOTAL GROSS PAYROLL	\$ 812,255.46
----------------------------	----------------------

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

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 36th 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 8th 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.

Bruce Bassett, Mayor

Attest:

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.

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

AMOUNT OF EXPENDITURE	\$	634,004
AMOUNT BUDGETED	\$	634,004
APPROPRIATION REQUIRED	\$	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.

2017-2018 ESTIMATE:	City Share	District Share	Total
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:

2017-2018 ESTIMATE:	City Share	District Share	Total
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
	\$574,004.00	\$60,000.00	\$634,004.00

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
(5TH 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	<ol style="list-style-type: none"> 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	

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	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 5th Reading: Complete initial review and direction
- August 8 through September 1: Staff: Community outreach via online videos (see above)
- September 5: City Council 6th Reading: Review community feedback and final direction
- September 19: City Council 7th 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 5th 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 6th Reading: Review community feedback and final direction
- October 17: City Council 7th 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

1	
2	
3	
4	
5	
6	NUISANCE CONTROL CODE
7	8.24.020 Types of nuisances
8	
9	CONSTRUCTION ADMINISTRATIVE CODE
10	17.14.010 Adoption
11	
12	GENERAL PROVISIONS
13	19.01.050 Nonconforming structures, sites, lots and uses.
14	19.01.070 Variance and deviation procedures.
15	
16	RESIDENTIAL
17	19.02.010 Single-family.
18	19.02.020 Lot requirements.
19	19.02.030 Accessory dwelling units.
20	19.02.040 Garages and other accessory buildings.
21	19.02.050 Fences, retaining walls and rockeries.
22	
23	SUBDIVISIONS
24	19.08.020 Application procedures and requirements.
25	19.08.030 Design standards.
26	19.08.040 Plat improvements.
27	19.08.050 Final plats.
28	
29	PROPERTY DEVELOPMENT
30	19.09.090 Building pad.
31	19.09.100 Preferred practices.
32	
33	TREES
34	19.10.005 Purpose.
35	19.10.010 Tree Code – Overview.
36	19.10.020 Applicability and Permit required.
37	19.10.030 Exemptions.
38	19.10.040 General Provisions.
39	19.10.050 Tree removal – Not associated with development proposal.
40	19.10.060 Tree retention associated with development proposal.
41	19.10.070 Tree replacement.
42	19.10.080 Tree protection standards.
43	19.10.090 Application requirements.
44	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.

- 1 1. Every permit issued for the construction of a new single family home with a gross floor area
2 of more than 6,000 square feet, or as required for a permit renewal under section 105, shall
3 provide a construction management plan and a construction schedule for approval by the
4 building official.
- 5
6 2. Every permit issued for the remodel or addition to a single family home that will result in
7 the modification of more than 6,000 square feet gross floor area, or the addition of more
8 than 3,000 square feet gross floor area, or as required for a permit renewal under section
9 105, shall provide a construction management plan and a construction schedule for
10 approval by the building official.
- 11
12 3. The construction management plan shall include measures to mitigate impacts resulting
13 from construction noise, deliveries and trucking, dust / dirt, use of the street for
14 construction related staging and parking, off-site parking, and haul routes. The building
15 official may require additional information as needed to identify and establish appropriate
16 mitigation measures for construction related impacts.
- 17
18 4. The construction schedule shall identify major milestones, anticipated future phases, and
19 anticipated completion dates. The construction schedule shall establish a timeline for
20 completion of exterior and interior building related construction activity and site work. The
21 construction schedule shall incorporate appropriate measures to address unforeseeable
22 delays and shall provide for contingencies. The building official may require additional
23 information or revisions to the construction schedule.
- 24
25 5. The building official is authorized to take corrective measures as needed to ensure
26 adherence to the approved construction management plan and construction schedule.
27

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 shall be considered "conforming" structures or sites, provided the structure or site complies with the deviation approval. Structures and sites resulting from a prior deviation approval are not subject to the provisions of Chapter 19.01 MICC

13
14
15
16
17
18 B. Repairs and Maintenance.

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

21
22
23 2. Decks. Repair and maintenance of a legally nonconforming deck, including total replacement, is allowed, as long as there is no increase in the legal nonconformity and no new nonconformances are created; provided, ~~in the R-8.4 zone,~~ any portion of a nonconforming deck that is in a side yard and less than five feet from an interior lot line may be replaced only if the deck is reconstructed to comply with current minimum side yard requirements.

24
25
26
27
28
29
30 ...

31
32 F. Nonconforming Sites.

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

35
36
37
38 2. Parking Requirements. These parking requirements apply to subsections (F)(2)(a) and (c) of this section in the event of an intentional exterior alteration or enlargement, but do not apply in the event of reconstruction following a catastrophic loss. In the event of catastrophic loss, 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,

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

7
8 ...

9
10
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).

15
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.

24
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.~~

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.

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.

3. Lot coverage - landscaping Required.

a. Minimum area required. Development proposals for single family dwellings shall 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>

b. Hardscape, softscape, and driveways.

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

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

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

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

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

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

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

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

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

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

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

3. Deviation. The code official may grant a deviation, allowing an additional five percent of lot 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;

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

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

GE. Parking.

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

2. Parking required.

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

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

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

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

HF. Easements. Easements shall remain unobstructed.

1. Vehicular Access Easements. No structures shall be constructed on or over any vehicular access easement. A minimum ~~5~~10-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the ~~105~~-foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.

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

I. Large lots. The intent of this section is to ensure that the construction of a single family dwelling on a 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).
 44

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 53rd Place, or SE
 41 40th Street between 92nd Avenue SE and 78th 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,

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

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

8
 9 a. Exception. Open latticework or a similar architectural feature up to 18 inches above
 10 the maximum 72-inch height allowed may be constructed, provided it is of open work
 11 design with at least 50 percent of its total surface area consisting of evenly distributed
 12 open spaces. This exception does not apply to any fence, rockery or retaining wall, or
 13 any combination thereof, limited to a maximum height of 42 inches; however, where
 14 the height of any fence, rockery, retaining wall, or any combination thereof is limited to
 15 42 inches, an architectural feature of open work design as described above that is
 16 limited to the entrance of a walkway may be allowed if its total height is no greater than
 17 90 inches.

18
 19 2. Fill/Berms. No person shall place fill upon which to build a fence unless the total height of the
 20 fill plus the fence does not exceed the maximum height allowable for the fence without the fill.

21
 22 3. Shorelines. Fence, rockeries and retaining walls located within any shoreland shall also
 23 comply with Chapter 19.07 MICC.

24
 25 ~~F. Fence Height Deviations. Deviations from the 42-inch height limitation set out in subsections (E)(1)~~
 26 ~~and (D)(5) of this section shall be reviewed in the manner set out below:~~

27
 28 ~~1. For nonregulated improvements, a request for a deviation up to 72 inches shall be reviewed~~
 29 ~~by the code official under the following procedure:~~

30
 31 ~~a. The applicant shall submit to the code official two copies of plot plans and elevations,~~
 32 ~~drawn to scale, showing size and construction of the proposed fence, the location of all~~
 33 ~~existing structures, streets, driveways, and landscaping.~~

34
 35 ~~b. The code official shall review the submitted plans with the city engineer and shall~~
 36 ~~base the decision to approve or disapprove the requested deviation on factors of traffic~~
 37 ~~visibility and other public and private safety considerations, lot shape, location and~~
 38 ~~topography, and the nature, location and extent of adjoining public and private~~
 39 ~~structures.~~

40
 41 ~~2. For regulated improvements, deviations shall be reviewed by the design commission under~~
 42 ~~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 c. Location of any utility mains.
42
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
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

19.08.040 Plat improvements.

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

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

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

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

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

19.08.050 Final plats.

...

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

Final plat documents submitted to the city shall consist of one mylar and one copy containing the information set out below. The mylar and copy final plat documents shall be drawn on a 18 inches by 24 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.

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.

43

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15 ...
16

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.

1
2
3
4
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.

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

19.10.070 Tree replacement.

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

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>

B. Replacement Trees.

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

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

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

3. Size.

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

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

4. Reduction. The city arborist may reduce the number of replacement trees as follows, where 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.

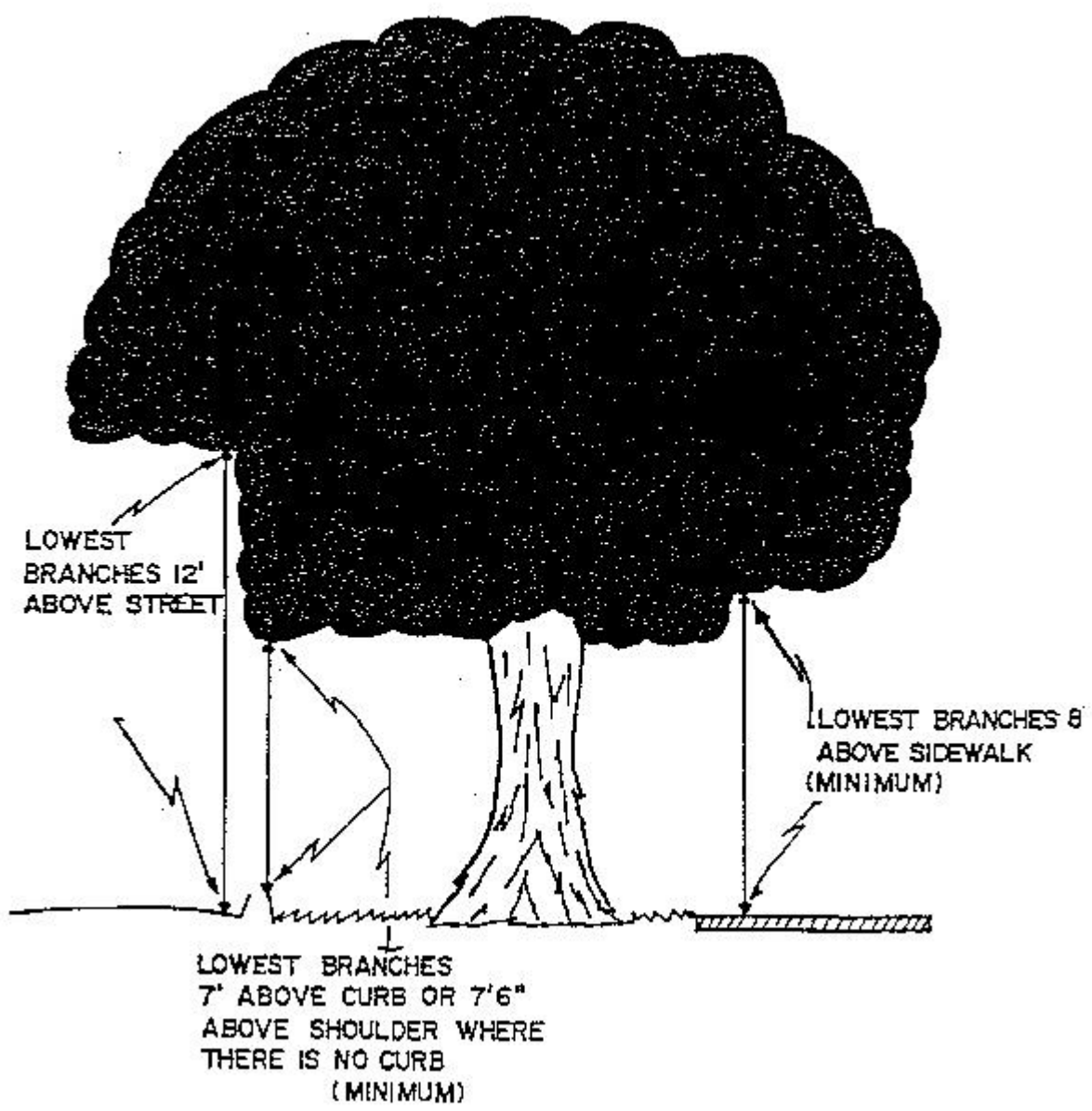
28
29 b. Shrubs shall not exceed 36 inches in height above the street level within this triangle.

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.

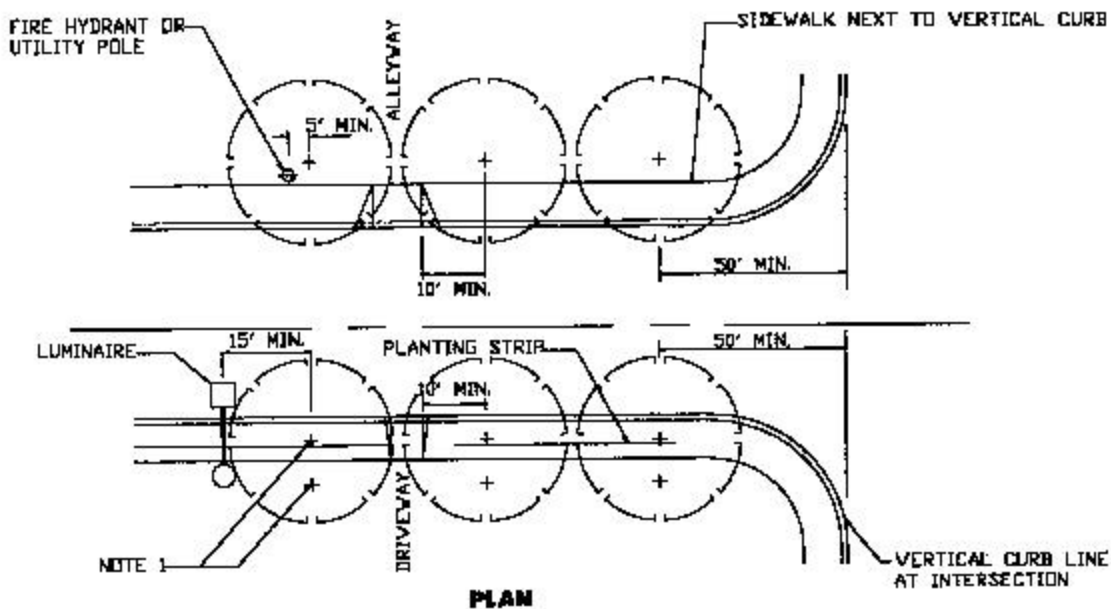
35
36 e. Hedges must be trimmed at least three feet behind the sidewalk.

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




- 1
- 2
- 3

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.

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

1
2 [Figure 2](#)

3
4
5 [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
12 ~~B. Permit Required. A tree permit is required to cut a tree as follows:~~

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;

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

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

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

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

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

19.10.050 Commission review required in commercial zones.

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

19.10.060 Tree replacement.

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

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

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

C. Size. All replacement trees shall be at least six feet tall, unless a smaller size tree or shrub is approved 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.~~

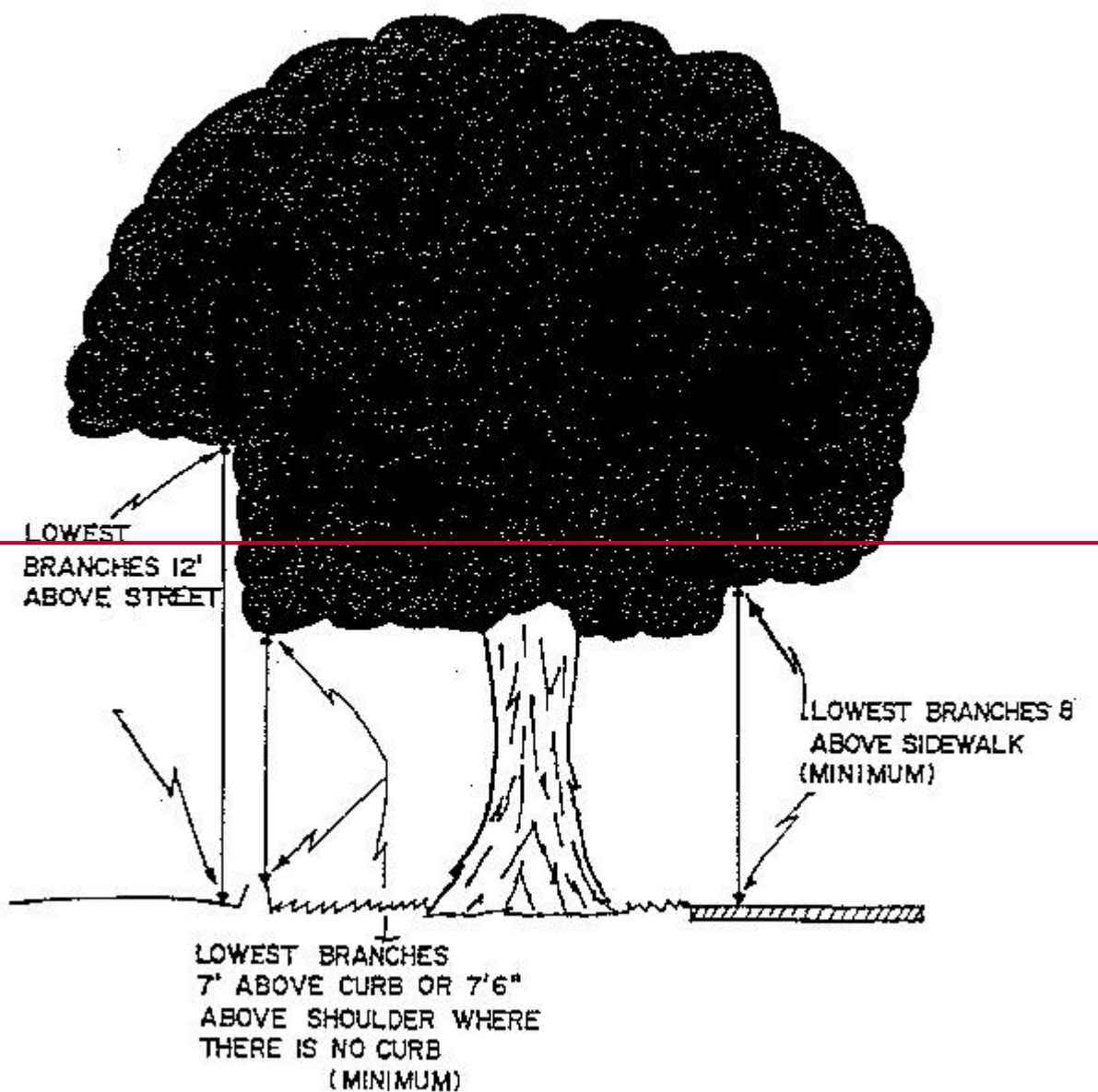
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

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.

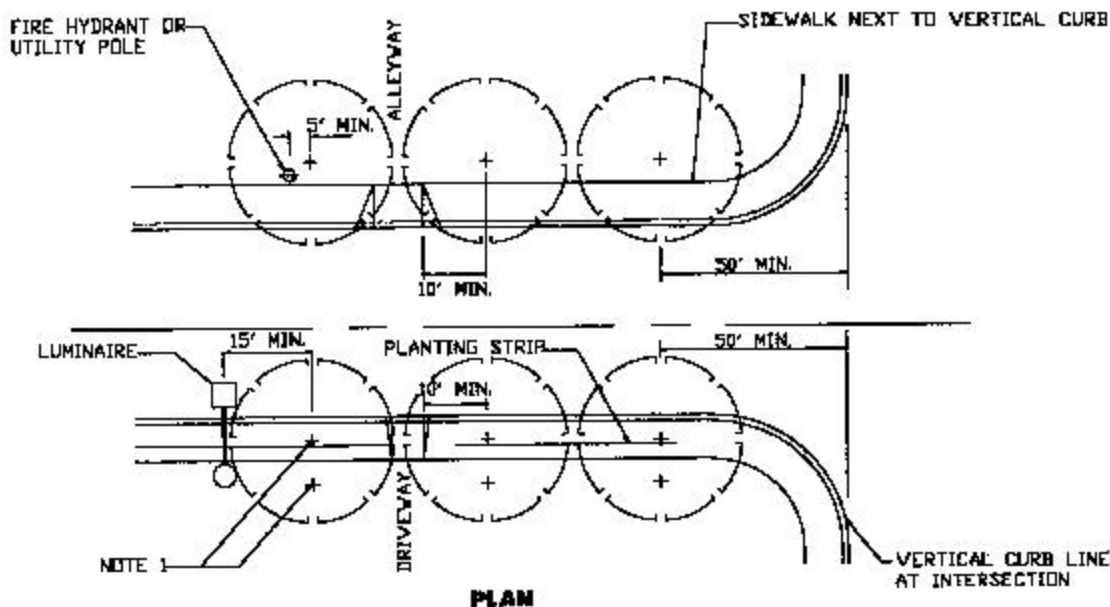
B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following requirements shall apply to trees and vegetation:

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.




1
2
3

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.

	<p>CITY OF MERCER ISLAND STANDARD DETAILS URBAN FORESTRY</p>
<p>STREET TREE STANDARDS</p>	
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.~~

29

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
Ministerial Actions			
Tree Removal Permit	Code official	Chapter 19.10 MICC	Hearing examiner
Right-of-Way Permit	City engineer	Chapter 19.09 MICC	Hearing examiner
Home Business Permit	Code official	MICC 19.02.010	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC 19.06.080(A)	Hearing examiner

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

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

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Variance from Short Plat Acreage Limitation	Code official	MICC 19.08.020	Hearing examiner
Critical Areas Reasonable Use Exception	Hearing examiner	MICC 19.07.030 (B)	Superior court
Street Vacation	City council via planning commission ²	MICC 19.09.070	Superior court
Shoreline Conditional Use Permit	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Shoreline Variance	Code official and Department of Ecology ³	MICC 19.15.020 (G)(6)	State Shorelines Hearings Board
Impervious Surface Variance	Hearing examiner	MICC 19.02.0520(D)(4)	Superior court
Legislative Actions			
Code Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
Comprehensive Plan Amendment	City council via planning commission ²	MICC 19.15.020 (G)	Growth management hearings board
¹ Final rulings granting or denying an exemption under MICC 19.15.020 (G)(6) are not appealable to the shoreline hearings board (SHB No. 98-60).			
² 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.			
³ Must be approved by the city of Mercer Island prior to review by DOE per WAC 173-27-200 and RCW 90.58.140 (10).			
⁴ <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>			

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

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 a. A general description of the proposed project and the action to be taken by the city;

7
8 b. A nonlegal description of the property, vicinity map or sketch;

9
10 c. The time, date and location of any required open record hearing;

11
12 d. A contact name and number where additional information may be obtained;

13
14 e. A statement that only those persons who submit written comments or testify at the
15 open record hearing will be parties of record; and only parties of record will receive a
16 notice of the decision and have the right to appeal; and

17
18 f. A description of the deadline for submitting public comments.

19
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.

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.

- 1 a. The permit is consistent with the regulations applicable to the zone in which the lot is
2 located;
- 3
- 4 b. The proposed use is determined to be acceptable in terms of size and location of site,
5 nature of the proposed uses, character of surrounding development, traffic capacities of
6 adjacent streets, environmental factors, size of proposed buildings, and density;
7
- 8 c. The use is consistent with policies and provisions of the comprehensive plan; and
9
- 10 d. Conditions shall be attached to the permit assuring that the use is compatible with
11 other existing and potential uses within the same general area and that the use shall not
12 constitute a nuisance.
13

14 4. Variances. An applicant or property owner may request a variance from any numeric
15 standard, except for the standards contained within Chapter 19.07 MICC. A variance shall be
16 granted by the city only if the applicant can meet all criteria in (a.) through (h.). A variance for
17 increased lot coverage for a regulated improvement pursuant to subsection (i.) shall be granted
18 by the city only if the applicant can meet criteria (a.) through (i.):
19

20 a. The strict enforcement of the provisions of Title 19 MICC will create an unnecessary
21 hardship to the property owner. For the purposes of this criterion, in the R-8.4, R-9.6, R-
22 12, and R-15 zoning designations, an "unnecessary hardship" is limited to those
23 circumstances where the adopted standards of Title 19 MICC prevent the construction
24 of a single family dwelling on a legally created, residentially zoned lot;
25

26 b. The variance is the minimum necessary to grant relief to the property owner;
27

28 ca. No use variance shall be allowed;
29

30 db. There are special circumstances applicable to the particular lot such as the size,
31 shape, topography, or location of the lot; the trees, groundcover, or other physical
32 conditions of the lot and its surroundings; or factors necessary for the successful
33 installation of a solar energy system such as a particular orientation of a building for the
34 purposes of providing solar access;
35

36 ee. The granting of the variance will not be materially detrimental to the public welfare
37 or injurious to the property or improvements in the vicinity and zone in which the
38 property is situated;
39

40 ef. The granting of the variance will not alter the character of the neighborhood, nor
41 impair the appropriate use or development of adjacent property; and
42

43 eg. The variance is consistent with the policies and provisions of the comprehensive plan
44 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;

43

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 de. 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 ed. The desired outcome or changes to the decision; and

22
 23 fe. 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.

23

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.

1
2 Formula:

3
4
$$\text{Average Building Elevation} = (\text{Mid-point Elevation of Individual Wall Segment}) \times (\text{Length of Individual Wall Segment}) \div (\text{Total Length of Wall Segments})$$

6
7 ...

8
9 Development proposal: The application for a permit or other approval from the City of Mercer Island relative to the use or development of land.

11
12 ...

13
14 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.

16
17 ...

18
19 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.

21
22 ...

23
24 Feasible ~~(SMP)~~: An action that is required to achieve project approval, such as a design requirement,
25 development project condition, mitigation, or preservation requirement, and that meets all of the
26 following conditions:

- 27 ~~(1)~~ 1. The action can be accomplished with technologies and methods that have been used in
28 the past in similar circumstances, or studies or tests have demonstrated in similar circumstances
29 that such approaches are currently available and likely to achieve the intended results; ~~(2)~~
30 2. The action provides a reasonable likelihood of achieving its intended purpose; and
31 ~~3.~~ 3. The action does not physically preclude achieving the project's primary intended legal
32 use. In cases where these guidelines require certain actions unless they are infeasible, the
33 burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the
34 reviewing agency may weigh the action's relative public costs and public benefits, considered in
35 the short- and long-term time frames.

36
37 ...

38
39 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.

41
42 ...

43
44 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>
Non-native Species	
<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 triancanthos</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>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

...

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.

1
2
3
4

6. Driveways are not streets.

DRAFT

1 **APPENDIX B**
2 **BASEMENT FLOOR AREA CALCULATION**

3 The Mercer Island Development Code excludes that portion of the basement floor area from the Gross Floor
4 Area which is below the existing or finished grade, whichever is lower. That portion of the basement which will
5 be excluded is calculated as shown.

Portion of Excluded Basement Floor Area =

Total Basement Area x $\frac{\sum(\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$

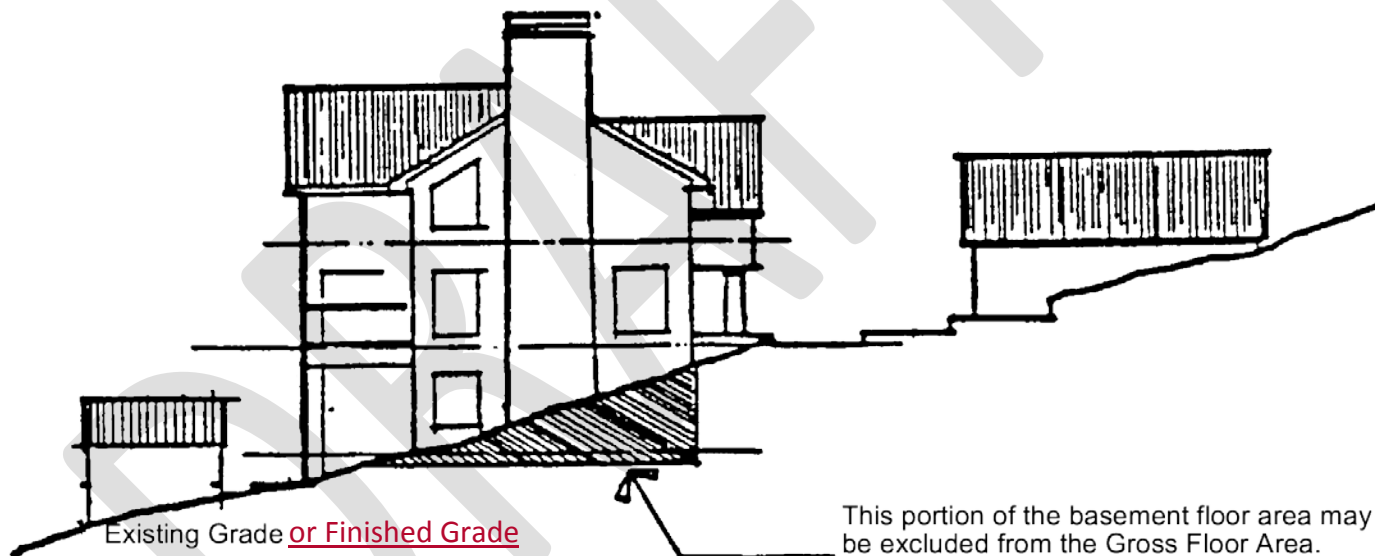
Total of all Wall Segment lengths

6 Where the terms are defined as follows:

7
8 TOTAL BASEMENT AREA is the total amount of all basement floor area.

9
10 WALL SEGMENT COVERAGE is the portion of an exterior wall below existing or finished grade, whichever is
11 lower. It is expressed as a percentage. (Refer to example.)

12
13 WALL SEGMENT LENGTH is the horizontal length of each exterior wall in feet.



14
15 **EXAMPLE OF BASEMENT FLOOR AREA CALCULATION**

16 This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area.
17 In order to complete this example, the following information is needed.

- 18 A. A topographic map of the existing grades and the proposed finished grades.
19 B. Building plans showing dimensions of all exterior wall segments and floor areas.
20 C. Building elevations showing the location of existing grades and proposed finished in relation to
21 basement level.

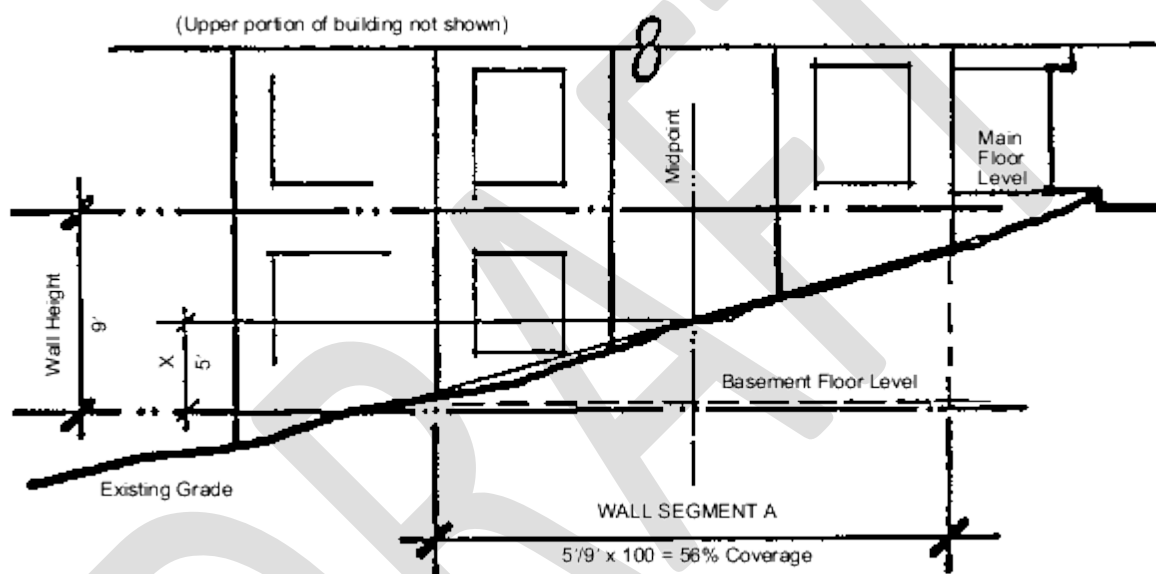
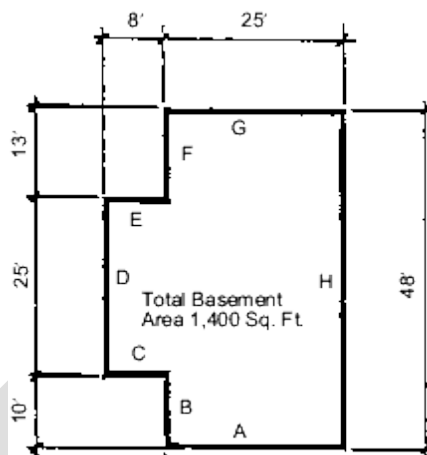
22 Step One

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	<ol style="list-style-type: none"> 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	

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	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 36th Street
Mercer Island, WA 98040

May 19, 2017

Prepared By:

BP Squared, LLC
7525 SE 24th 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

1.0 Introduction	Page 1
2.0 Methodology	Page 1
3.0 Assumptions and General Notes	Page 2
4.0 Results	Page 3
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

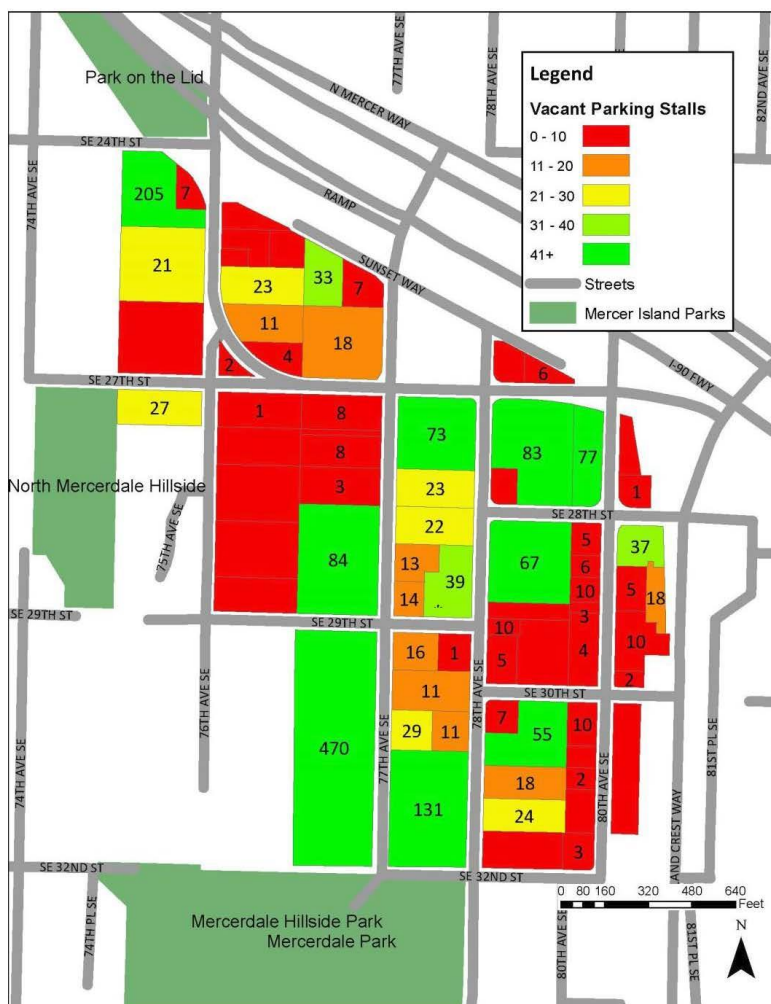
Each property was then designated a color-coded symbol based on the availability of stalls. The results of the spreadsheets have been represented on two aerial maps (See Exhibit C).

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 24th Street, Suite 315
Mercer Island, WA 98040
Office 206.963.4818

Web <http://bpsqd.com>

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
<u>Sub-Total</u>				<u>123</u>		
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
<u>Sub-Total</u>				<u>48-78 +</u>		
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
<u>Sub-Total</u>				<u>56+</u>		
<u>Total Commuter Parking</u>				<u>227 - 257+</u>		

NO REPLY

Area	ID	Name	Address	Contact	Notes
TOWN CENTER 1/4 MILE +/-	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
GREATER THAN 1 MILE	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
TOWN CENTER 1/4 MILE +/-	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
WITHIN 1 MILE +/-	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
GREATER THAN 1 MILE	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

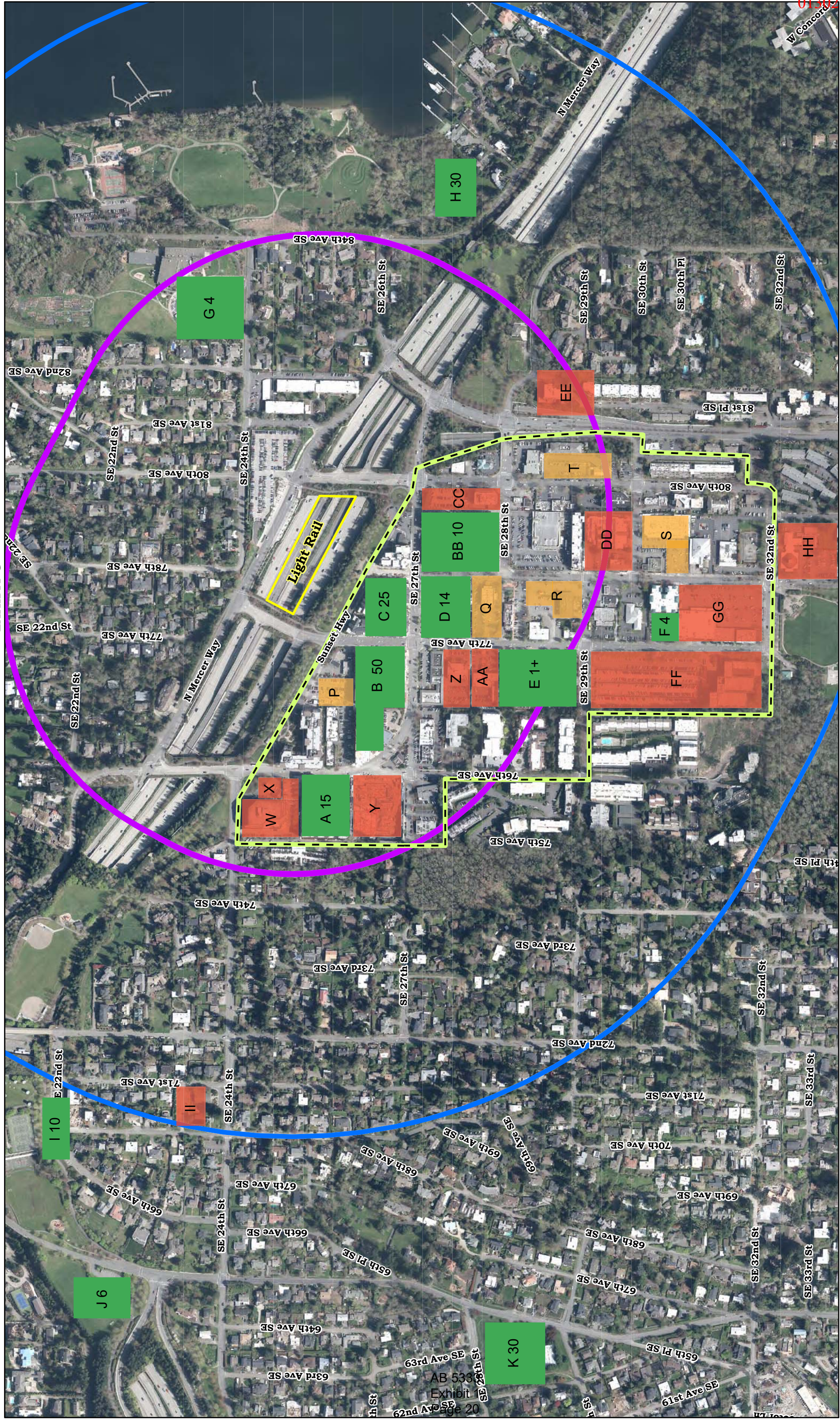
Area	ID	Name & Address	Expanded Notes
TOWN CENTER 1/4 MILE +/-	A 15	Aviara 2441 76th Ave SE	Diamond Parking is responsible for this property
	B 50	The Mercer 7650 SE 27th St	Diamond Parking is finalizing their agreement with the property owner.
	C 25	77 Central 2630 77th Ave SE	Currently 77 Central leases 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.
WITHIN 1 MILE +/-	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.
GREATER THAN 1 MILE	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
TOWN CENTER 1/4 MILE +/-	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.
GREATER THAN 1 MILE	U	Church of Jesus Christ of Ladder 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

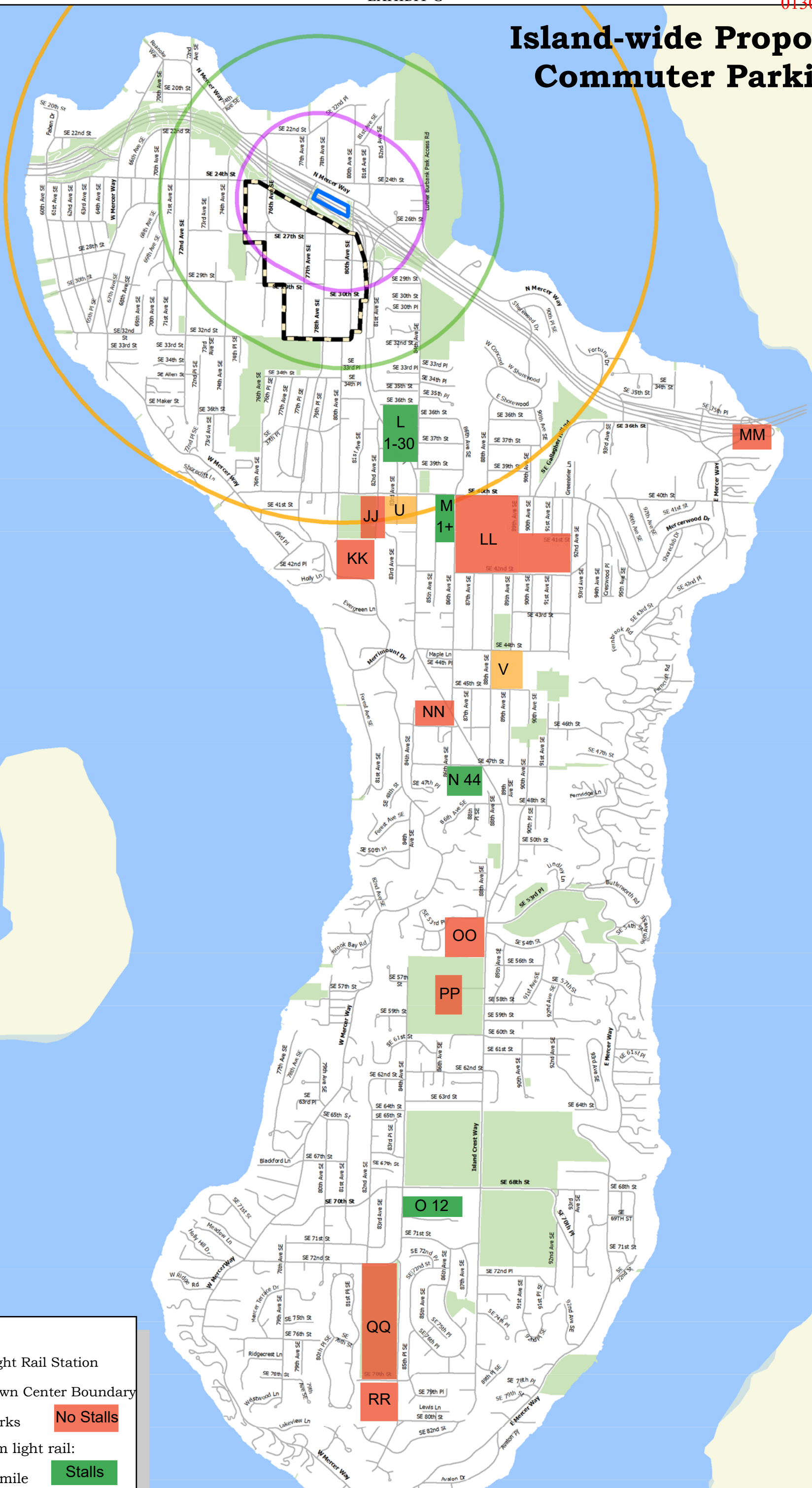
Area	ID	Name	Expanded Notes
TOWN CENTER 1/4 MILE +/-	W	Island Corporate Center	Property is about to be sold. Perhaps after transition.
	X	Freshy's	No stalls available. Owner said he would be willing to grant an easement to the City for paving over the grass median.
	Y	Legacy Partners - The Hadley	No 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.
WITHIN 1 MILE +/-	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
GREATER THAN 1 MILE	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

-  .5-Mile Buffer
-  .25-Mile Buffer
-  Light Rail Station
-  No Stalls
-  Stalls Available
-  No Reply

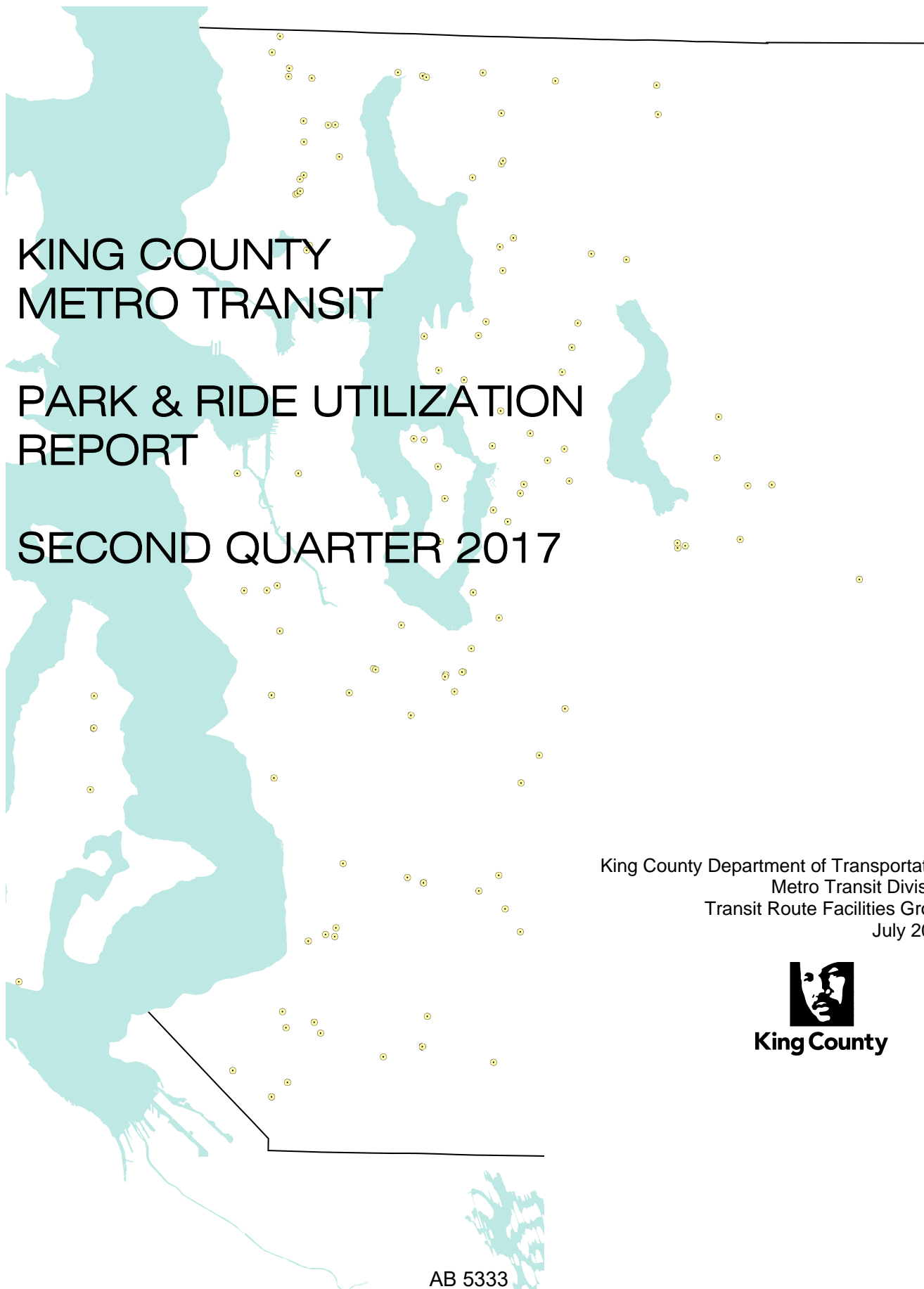
Island-wide Proposed Commuter Parking



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

TABLE OF CONTENTS

- 1. Executive Summary**
 - A. Second Quarter 2017 Highlights
 - B. Park & Ride Changes
 - C. Construction Updates and Projects of Interest
 - D. System Information
- 2. Permanent Park & Ride Lots**
 - A. Park & Ride Changes
 - B. Capacity and Utilization
 - C. High Utilization Lots
- 3. Leased Park & Ride Lots**
 - A. Park & Ride Changes
 - B. Capacity and Utilization
 - C. High Utilization Lots
- 4. Second Quarter 2017/2016 Comparison**
- 5. Monthly Park & Ride Lot Counts**
 - A. April
 - B. May
 - C. June

For questions or comments regarding the Park & Ride Utilization Report, please contact Steve Cahan at (206) 477-5780 or 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 1st and the South Bellevue Park & Ride on May 30th 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 1st and the South Bellevue Park & Ride on May 30th for construction of [East Link Extension](#) from Seattle to Redmond.

- The **Overlake Transit Center at NE 40th Park & Ride lot #851** closed Monday, May 1st 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 30th 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 23rd, 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

KING COUNTY METRO TRANSIT, PARK & RIDE UTILIZATION REPORT
SECOND QUARTER 2017

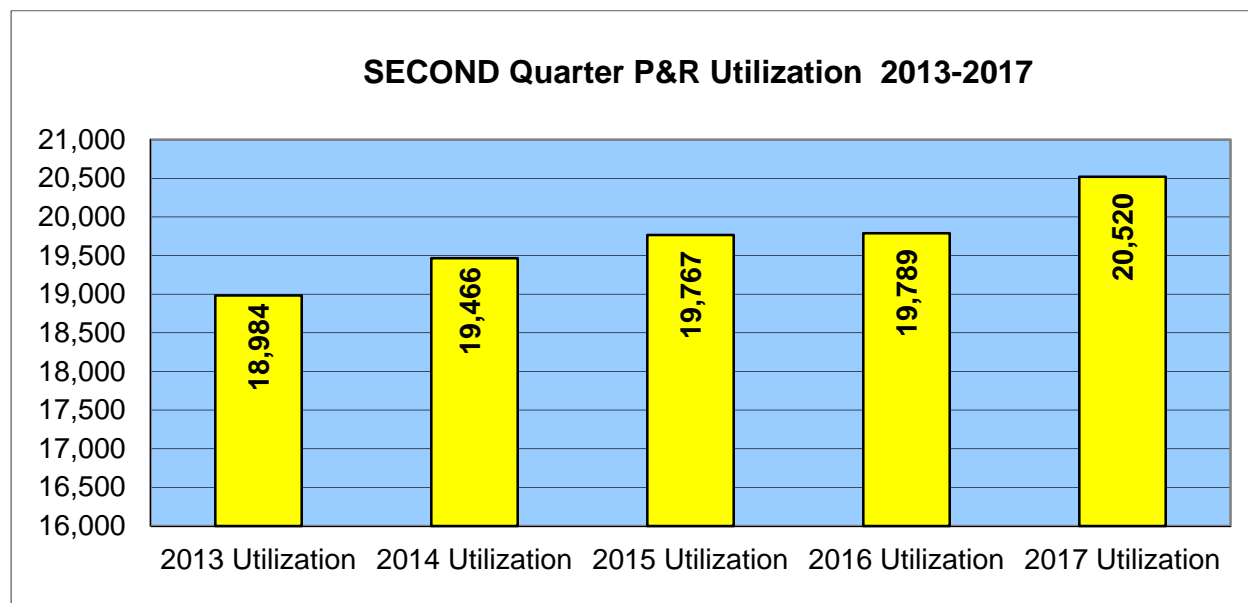
179 spaces; 38 permits were active as of June. Recruitment and program expansion are expected to continue throughout the year. More information can be found at <http://www.parkbytransit.com/> or [multifamily park & ride](#).

- 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%
SYSTEM TOTALS	135	26,154	20,520	76%



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.

KING COUNTY METRO TRANSIT, PARK & RIDE UTILIZATION REPORT
SECOND QUARTER 2017

- 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 5th.

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 40th Park & Ride lot #851** closed on Monday, May 1st 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 30th for approximately five years ([aerial view](#)). ST and Metro buses continue to serve Bellevue Way SE during construction.

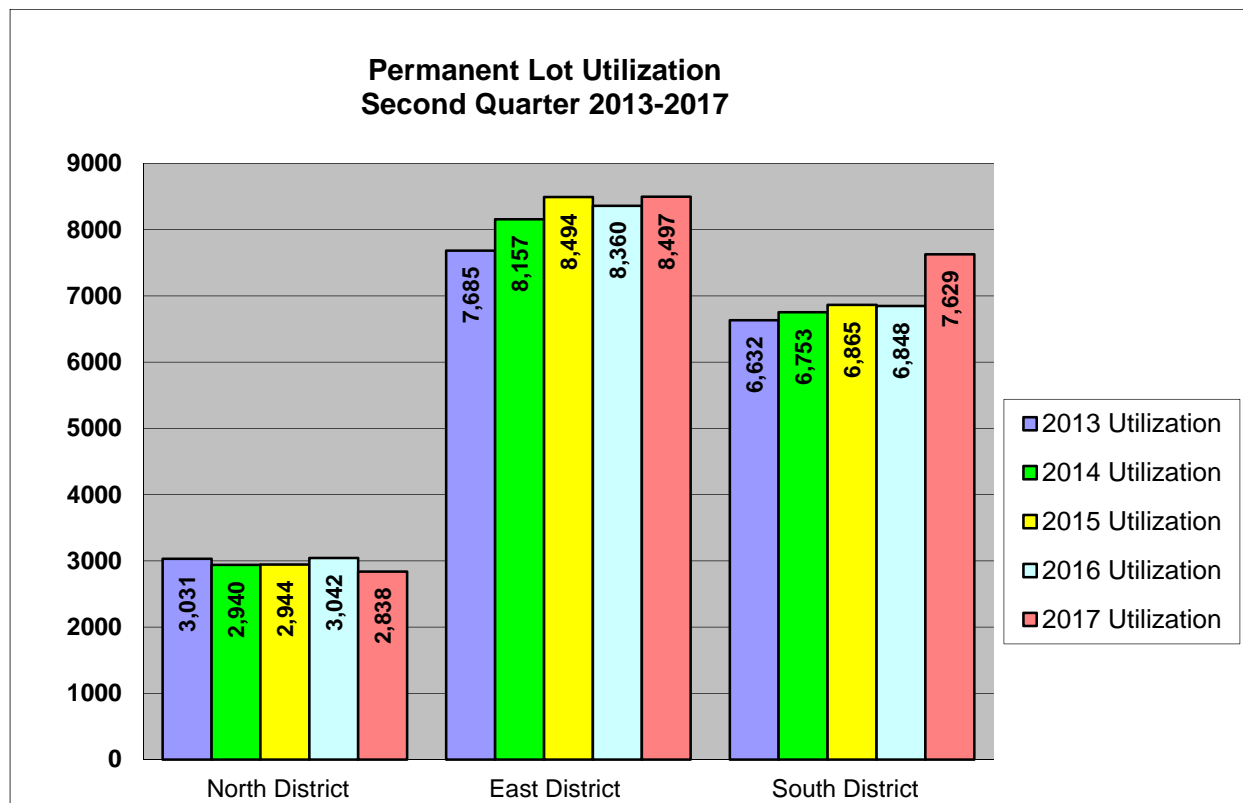
Shoreline P&R lot #709 has transferred from Washington State Department of Transportation (WSDOT) ownership to King County ownership. The deed was recorded June 22nd.

B. Capacity and Utilization

SECOND QUARTER 2017	Lots	Capacity	Used	Percentage
North District	13	3,076	2,838	92%
East District *	22	8,805	8,497	89%
South District	28	11,422	7,629	67%
TOTAL *	63	23,303	18,964	79%

* 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.

KING COUNTY METRO TRANSIT, PARK & RIDE UTILIZATION REPORT
SECOND QUARTER 2017



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 th 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 th 105% *

* Overlake TC and South Bellevue P&R were open and served park & ride users during part of the second quarter, closing in May.

KING COUNTY METRO TRANSIT, PARK & RIDE UTILIZATION REPORT
SECOND QUARTER 2017

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 4th 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 2nd Quarter 2016.

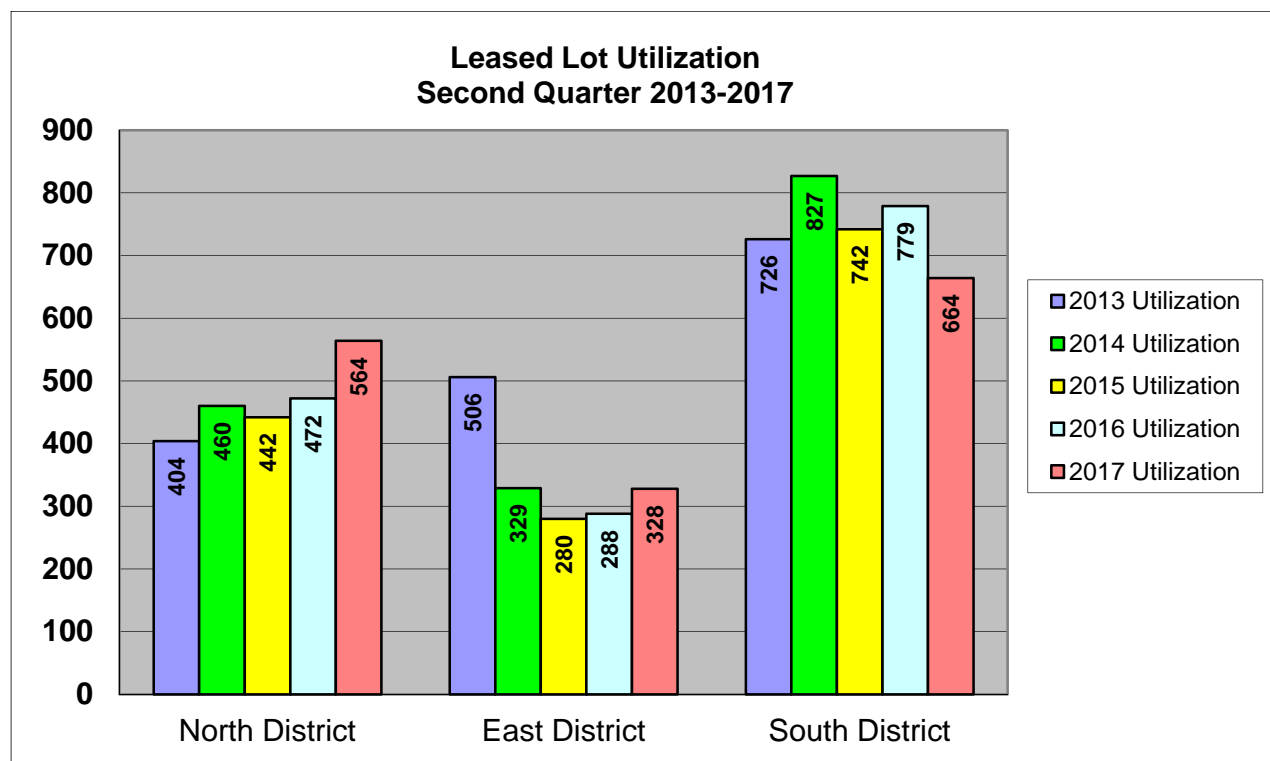
A. Leased Park & Ride Changes

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 24th Street, Redmond.

Fairwood Assembly of God changed its name to **NW Life Church** (lot #570).

B. Capacity and Utilization

SECOND QUARTER 2017	Lots	Capacity	Used	Percentage
North District	12	604	564	93%
East District	28	989	328	33%
South District	32	1,258	664	53%
TOTAL	72	2,851	1,556	55%



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	I-5/NE 65th St./Green Lake (S) 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	Kenmore (KC) 7346 NE Bothell Wy, Kenmore 98028 10/78, 1/05 E	606	611	101%	606	607	100%
705	North Jackson Park (S) 14711 5th Ave NE, Shoreline 98155 3/81	68	45	66%	68	60	88%
706	North Seattle (S) 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	Shoreline (KC) 18821 Aurora Ave N, Shoreline 98133 10/80; 8/98E; 6/12M	393	357	91%	393	345	88%
710	5th Ave NE/NE 133rd St (S) 5th Ave NE & NE 133rd St, Seattle 98125 3/81	46	5	11%	46	10	22%
744	SW Spokane St. (C) 3599 26th Ave SW, Seattle 98126 12/87; 8/00 M	55	1	1%	55	2	4%
749	Spokane/Airport (S) Spokane St & Airport Wy, Seattle 98134	25	10	41%	25	21	84%
753	Northgate Transit Center (KC) 10200 1st Ave NE, Seattle 98125 6/92; 10/16 M	90	89	99%	284	284	100%
753.1	Northgate TC Extension (KC) 3rd Ave NE and NE 103rd St, Seattle 98125 6/02; 5/09 R	448	435	97%	398	398	100%
753.2	Northgate TC Extension, Carpool (KC) 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	Aurora Village Transit Center (KC) 1524 N 200th St, Shoreline 98133 9/94; 4/02 M	202	199	99%	202	200	99%
758	Northgate Mall Garage (P) 300 NE 103rd St, Seattle 98125 5/07	280	272	97%	280	280	100%
760	Thornton Place Garage (P) 3rd Ave NE and NE 100th St, Seattle 98125 4/09	350	335	96%	350	345	99%
North District Permanent Park & Ride Totals		3,076	2,838	92%	3,168	3,042	96%

LOT#	EAST DISTRICT	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
701	Bothell (KC) 10303 Woodinville Dr., Bothell 98011 3/78; 8/79 E; 3/95 E	220	217	98%	220	217	99%
702	Brickyard Rd (S) 15530 Juanita-Woodinville Wy NE, Bothell 98011 10/80; 3/10 E	443	381	86%	443	374	84%
711	Woodinville (S) 17800 140th Ave NE, Woodinville 98072 9/83	438	254	58%	438	255	58%
712	Bear Creek (KC) 7760 178th Pl NE, Redmond 98052 2/89; 9/06 M; 10/07 M	283	281	99%	283	280	99%
713	Eastgate (S) 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	Evergreen Point Bridge (S) SR 520/76th Ave NE, Medina 98039 9/79; 6/86 E; 7/13 M	48	52	108%	38	38	100%
717	Houghton (S) 7024 116th Ave NE, Kirkland 98033 2/88	470	84	18%	470	94	20%
719	Kingsgate (S) 13001 116th Wy NE, Kirkland 98034 9/79; 1/82 E	502	563	112%	502	585	117%
720	Kirkland Way (C) I-405/NE 85th St, Kirkland 98033	20	6	30%	20	9	45%
722	Newport Hills (S) 5115 113th Pl SE, Bellevue 98006 6/82	275	210	76%	275	188	68%
724	Overlake (KC) 2650 152nd Ave NE, Redmond 98052 5/81; 10/98M; 3/02M	203	99	49%	203	83	41%
725	Preston (S) 30303 SE High Point Wy, Preston 98027 3/89; 11/96 E	53	37	69%	53	28	53%
726	Redmond (KC) 16201 NE 83rd St, Redmond 98052 5/78; 8/81 E; 12/07 M; 7/09 M	377	374	99%	377	373	99%
727	South Bellevue (S) 2700 Bellevue Wy SE, Bellevue 98005 2/81; 10/92 E, 10/99 R	519	530	102%	519	559	108%
		CLOSED May 30 for East Link construction					
728	South Kirkland (KC) 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	Wilburton (S) 720 114th Ave SE, Bellevue 98005 2/81	186	184	99%	186	178	96%
731	Duvall (C) SR 203 & Woodinville/Duvall Rd, Duvall 98019 4/01	49	23	48%	49	15	31%
755	Tibbetts Lot (C) 1645 Newport Way NW, Issaquah 98027 5/99	170	147	86%	170	127	75%

LOT#	East District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
759	Issaquah Highlands (KC) 1755 Highlands Drive, Issaquah 98027 2/06	1010	962	95%	1010	947	94%
761	South Sammamish (KC) 3015 - 228th Avenue SE, Sammamish 98074 3/06	265	143	54%	265	142	54%
762	North Bend (C) W North Bend Way & Sydney Ave, North Bend 98045 2/11	80	11	14%	80	12	15%
818	Issaquah TC (ST) 1050 17th Ave NW, Issaquah 98027 12/78; 6/86 R, 12/99 R; 7/08M	819	814	99%	819	799	98%
830	Mercer Island (ST) 7800 N Mercer Wy, Mercer Island 98040 7/89; 12/99 R; 1/08M	447	447	100%	447	447	100%
851	Overlake TC at NE 40th (ST) 15590 NE 36 St, Redmond 98052 4/02; 5/03E; 1/12M	222	234	105%	222	225	101%
		P&R lot CLOSED May 1 for East Link construction					
East District Permanent Park & Ride Totals *		8,805	8,497	89%	9,536	8,360	88%

* 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	Auburn (KC) 101 15th St NE, Auburn 98002 10/77; 2/13 M	244	164	67%	244	156	64%
732	Burien TC (KC) 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	Federal Way/S. 320th Street (S) 32320 23rd Ave S, Federal Way 98003 11/79; 8/86 R	877	309	35%	877	350	40%
734	Kent/James Street (KC) 902 W James St, Kent 98032 10/78; 4/81 E	713	207	29%	713	231	32%
735	Kent/Des Moines (KC) 23405 Military Rd S, Kent 98198 2/80; 5/94 E	404	216	53%	370	289	78%
736	Maple Valley (S) 23033 Maple Valley Hwy, Maple Valley 98038 NA; 7/85 E	122	80	66%	122	83	68%
737	Ober Park (KC) 17106 Vashon Hwy SW, Vashon 98070 11/85	48	28	59%	48	38	79%
738	Olson Place SW/Myers Way (KC) 9000 Olson Pl SW, Seattle 98106 9/79; 7/02 M; 5/03 M	100	95	95%	100	82	82%
739	Peasley Canyon Rd/West Valley Highway (S) Peasley Canyon Rd/West Valley Hwy, Auburn 98001	54	46	85%	54	44	81%
741	South Federal Way (KC) 901 S 348th St, Federal Way 98003 6/87	515	116	23%	515	128	25%
742	Twin Lakes (S) 21st Ave SW & SW 344th St, Federal Way 98023 6/01	600	87	14%	600	107	18%

AB 5333

Exhibit 2

Page 34

LOT#	South District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
743	South Renton (S) 205 S 7th St, Renton 98055 12/80	385	374	97%	373	373	100%
745	Star Lake (S) 27015 26th Ave S, Kent 98032 2/81	540	263	49%	540	284	53%
746	Tukwila (KC) 13445 Interurban Ave S, Tukwila 98168 6/86; 10/89 R	267	262	98%	267	264	99%
747	Valley Center (KC) 20221 Vashon Hwy SW, Vashon 98070 11/85	55	32	58%	55	31	56%
748	Lake Meridian (KC) 26805 132nd Ave SE, Kent 98031 4/94	172	39	22%	172	39	23%
751	SR 18/Auburn-Black Diamond Road (S) SR 18/Auburn-Black Diamond Rd, Auburn 98092 3/89	26	9	35%	26	5	19%
752	Tahlequah (S) north of Tahlequah Rd, Vashon Island 98070	36	27	76%	36	28	78%
756	Renton P&R (Metropolitan Place) (P) 232 Burnett Avenue South, Renton 98055 8/01	150	132	88%	150	145	97%
757	Redondo Heights P&R (KC) 27454 Pacific Highway South, Federal Way 98032 5/05	697	73	10%	697	63	9%
871.1	Tukwila Surface Lot at Tukwila Station (ST) 7301 Longacres Way, Tukwila 98188 3/01; 9/04M; 7/08M; 6/14E	390	354	91%	390	377	75%
872	Kent Garage at Kent Station (ST) 301 Railroad Avenue N, Kent 98032 3/02; 3/04E	877	853	97%	877	853	97%
872.1	Kent Surface Lot at Kent Station (ST) 301 Railroad Avenue N, Kent 98032 3/02; 11/11 M	119	124	104%	119	125	105%
873	Auburn Garage at Auburn Station (ST) 23 "A" St SW, Auburn 98001 1/02; 4/05M; 7/09M	520	521	100%	520	521	100%
873.1	Auburn Surface Lot at Auburn Station (ST) 23 "A" St SW, Auburn 98001 1/02; 2/03M	113	114	101%	113	114	101%
877	Federal Way TC (ST) 31261 - 23rd Avenue S, Federal Way 98003 2/06	1190	1174	99%	1190	1173	99%
890	Tukwila International Blvd Station (ST) International & Southcenter Blvds, Tukwila 98188 7/09	600	596	99%	600	596	99%
891	Angle Lake Station (ST) 20015 28th Ave S, SeaTac 98188 9/16	1120	1088	97%	Not Open		
South District Permanent Park & Ride Totals		11,422	7,629	67%	10,256	6,848	67%
PERMANENT PARK & RIDE TOTALS		23,303	18,964	79%	22,960	18,250	79%

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	The Vine Church 6214 Bothell Way NE, Kenmore 98028 11/94; 10/04 M	75	74	99%	75	74	99%
502	Buddha Jewel Monastery 17418 8th Ave NE, Shoreline 98155 1/95; 1/04 M	40	24	59%	40	33	83%
504	Korean Zion Presbyterian Church 17920 Meridian Ave N, Shoreline 98155 7/97; 10/01 M	25	24	95%	25	23	92%
505	Lamb of God Lutheran Church 12509 27th NE, Seattle 98125 5/81	21	27	130%	21	18	86%
544	Prince of Peace Lutheran Church 14514 - 20th Ave NE, Shoreline 98155 6/98; 7/14 R	20	18	88%	20	10	50%
553	Sonrise Evangelical Free Church 610 SW Roxbury St, Seattle 98108 11/04	10	0	0%	10	1	10%
557	Kenmore Community Church 7504 NE Bothell Wy, Kenmore 98028 6/04	15	15	98%	15	15	100%
562	Holy Family Church 9641 20th Ave SW, Seattle 98106 4/90; 1/04 M	23	11	46%	23	9	39%
566	Shoreline United Methodist Church 14511 25th Ave NE, Shoreline 98155 11/89	20	11	57%	20	8	40%
576	Aurora Community Church of the Nazarene 1900 N 175th Street, Shoreline 98133 1/95; 12/04 M	116	124	107%	116	128	110%
906	North Seattle Interim (Lot A) 402 NE 103 rd Street, Seattle 98125 3/14; 1/16 M	155	153	98%	140	153	109%
908	Northgate Transit Center Interim (Lot B) 9580 1st Ave NE, Seattle 98125 10/16	84	83	99%	Not Open		
North District Leased Park & Ride Totals		604	564	93%	505	472	93%

LOT#	EAST DISTRICT	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
508	Grace Lutheran Church 9625 NE 8th Street, Bellevue 98009 10/78; 11/98 M, 8/00 M	50	45	90%	50	47	94%
509	Holy Spirit Lutheran Church 10021 NE 124th St, Kirkland 98034 5/85; 07/07 M	40	27	67%	40	31	78%
510	Klahanie #1 SE Klahanie Blvd & 244th Pl SE, Issaquah 98027 10/85	30	9	30%	30	6	20%
511	Mercer Island Presbyterian Church 3605 84th Ave SE, Mercer Island 98040 11/80	30	20	66%	30	22	73%
512	Mercer Island United Methodist Church 7070 SE 24th St, Mercer Island 98040 3/81; 10/01 M	18	17	94%	18	19	106%

AB 5333
Exhibit 2

LOT#	East District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
513	Newport Hills Community Church 5833 119th Ave SE, Bellevue 98006 10/79; 11/98 M, 11/99 M; 1/04 M	37	17	47%	37	18	49%
514	Newport Covenant Church 12800 SE Coal Creek Pkwy, Bellevue 98006 6/81	75	35	47%	75	24	32%
515	Klahanie #3 Klahanie Dr SE & SE 40th St, Issaquah 98045 10/85	30	0	1%	30	1	3%
516	South Mercer Center, LLC @ Mercer Island QFC 84 Ave SE & SE 68th St, Mercer Island 98040 9/85	21	7	33%	21	11	52%
519	St Luke's Lutheran Church - Bellevue 3030 Bellevue Way NE, Bellevue 98004 10/80	30	6	20%	30	7	23%
538	Bellevue Christian Reformed Church 1221 - 148th NE, Bellevue 98007 5/97	20	2	8%	20	2	10%
539	St Andrew's Lutheran Church 2650 - 148th Ave SE, Bellevue 98007 9/97	Closed 9/1/2016. Transitioned to ST leased lot #916			20	2	10%
540	Tibbetts Valley Park 965 - 12th Ave NW, Issaquah 98027 10/97; 5/00 E; 2/06 M*	27	2	7%	27	1	4%
551	Eastgate Congregational Church 15318 SE Newport Way, Bellevue 98006 5/04	20	18	92%	20	17	85%
559	Woodinville Unitarian Universalist Church 19020 Woodinville/Duvall Rd, Woodinville 98072 4/05	30	5	16%	30	3	10%
560	Cottage Lake Assembly of God 15737 Avondale Road, Woodinville 98072 3/05; 1/06M	20	9	47%	20	12	60%
584	Bellevue Foursquare Church 2015 Richards Rd, Bellevue 98005 6/95; 10/04 M	Closed 9/1/2016. Transitioned to ST leased lot #911			35	3	9%
588	Sammamish Hills Lutheran Church 22818 SE 8th St, Sammamish 98074 1/96; 1/02 M; 1/04 M	54	25	47%	54	16	30%
597	Korean Covenant Church 14220 Juanita/Woodinville Way NE, Kirkland 98034 1/07	30	9	30%	30	13	43%
599	Revive Church (formerly Redwood Family Church) 11500 Redmond-Woodinville Rd NE, Redmond 98052 12/07	10	10	95%	10	2	20%
631	Snoqualmie Community Park 35016 SE Ridge Street, Snoqualmie 98065 9/08	20	7	35%	20	18	90%
632	Redmond Ridge NE Cedar Park Crescent & Redmond Ridge Dr NE Redmond 98053 1/11; 9/13 M	52	20	38%	52	9	17%
634	Congregational Church of Mercer Island 4545 Island Crest Way Mercer Island 98040 6/15	28	5	18%	28	4	14%
911	Bellevue Foursquare Church 2015 Richards Rd, Bellevue 98005 9/16	50	3	5%	Former Metro lot #584		
912	Cross of Christ Lutheran Church 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	
East District Leased Park & Ride Totals		989	328	33%	727	288	40%

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%

AB 5333

Exhibit 2

Page 38

LOT#	South District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
565	Family Life Center-Church of God 116 Lakeland Hills Way SE, Auburn 98092 9/08	27	8	30%	27	4	15%
569	Renton City Municipal Garage 655 S 2nd St, Renton 98055 6/04; 1/15 M	150	105	70%	150	146	97%
570	NW Life Church (formerly Fairwood Assembly of Go 13120 SE 192nd St, Renton 98058 3/93; 1/04 M	25	4	15%	25	8	32%
577	Church by the Side of the Road 3455 S 148th St, Tukwila 98168 1/95; 1/04 M	28	6	20%	28	10	36%
578	Sacred Heart Church of Enumclaw 1614 Farrelly St, Enumclaw 98022 12/94; 4/08 M	40	13	33%	40	16	40%
579	Kennydale United Methodist 3005 Park Avenue North, Renton 98056 4/95; 7/01 M	50	66	132%	50	70	140%
581	Normandy Park Congregational 19247 - 1st Avenue South, Normandy Park 98166 6/95; 1/04 M	10	2	20%	10	0	0%
583	Cornerstone United Methodist Church 20730 SE 272nd Street, Covington 98042 2/06	20	5	25%	20	9	45%
589	Vashon Episcopal Church of the Holy Spirit 15420 Vashon Highway SW, Vashon 98070 3/97	23	6	26%	23	11	48%
590	Black Diamond Masonic Temple 32523 - 3rd Ave, Black Diamond 98010 7/97; 10/01 M	30	24	78%	30	11	37%
591	Community Bible Fellowship 11227 Renton Avenue South, Seattle 98178 4/03	29	0	0%	29	0	0%
596	East Hill Friends Church 22600 - 116th Ave SE, Kent 98031 8/06	20	6	32%	20	6	30%
598	Burien Church of God 16640 - 1st Avenue South, Burien 98148 7/07	20	0	0%	20	0	0%
640	St Matthew Lutheran Church 2516 NE 16th St, Renton 98056 10/10	128	81	64%	128	78	61%
652	Maple Valley Town Square 26520 Maple Valley Highway, Maple Valley 98038 10/12	97	66	68%	97	71	73%
737.1	Ober Park Annex (Vashon Parks Department) 17130 Vashon Hwy SW, Vashon 98070 1/98	9	4	48%	9	4	44%
903	SeaTac Center Garage 15247 International Boulevard, SeaTac 98188 11/13	62	45	73%	62	61	98%
907	Center Plaza - Federal Way 2012 S 320th St, Federal Way 98003 10/13	Closed June 2016			56	75	134%
921	Renton Bible Church 973 Union Ave NE, Renton 98059 11/16	50	0		Not Open		
South District Leased Park & Ride Totals		1,258	664	53%	1,264	779	62%
LEASED PARK & RIDE SYSTEM TOTALS		2,851	1,556	55%	2,496	1,539	62%
COMBINED PERMANENT / LEASED PARK & RIDE SYSTEM TOTALS		26,154	20,520	76%	25,456	19,789	78%

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
NORTH DISTRICT					NORTH DISTRICT				
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	Woodmore 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/	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%					
EAST DISTRICT					EAST DISTRICT				
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%
SOUTH DISTRICT					SOUTH DISTRICT				
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	NW Life Church (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

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.)

Table with columns: LOT, PERMANENT LOTS, Spaces, Count, % Used, LOT, LEASED LOTS, Spaces, Count, % Used. Rows are categorized by district: NORTH DISTRICT, EAST DISTRICT, SOUTH DISTRICT. Includes a 'P&R lot CLOSED May 1' entry and a 'NA = Data not available' note.

King County Park & Ride Lots Monthly Utilization Report* June 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
NORTH DISTRICT					NORTH DISTRICT				
703	I-5/NE 65th Street/Green Lake - 1/79	411	405	99%	501	The Vine Church - 11/94	75	73	97%
704	Kenmore - 10/78	606	611	101%	502	Buddha Jewel Monastery - 1/95	40	31	78%
705	North Jackson Park - 3/81	68	45	66%	504	Korean Zion Presbyterian Church - 7/97	25	25	100%
706	North Seattle - 12/16	102	88	86%	505	Lamb of God Lutheran Church - 5/81	21	21	100%
709	Shoreline - 10/80	393	358	91%	544	Prince of Peace Lutheran Church - 6/98	20	16	80%
710	5th Ave NE/NE 133rd St - 3/81	46	8	17%	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	15	100%
749	Spokane/Airport	25	14	56%	562	Holy Family Church - 4/90	23	8	35%
753	Northgate Transit Center - 6/92	90	90	100%	566	Shoreline United Methodist Church -11/89	20	9	45%
753.1	Northgate Transit Center Extension - 6/02	448	445	99%	576	Aurora Community Church of the Nazarene - 1	116	125	108%
754	Aurora Village Transit Center - 9/94	202	193	96%	906	North Seattle Interim (Lot A) - 3/14	155	151	97%
758	Northgate Mall Garage - 5/07	280	277	99%	908	Northgate TC Interim (Lot B) - 10/16	84	83	99%
760	Thornton Place Garage - 4/09	350	343	98%					
EAST DISTRICT					EAST DISTRICT				
701	Bothell - 3/78	220	215	98%	508	Grace Lutheran Church - 10/78	50	50	100%
702	Brickyard Road - 10/80	443	390	88%	509	Holy Spirit Lutheran Church - 5/85	40	28	70%
711	Woodinville - 9/83	438	242	55%	510	Klahanie #1 - 10/85	30	9	30%
712	Bear Creek - 2/89	283	280	99%	511	Mercer Island Presbyterian Church - 11/80	30	27	90%
713	Eastgate - 12/78	1614	1654	102%	512	Mercer Island United Methodist Ch. - 3/81	18	17	94%
715	Evergreen Point Bridge - 11/81	48	51	106%	513	Newport Hills Community Church - 10/79	37	19	51%
717	Houghton - 2/88	470	66	14%	514	Newport Covenant Church - 6/81	75	21	28%
719	Kingsgate - 9/79	502	569	113%	515	Klahanie #3 - 10/85	30	1	3%
720	Kirkland Way	20	12	60%	516	Mercer Island QFC Village - 9/85	21	10	48%
722	Newport Hills - 2/82	275	225	82%	519	St. Luke's Lutheran Church (Blvu) -10/80	30	9	30%
724	Overlake - 5/81	203	96	47%	538	Bellevue Christian Reformed Church- 5/97	20	4	20%
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%
SOUTH DISTRICT					SOUTH DISTRICT				
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%
					903	SeaTac Center Garage - 11/13	62	35	56%
					921	Renton Bible Church - 11/16	50	1	2%
	NA = Data not available								



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



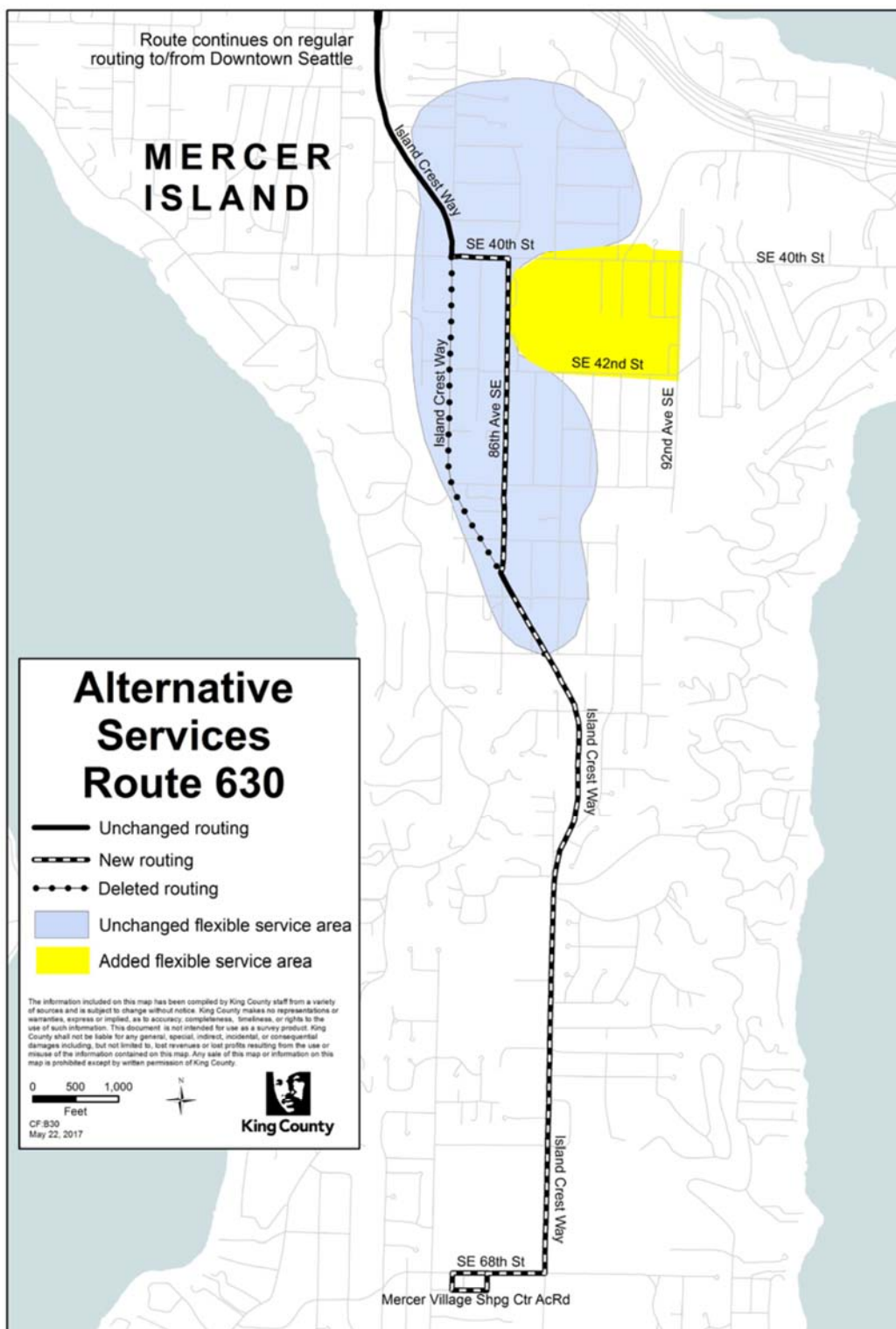
Fall 2017 Service Change Actions – Mercer Island Community Shuttle/Route 630

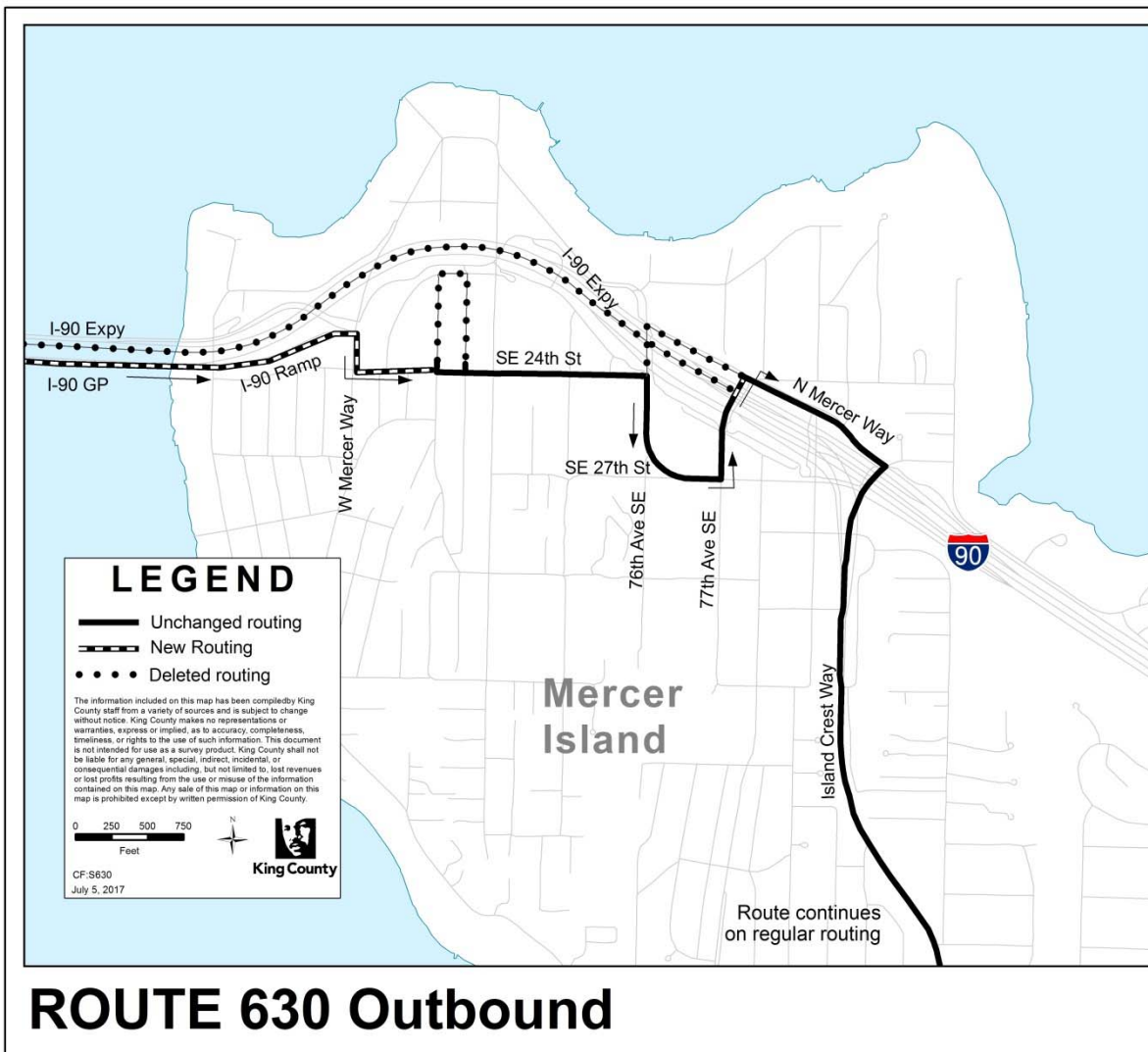
Action

- 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
SPECIAL BUSINESS (6:00 pm)						
10	Swearing-In of Councilmember Salim Nice			Ali Spietz		--
5	Women's Equality Day Proclamation			Diane Mortenson		--
CONSENT CALENDAR						
--	Interlocal Agreement with MISD for Counseling Services			Cindy Goodwin		Kirsten
REGULAR BUSINESS						
120	Residential Development Standards Code Amendments (5 th 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
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
10	Flash Family Inspiration Award			Cindy Goodwin		--
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
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
EXECUTIVE SESSION			

SEPTEMBER 19		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
60	Essential Public Facilities Code Amendment (1 st Reading)			Scott Greenberg		Julie
60	Transportation Concurrency Code Amendment (1 st Reading)			Scott Greenberg		Julie
60	Residential Development Standards Code Amendments (7th Reading and Adoption)			Evan Maxim		Julie
EXECUTIVE SESSION						

OCTOBER 3		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
60	Town Center Vision Implementation Presentation			Julie Underwood		
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
30	Transportation Concurrency Code Amendment (2 nd Reading & Adoption)			Scott Greenberg		Julie
30	Essential Public Facilities Code Amendment (2nd Reading and Adoption)			Scott Greenberg		Julie

EXECUTIVE SESSION					

OCTOBER 17		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
10	MIFD Citizen Recognition			Steve Heitman		--
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
60	2017 Comprehensive Plan Amendments (1 st Reading)			Evan Maxim		
EXECUTIVE SESSION						

OCTOBER 26 – 5:00-6:45 PM (SPECIAL MEETING)						
	Special Joint Meeting with MISD Board					

NOVEMBER 7		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten

30	2017 Comprehensive Plan Amendments (2nd Reading & Adoption)	Evan Maxim	
EXECUTIVE SESSION			

NOVEMBER 21		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
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		
EXECUTIVE SESSION						

DECEMBER 5		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
EXECUTIVE SESSION						

--

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



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Tuesday
September 5, 2017
5:00 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, 5:00 PM

AGENDA APPROVAL

EXECUTIVE SESSION

Executive Session to review the performance of a public employee pursuant to RCW 42.30.110(1)(g) for one hour

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for one hour

SPECIAL BUSINESS, 7:00 PM

- (1) AB 5343 Letter to the Community – Speaking Out Against Hate Groups and Defending Fundamental Rights
Flash Family Inspiration Award
Mayor's Day of Concern for the Hungry Proclamation
National Recovery Month Proclamation

CITY MANAGER REPORT

APPEARANCES

CONSENT CALENDAR

- (2) Payables: \$559,196.63 (08/10/2017), \$1,018,138.25 (08/17/2017), \$334,581.37 (08/24/2017), and \$713,215.89 (08/31/2017)
Payroll: \$868,741.09 (08/18/2017)
Minutes: August 7, 2017 Regular Meeting Minutes
AB 5337 Vacchier Estate Gift to the Mercer Island Fire Department

REGULAR BUSINESS

- (3) AB 5341 Residential Development Standards Code Amendments (6th Reading)
- (4) AB 5340 Revised Public Engagement Plan on City's Operating & Capital Funding Challenges
- (5) AB 5338 Second Quarter 2017 Financial Status Report & Budget Adjustments
- (6) AB 5339 2016 General Fund & REET Year-End Surplus Disposition

OTHER BUSINESS

- Councilmember Absences
- Planning Schedule
- Board Appointments
- Councilmember Reports

ADJOURNMENT



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

**AB 5343
September 5, 2017
Regular Business**

**LETTER TO THE COMMUNITY - SPEAKING
OUT AGAINST HATE GROUPS AND
DEFENDING FUNDAMENTAL RIGHTS**

Proposed Council Action:

Approve Letter to the Community.

DEPARTMENT OF	City Manager (Julie Underwood)
COUNCIL LIAISON	n/a
EXHIBITS	1. Draft Letter to the Community 2. November 21, 2016 Proclamation
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

Recent events in Charlottesville, Virginia, and elsewhere, prompted Councilmember Grausz to request Council's consideration of a collective Letter to the Community. In consultation with Mayor Bassett and Deputy Mayor Bertlin, the attached letter (Exhibit 1) was shared with the Council for its consideration and approval. The draft letter supports and aligns with the Council's Proclamation adopted November 21, 2016 (see Exhibit 2).

Once discussed and approved, staff will widely distribute the letter, including requesting that it be printed in the Mercer Island Reporter, distributed in the City's weekly e-newsletter - MI Weekly, and posted on its social media platforms.

RECOMMENDATION

City Manager

MOVE TO: Approve the letter to the community speaking out against hate groups and defending fundamental rights and direct staff to widely distribute it to the community.



MERCER ISLAND CITY COUNCIL
CITY OF MERCER ISLAND, WASHINGTON
9611 SE 36th Street | Mercer Island, WA 98040-3732
(206) 275-7600 | www.mercergov.org

September 5, 2017

To the Residents of Mercer Island:

In November 2016, in the wake of a contentious and discordant national election, your City Council issued the attached proclamation in which we highlighted the role of Council in bringing people together and not dividing them. “Our job is to be welcoming of all people and all ideas in recognition that we truly are stronger and smarter together.” We further pledged “to demand that our national, state and regional leaders uphold these same values.”

In light of recent events in Charlottesville and elsewhere, and the actions of our President in response, we are compelled to speak out. We have watched with dismay and disbelief as national leaders, and in particular the President, have made statements over the last few weeks that are not only factually incorrect but morally reprehensible. They have served to further divide the country and communities rather than unify. These words and these behaviors stand in direct contradiction to our core values.

Today, almost a year later and with a renewed sense of their importance, we confirm the tenets of our November Proclamation. Protecting these tenets means recognizing and opposing those who would undermine them. The beliefs of white supremacists, neo-Nazis, the Ku Klux Klan and similar racist and anti-Semitic groups are anathema to the fundamentals of our nation. There is no moral equivalency between hate groups and those who stand opposed to them. Denouncing and opposing hate groups is an imperative and the obligation of every responsible elected official - in particular, the President.

The right of free speech is enshrined in our Bill of Rights and we do not take issue with any group’s fundamental right to express its views. But equally, as community leaders, we are compelled to call out and denounce hate speech for what it is, with the confidence that truth will ultimately prevail. As the leader of our nation, it is essential that the President denounce rather than defend the words and actions of these groups.

Standing united against hate and intolerance, we are on the path forward to overcoming prejudice and bringing a more just society for all.

We proudly and resolutely stand with the many other government officials and private parties that have raised their voices in opposition to both hate groups and to the words of the President. We also commit to the residents of Mercer Island to remain vigilant in the defense of the fundamental rights of every person in this country to live without fear of retribution or discrimination because of their race, religion, sex, national origin, color, disability, sexual orientation or gender identity.

Mercer Island City Council

Bruce Bassett, Mayor

Debbie Bertlin, Deputy Mayor

Dan Grausz, Councilmember

Salim Nice, Councilmember

Wendy Weiker, Councilmember

Dave Wisenteiner, Councilmember

Benson Wong, Councilmember



City of Mercer Island, Washington

Proclamation

In the wake of a contentious and discordant national election, we take this moment to pause and reaffirm our principles and values.

As your City government, our role is to bring people together and not divide them. Our job is to be welcoming of all people and all ideas in recognition that we truly are stronger and smarter together. We need to recognize certain essential principles and conduct our government and hopefully our lives consistent with those principles.

Consequently, as your City Council, we pledge:


1. To do all we can to foster civil discourse.
2. To ensure that City services are always provided in a manner that does not discriminate on the basis of race, sex, religion, national origin, disability, sexual orientation or gender identity.
3. To foster a community that always encourages people to achieve their potential and help others to do similarly.
4. To protect our air, water and other parts of our natural environment to protect the health and futures of our families and future generations.
5. To welcome without reservation new people from all parts of our world, with an abiding faith in their potential to be part of and strengthen our community.
6. To never marginalize or demonize any person or group of people.
7. To respect and listen to people and their ideas.
8. To understand that we have a responsibility not just to ourselves but to others in our region including many who are not as fortunate.
9. To do all we can to ensure that our children will inherit a world that includes all of the good that the world our parents brought us into had.
10. To demand that our national, state and regional leaders uphold these same values.

We commit to regularly remind ourselves of these principles and to judge ourselves and our City by our adherence to them.

Proclaimed, this 21st day of November, 2016.



Bruce Bassett, Mayor



Debbie Bertlin, Deputy Mayor


Dan Grausz, Councilmember


Jeff Sanderson, Councilmember


Wendy Weiker, Councilmember


Dave Wisenteiner, Councilmember


Benson Wong, Councilmember



The City of Mercer Island, Washington

Proclamation

WHEREAS, our King County cities recognize adequate nutrition as a basic goal for each citizen; and

WHEREAS, no parent should have to send a child to school hungry, no baby should be without the comfort of the feedings needed for mental and physical growth, no elderly person's health should be jeopardized by lack of appropriate foods; and

WHEREAS, food banks, emergency and hot meal programs working with our cities, local churches, social service agencies, and hundreds of volunteers are striving day in and day out to stem the rising tide of hunger, but still need more help; and

WHEREAS, we believe that when the citizens who are not involved hear of the especially desperate needs of the hungry as winter approaches and their low incomes must stretch to cover increasing fuel, electricity and rental costs—leaving even less money for monthly food purchase, an outpouring of community assistance will follow; and

WHEREAS, the Emergency Feeding Program of Seattle & King County coordinates an annual food drive to help support the efforts of their program and the area's food banks in fighting hunger which will be held at grocery stores throughout King County on Saturday, September 16, 2017; and

NOW, THEREFORE, I Mayor Bruce Bassett do hereby proclaim September 16, 2017 as a

MAYORS' DAY OF CONCERN FOR THE HUNGRY

and strongly urge all citizens to join the Emergency Feeding Program and our local food banks to nourish those who are hungry.

APPROVED, this 5th day of September 2017

Bruce Bassett, Mayor



The City of Mercer Island, Washington

Proclamation

2017 NATIONAL RECOVERY MONTH

Mental and/or substance use disorders affect all communities nationwide, but with commitment and support, people with these disorders can achieve healthy lifestyles and lead rewarding lives in recovery. By seeking help, people who experience mental and/or substance use disorders can embark on a new path toward improved health and overall wellness. The focus of **NATIONAL RECOVERY MONTH** this September is to celebrate their journey with the theme "Join the Voices for Recovery: Strengthen Families and Communities." **RECOVERY MONTH** spreads the message that behavioral health is essential to health and one's overall wellness, and that prevention works, treatment is effective, and people recover.

The impact of mental and/or substance use disorders is apparent in our local community, and an estimated 400,000 people in King County are affected by these conditions. Through **RECOVERY MONTH**, people become more aware and able to recognize the signs of mental and substance use disorders, which can lead more people into needed treatment. Managing the effects of these conditions can help people achieve healthy lifestyles, both physically and emotionally.

The **RECOVERY MONTH** observance continues to work to improve the lives of those affected by mental and/or substance use disorders by raising awareness of these diseases and educating communities about the prevention, treatment, and recovery resources that are available. For the above reasons, I am asking the citizens of Mercer Island to join me in celebrating this September as **NATIONAL RECOVERY MONTH**.

I, Mayor Bruce Bassett, do hereby proclaim September 2017 as

NATIONAL RECOVERY MONTH

in Mercer Island and call upon our community to observe this month with compelling programs and events that support this year's observance.

APPROVED, this 19th day of September 2016

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.

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

Report	Warrants	Date	Amount
Check Register	188374-188470	8/10/2017	\$ 559,196.63
			\$ 559,196.63

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188374	08/09/2017	KC RECORDS Recording fee for Ordinance No	P0096090	OH008581	08/09/2017	76.00
00188375	08/10/2017	ABBOTT, RICHARD LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	104.90
00188376	08/10/2017	ABSHER, DANIEL WATER METER SRVS DEP REFUND		148380	08/01/2017	208.85
00188377	08/10/2017	ADAMS, RONALD E LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	109.00
00188378	08/10/2017	AUGUSTSON, THOR LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	110.00
00188379	08/10/2017	BARCELO HOMES LLC OVERPAYMENT REFUND		OH008599	08/02/2017	338.23
00188380	08/10/2017	BARNES, WILLIAM LEOFF1 Medicare Reimb		SEPT2017A	08/09/2017	1,768.01
00188381	08/10/2017	BDR MERCER ISLAND III LLC WATER METER SRVS DEP REFUND		156890	08/01/2017	80.40
00188382	08/10/2017	BEST PARKING LOT CLEANING INC INV 159565 2017-18 CCTV	P0096019	159562/63/64/65	07/19/2017	5,797.37
00188383	08/10/2017	BOOTH, GLENDON D LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	104.90
00188384	08/10/2017	CALLAGHAN, MICHAEL LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	110.00
00188385	08/10/2017	CASCADE ELITE GYMNASTICS Instructor fees - course #1694	P0096064	16945/16944	08/07/2017	2,141.30
00188386	08/10/2017	CASTLE ROCK LAND DEVELOPMENT WATER METER SRVS DEP REFUND		153127	08/01/2017	200.99
00188387	08/10/2017	CENTURYLINK PHONE USE JULY 2017		OH008583	07/20/2017	3,892.77
00188388	08/10/2017	CLOSE, FRANK PERMIT REFUND		1707013	08/01/2017	270.00
00188389	08/10/2017	CODE PUBLISHING CO MICC Conversion to HTML files	P0095974	57244	07/26/2017	1,430.00
00188390	08/10/2017	COHEN, COURTNEY WATER METER SRVS DEP REFUND		154078	08/01/2017	200.55
00188391	08/10/2017	COMCAST Internet Charges/Fire	P0096000	OH008602	07/18/2017	168.75
00188392	08/10/2017	COOK LEARN GROW LLC Instructor payment July 31-Aug	P0096059	1209	08/01/2017	382.20
00188393	08/10/2017	COOPER, ROBERT LEOFF1 Excess Benefit		SEPT2017A	08/09/2017	1,566.16
00188394	08/10/2017	CORK, TAMBI A PER DIEM REIMB		OH008592	08/01/2017	1,858.87
00188395	08/10/2017	DEEDS, EDWARD G LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	111.00
00188396	08/10/2017	DEVENY, JAN P LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	111.00
00188397	08/10/2017	DKS ASSOCIATES Transportation Concurrency	P0095971	64184R1	07/24/2017	8,240.76
00188398	08/10/2017	DOWD, PAUL LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	111.00
00188399	08/10/2017	DUNN LUMBER COMPANY INVENTORY PURCHASES	P0095855	4864558	07/14/2017	544.57

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188400	08/10/2017	DWELL NORTHWEST LLC WATER METER SRVS DEP REFUND		154481	08/01/2017	298.15
00188401	08/10/2017	ELSOE, RONALD LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	108.00
00188402	08/10/2017	FONG, STELLA WATER METER SRVS DEP REFUND		154792	08/01/2017	196.09
00188403	08/10/2017	FORSMAN, LOWELL LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	104.90
00188404	08/10/2017	FRANKLIN, JENNIFER D SUPPLIES		OH008595	08/03/2017	267.27
00188405	08/10/2017	GALLAGHER CO LLC WATER METER SRVS DEP REFUND		152947	08/01/2017	90.01
00188406	08/10/2017	GOLDEN REALM LLC WATER METER SRVS DEP REFUND		147193	08/01/2017	292.94
00188407	08/10/2017	GOODMAN, J C LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	110.00
00188408	08/10/2017	GRAHAM, BRIAN WATER METER SRVS DEP REFUND		155288	08/01/2017	235.29
00188409	08/10/2017	GRAND & BENEDICTS INC Operating supplies for Thrift	P93570	0897947IN	07/20/2017	129.19
00188410	08/10/2017	HAGSTROM, JAMES LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	124.60
00188411	08/10/2017	HEITMAN, STEVE PER DIEM REIMB		OH008588	08/07/2017	252.00
00188412	08/10/2017	HOLSINGER, ERNESTINE K OVERPAYMENT REFUND		OH008600	08/02/2017	220.29
00188413	08/10/2017	ISLAND MILESTONE NW LLC WATER METER SRVS DEP REFUND		1606299	08/01/2017	406.06
00188414	08/10/2017	JAYMARC CUSTOM HOMES LLC WATER METER SRVS DEP REFUND		154496	08/01/2017	223.14
00188415	08/10/2017	JAYMARC VILLAS LLC WATER METER SRVS DEP REFUND		154161	08/01/2017	52.15
00188416	08/10/2017	JIRA, ROBERT SUPPLIES		OH008594	07/25/2017	275.22
00188417	08/10/2017	JOHNSON, CURTIS LEOFF1 Medicare Reimb		SEPT2017A	08/09/2017	980.58
00188418	08/10/2017	KARAMBELAS, JAMES WATER METER SRVS DEP REFUND		152438	08/01/2017	32.24
00188419	08/10/2017	KASER, MICHAEL PER DIEM REIMB		OH008587	08/07/2017	418.05
00188420	08/10/2017	KAYAK ACADEMY INC Instructor Fees - Course #1682	P0096066	16824	08/07/2017	4,147.50
00188421	08/10/2017	KC RECORDER SEWER LIEN	P0096091	OH008603	08/09/2017	33.00
00188422	08/10/2017	KIM, ED WATER METER SRVS DEP REFUND		151113	08/01/2017	702.50
00188423	08/10/2017	KING COUNTY FINANCE INV 85357-85361 SIGNAL SERVICE	P0096037	85357-85361	06/30/2017	1,450.18
00188424	08/10/2017	KUHN, DAVID LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	110.00
00188425	08/10/2017	LEE, WALLACE LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	109.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188426	08/10/2017	LEOPOLD, FREDERIC LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	146.90
00188427	08/10/2017	LHJ INVESTMENT GROUP WATER METER SRVS DEP REFUND		153373	08/01/2017	53.88
00188428	08/10/2017	LOISEAU, LERI M LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	107.00
00188429	08/10/2017	LYONS, STEVEN LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	135.60
00188430	08/10/2017	MAGNAN, JEFF SEAFAIR SUPPLIES		OH008590	08/03/2017	652.83
00188431	08/10/2017	MAGNAS LLC MONTHLY LONG DISTANCE JAN-DEC	P93438	OH008604	07/31/2017	196.22
00188432	08/10/2017	MARTIN, DIANE WATER METER SRVS DEP REFUND		152212	08/01/2017	90.49
00188433	08/10/2017	MCGEE, ALLISON OVERPAYMENT REFUND		OH008597	08/03/2017	283.42
00188434	08/10/2017	MN CUSTOM M2N LLC WATER METER SRVS DEP REFUND		154786	08/01/2017	32.24
00188435	08/10/2017	MYERS, JAMES S LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	104.90
00188436	08/10/2017	NW HOUSING SOLUTIONS LLC WATER METER SRVS DEP REFUND		156925	08/01/2017	2.84
00188437	08/10/2017	OCEANSIDE CONSTRUCTION INC 2016 HYRANT REPLACEMENT PROJEC	P0094879	#2	06/30/2017	109,561.69
00188438	08/10/2017	OHRINGER, JOEL SAR TRAINING SUPPLIES		OH008596	07/14/2017	172.68
00188439	08/10/2017	PETERS II, MICHAEL J SUPPLIES FOR FIRE CREW		OH008591	08/03/2017	78.40
00188440	08/10/2017	PROVOST, ALAN LEOFF1 Excess Benefit		SEPT2017A	08/09/2017	1,449.36
00188441	08/10/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH008605	08/04/2017	25.30
00188442	08/10/2017	PUGET SOUND ENERGY ENERGY USE AUGUST 2017		OH008585	07/25/2017	28,914.40
00188443	08/10/2017	RAMSAY, JON LEOFF1 Medicare Reimb		SEPT2017A	08/09/2017	584.61
00188444	08/10/2017	RKK CONSTRUCTION WATER METER SRVS DEP REFUND		155414	08/01/2017	66.54
00188445	08/10/2017	RUCKER, MANORD J LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	127.00
00188446	08/10/2017	RUN YONG USA LLC WATER METER SRVS DEP REFUND		151911	08/01/2017	73.99
00188447	08/10/2017	RW ANDERSON HOMES WATER METER SRVS DEP REFUND		155810	08/01/2017	125.34
00188448	08/10/2017	SAIL SAND POINT Instructor fee course #16890	P0096067	16886/17524	08/07/2017	10,141.56
00188449	08/10/2017	SCHMALHOFER, GEORGE F CAR CLEANING WIPES		OH008593	08/01/2017	12.09
00188450	08/10/2017	SCHOENTRUP, WILLIAM LEOFF1 Medicare Reimb		SEPT2017A	08/09/2017	1,004.89
00188451	08/10/2017	SEATTLE, CITY OF July 2017 Water Purchases	P0096036	OH008606	07/25/2017	334,995.14

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188452	08/10/2017	SHIH, DOUGLAS WATER METER SRVS DEP REFUND		156789	08/01/2017	76.34
00188453	08/10/2017	SIGNATURE CUSTOM HOMES OF WA WATER METER SRVS DEP REFUND		156676	08/01/2017	176.80
00188454	08/10/2017	SITELINES PARK & PLAYGROUND Repair for playground equipmen	P0095903	17342	07/20/2017	465.08
00188455	08/10/2017	SMITH, RICHARD LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	200.80
00188456	08/10/2017	SMOKIN" PETE'S BBQ COMMUNITY CAMPOUT DINNER		OH008610	08/07/2017	987.45
00188457	08/10/2017	THOMPSON, JAMES LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	123.30
00188458	08/10/2017	TOOLEY, NORMAN LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	107.00
00188459	08/10/2017	US POSTMASTER Permit #53 Deposit for Fall	P0096079	OH008607	08/08/2017	378.18
00188460	08/10/2017	VERIZON WIRELESS MDC Charges/Fire	P93481	9789769007	07/23/2017	2,926.62
00188461	08/10/2017	VERIZON WIRELESS IGS WIFI, LOANER, MDC1, SPARE	P93565	9789769012	07/23/2017	249.41
00188462	08/10/2017	WA ST TREASURER'S OFFICE Remit JUL17 NC Court Transmitt	P0096047	OH008608	07/30/2017	4,028.76
00188463	08/10/2017	WA ST TREASURER'S OFFICE Remit July 17 Court Transmitta	P0096046	OH008609	07/30/2017	16,390.89
00188464	08/10/2017	WALLACE, THOMAS LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	109.00
00188465	08/10/2017	WATSON, MARY Instructor Fees - Course #1679	P0096068	16792	08/07/2017	953.40
00188466	08/10/2017	WEGNER, KEN LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	104.90
00188467	08/10/2017	WEIKER, ARIC WATER METER SRVS DEP REFUND		145945	08/01/2017	450.99
00188468	08/10/2017	WHEELER, DENNIS LEOFF1 Medicare Reimb		SEPT2017B	08/09/2017	104.90
00188469	08/10/2017	XEROX CORPORATION PRINTER SUPPLIES		230055266	08/01/2017	702.55
00188470	08/10/2017	ZHANG, WEI & WENYI OVERPAYMENT REFUND		OH008598	08/02/2017	115.02
					Total	<u>559,196.63</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	6,710.88
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	3,652.86
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	3,039.61
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	1,797.86
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	1,241.66
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	1,087.43
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	650.01
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	620.08
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	320.58
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	283.01
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	279.85
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	216.53
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	141.15
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	89.75
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	73.64
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	56.57
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	49.52
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	44.44
P0096046	00188463	WA ST TREASURER'S OFFICE	Remit July 17 Court Transmitta	44.44
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	7.82
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	3.96
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	2.23
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	2.22
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	2.18
P0096047	00188462	WA ST TREASURER'S OFFICE	Remit JUL17 NC Court Transmitt	1.37
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
	00188422	KIM, ED	WATER METER SRVS DEP REFUND	702.50
	00188467	WEIKER, ARIC	WATER METER SRVS DEP REFUND	450.99
	00188379	BARCELO HOMES LLC	OVERPAYMENT REFUND	338.23
P0095855	00188399	DUNN LUMBER COMPANY	INVENTORY PURCHASES	336.38
	00188400	DWELL NORTHWEST LLC	WATER METER SRVS DEP REFUND	298.15
	00188406	GOLDEN REALM LLC	WATER METER SRVS DEP REFUND	292.94
	00188433	MCGEE, ALLISON	OVERPAYMENT REFUND	283.42
	00188408	GRAHAM, BRIAN	WATER METER SRVS DEP REFUND	235.29
	00188414	JAYMARC CUSTOM HOMES LLC	WATER METER SRVS DEP REFUND	223.14
	00188412	HOLSINGER, ERNESTINE K	OVERPAYMENT REFUND	220.29
	00188413	ISLAND MILESTONE NW LLC	WATER METER SRVS DEP REFUND	211.28
	00188376	ABSHER, DANIEL	WATER METER SRVS DEP REFUND	208.85
	00188386	CASTLE ROCK LAND DEVELOPMENT	WATER METER SRVS DEP REFUND	200.99
	00188390	COHEN, COURTNEY	WATER METER SRVS DEP REFUND	200.55
	00188402	FONG, STELLA	WATER METER SRVS DEP REFUND	196.09
	00188413	ISLAND MILESTONE NW LLC	WATER METER SRVS DEP REFUND	194.78
	00188453	SIGNATURE CUSTOM HOMES OF WA	WATER METER SRVS DEP REFUND	176.80
	00188447	RW ANDERSON HOMES	WATER METER SRVS DEP REFUND	125.34
	00188470	ZHANG, WEI & WENYI	OVERPAYMENT REFUND	115.02
	00188432	MARTIN, DIANE	WATER METER SRVS DEP REFUND	90.49
	00188405	GALLAGHER CO LLC	WATER METER SRVS DEP REFUND	90.01
	00188381	BDR MERCER ISLAND III LLC	WATER METER SRVS DEP REFUND	80.40

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188452	SHIH, DOUGLAS	WATER METER SRVS DEP REFUND	76.34
	00188446	RUN YONG USA LLC	WATER METER SRVS DEP REFUND	73.99
	00188444	RKK CONSTRUCTION	WATER METER SRVS DEP REFUND	66.54
	00188427	LHJ INVESTMENT GROUP	WATER METER SRVS DEP REFUND	53.88
	00188415	JAYMARC VILLAS LLC	WATER METER SRVS DEP REFUND	52.15
	00188418	KARAMBELAS, JAMES	WATER METER SRVS DEP REFUND	32.24
	00188434	MN CUSTOM M2N LLC	WATER METER SRVS DEP REFUND	32.24
	00188436	NW HOUSING SOLUTIONS LLC	WATER METER SRVS DEP REFUND	2.84
Org Key: CA1100 - Administration (CA)				
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	38.68
Org Key: CM1200 - City Clerk				
P0095974	00188389	CODE PUBLISHING CO	MICC Conversion to HTML files	1,430.00
P0096090	00188374	KC RECORDS	Recording fee for Ordinance No	76.00
Org Key: CR1100 - CORe Admin and Human Resources				
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	12.00
Org Key: DS0000 - Development Services-Revenue				
	00188388	CLOSE, FRANK	PERMIT REFUND	270.00
Org Key: DS1100 - Administration (DS)				
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	38.70
Org Key: DS1300 - Land Use Planning Svc				
P0095971	00188397	DKS ASSOCIATES	Transportation Concurrency	8,240.76
Org Key: FN1100 - Administration (FN)				
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	24.00
Org Key: FN4502 - Utility Billing (Sewer)				
P0096091	00188421	KC RECORDER	SEWER LIEN	33.00
Org Key: FR1100 - Administration (FR)				
	00188387	CENTURYLINK	PHONE USE JULY 2017	302.72
	00188411	HEITMAN, STEVE	PER DIEM REIMB	252.00
P0096000	00188391	COMCAST	Internet Charges/Fire	106.35
P0096001	00188391	COMCAST	Internet Charges/Fire	62.40
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	50.69
Org Key: FR2100 - Fire Operations				
P0096088	00188460	VERIZON WIRELESS	MDC Charges/Fire	926.15
	00188439	PETERS II, MICHAEL J	SUPPLIES FOR FIRE CREW	78.40
Org Key: GGM004 - Gen Govt-Office Support				
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	50.70
Org Key: GGM005 - Genera Govt-L1 Retiree Costs				
	00188455	SMITH, RICHARD	LEOFF1 Medicare Reimb	200.80
	00188450	SCHOENTRUP, WILLIAM	LEOFF1 Medicare Reimb	180.70
	00188380	BARNES, WILLIAM	LEOFF1 Medicare Reimb	163.70
	00188426	LEOPOLD, FREDERIC	LEOFF1 Medicare Reimb	146.90
	00188417	JOHNSON, CURTIS	LEOFF1 Medicare Reimb	143.30
	00188443	RAMSAY, JON	LEOFF1 Medicare Reimb	136.20

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188429	LYONS, STEVEN	LEOFF1 Medicare Reimb	135.60
	00188445	RUCKER, MANORD J	LEOFF1 Medicare Reimb	127.00
	00188410	HAGSTROM, JAMES	LEOFF1 Medicare Reimb	124.60
	00188457	THOMPSON, JAMES	LEOFF1 Medicare Reimb	123.30
	00188395	DEEDS, EDWARD G	LEOFF1 Medicare Reimb	111.00
	00188396	DEVENY, JAN P	LEOFF1 Medicare Reimb	111.00
	00188398	DOWD, PAUL	LEOFF1 Medicare Reimb	111.00
	00188378	AUGUSTSON, THOR	LEOFF1 Medicare Reimb	110.00
	00188384	CALLAGHAN, MICHAEL	LEOFF1 Medicare Reimb	110.00
	00188407	GOODMAN, J C	LEOFF1 Medicare Reimb	110.00
	00188424	KUHN, DAVID	LEOFF1 Medicare Reimb	110.00
	00188377	ADAMS, RONALD E	LEOFF1 Medicare Reimb	109.00
	00188425	LEE, WALLACE	LEOFF1 Medicare Reimb	109.00
	00188464	WALLACE, THOMAS	LEOFF1 Medicare Reimb	109.00
	00188401	ELSOE, RONALD	LEOFF1 Medicare Reimb	108.00
	00188428	LOISEAU, LERI M	LEOFF1 Medicare Reimb	107.00
	00188458	TOOLEY, NORMAN	LEOFF1 Medicare Reimb	107.00
	00188375	ABBOTT, RICHARD	LEOFF1 Medicare Reimb	104.90
	00188383	BOOTH, GLENDON D	LEOFF1 Medicare Reimb	104.90
	00188403	FORSMAN, LOWELL	LEOFF1 Medicare Reimb	104.90
	00188435	MYERS, JAMES S	LEOFF1 Medicare Reimb	104.90
	00188466	WEGNER, KEN	LEOFF1 Medicare Reimb	104.90
	00188468	WHEELER, DENNIS	LEOFF1 Medicare Reimb	104.90
Org Key: GGM606 - Excess Retirement-Fire				
	00188380	BARNES, WILLIAM	LEOFF1 Excess Benefit	1,604.31
	00188393	COOPER, ROBERT	LEOFF1 Excess Benefit	1,566.16
	00188440	PROVOST, ALAN	LEOFF1 Excess Benefit	1,449.36
	00188417	JOHNSON, CURTIS	LEOFF1 Excess Benefit	837.28
	00188450	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	824.19
	00188443	RAMSAY, JON	LEOFF1 Excess Benefit	448.41
Org Key: IS2100 - IGS Network Administration				
	00188387	CENTURYLINK	PHONE USE JULY 2017	2,198.74
	00188387	CENTURYLINK	PHONE USE AUG 2017	425.96
	00188419	KASER, MICHAEL	PER DIEM REIMB	418.05
P0096092	00188461	VERIZON WIRELESS	IGS WIFI, LOANER, MDC1, SPARE	209.40
P93438	00188431	MAGNAS LLC	MONTHLY LONG DISTANCE JAN-DEC	196.22
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	12.00
Org Key: MT2100 - Roadway Maintenance				
	00188442	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	3,596.33
P0096037	00188423	KING COUNTY FINANCE	INV 85357-85361 SIGNAL SERVICE	1,450.18
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	300.63
P0095855	00188399	DUNN LUMBER COMPANY	TREATED LUMBER & POSTHOLE DIGG	208.19
Org Key: MT2300 - Planter Bed Maintenance				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	12.31
Org Key: MT3200 - Water Pumps				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	3,947.43

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	2,816.44
	00188387	CENTURYLINK	PHONE USE JULY 2017	505.01
<i>Org Key: MT3800 - Storm Drainage</i>				
P0096019	00188382	BEST PARKING LOT CLEANING INC	INV 159565 2017-18 CCTV	2,519.40
P0096019	00188382	BEST PARKING LOT CLEANING INC	INV 159564 2017-18 CCTV	2,118.97
P0096019	00188382	BEST PARKING LOT CLEANING INC	INV 159565 2017-18 CCTV	579.50
P0096019	00188382	BEST PARKING LOT CLEANING INC	INV 159564 INV 159565 2017-18	579.50
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93481	00188460	VERIZON WIRELESS	2017 PUBLIC WORKS CELLULAR SER	2,000.47
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	141.24
<i>Org Key: MT4200 - Building Services</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	4,414.07
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	4,186.92
<i>Org Key: MT4501 - Water Administration</i>				
P0096036	00188451	SEATTLE, CITY OF	July 2017 Water Purchases	334,995.14
	00188387	CENTURYLINK	PHONE USE JULY 2017	53.91
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	803.01
<i>Org Key: PO1100 - Administration (PO)</i>				
	00188430	MAGNAN, JEFF	SEAFAIR SUPPLIES	227.83
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	145.31
<i>Org Key: PO1350 - Police Emergency Management</i>				
	00188404	FRANKLIN, JENNIFER D	SUPPLIES	267.27
	00188438	OHRINGER, JOEL	SAR TRAINING SUPPLIES	172.68
<i>Org Key: PO1700 - Records and Property</i>				
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<i>Org Key: PO2100 - Patrol Division</i>				
	00188449	SCHMALHOFER, GEORGE F	CAR CLEANING WIPES	12.09
<i>Org Key: PO3100 - Investigation Division</i>				
	00188430	MAGNAN, JEFF	STANDUP DESK FOR DET JIRA	425.00
	00188416	JIRA, ROBERT	SUPPLIES	275.22
<i>Org Key: PR1100 - Administration (PR)</i>				
P0096079	00188459	US POSTMASTER	Permit #53 Deposit for Fall	378.18
<i>Org Key: PR2100 - Recreation Programs</i>				
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	11.99
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0096064	00188385	CASCADE ELITE GYMNASTICS	Instructor fees - course #1694	1,185.80
P0096064	00188385	CASCADE ELITE GYMNASTICS	Instructor fees - Course #1694	955.50
P0096068	00188465	WATSON, MARY	Instructor Fees - Course #1679	718.20
P0096059	00188392	COOK LEARN GROW LLC	Instructor payment July 31-Aug	382.20
P0096068	00188465	WATSON, MARY	Instructor Fees - Course #1679	235.20

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR2103 - Aquatics Programs</i>				
P0096066	00188420	KAYAK ACADEMY INC	Instructor Fees - Course #1682	4,147.50
P0096021	00188448	SAIL SAND POINT	Instructor fee course #16892	2,435.16
P0096021	00188448	SAIL SAND POINT	Instructor fee course #16890	2,113.80
P0096021	00188448	SAIL SAND POINT	Instructor fee course #16891	2,113.80
P0096067	00188448	SAIL SAND POINT	Instructor Fees - Course #1688	2,087.28
P0096067	00188448	SAIL SAND POINT	Instructor Fees - Course #1752	1,391.52
<i>Org Key: PR2104 - Special Events</i>				
	00188456	SMOKIN" PETE'S BBQ	COMMUNITY CAMPOUT DINNER	987.45
<i>Org Key: PR4100 - Community Center</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	4,927.09
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	70.62
	00188387	CENTURYLINK	PHONE USE JULY 2017	51.72
<i>Org Key: PR5700 - Special Programs</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	157.27
<i>Org Key: PR6100 - Park Maintenance</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	1,985.15
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
	00188387	CENTURYLINK	PHONE USE JULY 2017	90.37
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	860.58
	00188387	CENTURYLINK	PHONE USE JULY 2017	264.34
<i>Org Key: PR6600 - Park Maint-School Related</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	274.98
<i>Org Key: WP720R - Recurring Park Projects</i>				
P0095903	00188454	SITELINES PARK & PLAYGROUND	Repair for playground equipmen	465.08
<i>Org Key: WW117R - Street Related Water Impvts</i>				
P0094879	00188437	OCEANSIDE CONSTRUCTION INC	2016 HYDRANT REPLACEMENT PROJEC	16,036.36
<i>Org Key: WW520C - Hydrant Replacements</i>				
P0094879	00188437	OCEANSIDE CONSTRUCTION INC	2016 HYDRANT REPLACEMENT PROJE	93,525.33
<i>Org Key: YF1100 - YFS General Services</i>				
P93565	00188461	VERIZON WIRELESS	Mobile broadband services for	40.01
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<i>Org Key: YF1200 - Thrift Shop</i>				
	00188442	PUGET SOUND ENERGY	ENERGY USE JULY 2017	632.19
P93570	00188409	GRAND & BENEDICTS INC	Operating supplies for Thrift	129.19
	00188469	XEROX CORPORATION	PRINTER SUPPLIES	70.62
<i>Org Key: YF2600 - Family Assistance</i>				
P93578	00188441	PUGET SOUND ENERGY	Utility Assistance for Emerenc	25.30
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188394	CORK, TAMBI A	CADCA MID-YEAR EXPENSES	1,530.57
	00188394	CORK, TAMBI A	PER DIEM REIMB	328.30
			Total	<u>559,196.63</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.

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

Report	Warrants	Date	Amount
Check Register	188471-188595	8/17/2017	\$ 1,018,138.25
			\$ 1,018,138.25

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188471	08/17/2017	FORD OF KIRKLAND A92 Repairs	P0096200	FOCS322996	08/16/2017	4,397.03
00188472	08/17/2017	AIRGAS USA LLC Oxygen/Fire	P0096087	9066070271	07/28/2017	251.14
00188473	08/17/2017	APPLIED ECOLOGY LLC 50% Retainage	P0095436	348RET	07/06/2017	4,498.49
00188474	08/17/2017	AZTECA SYSTEMS LLC Azteca Cityworks Annual Site	P0095530	13024	03/30/2017	21,900.00
00188475	08/17/2017	BARNETT, JASON MILEAGE EXPENSE		OH008634	08/09/2017	25.89
00188476	08/17/2017	BEEHIVE WORKSHOP Fall/Winter Rec Guide 50% pymt	P0096098	20170807	08/07/2017	2,625.00
00188477	08/17/2017	BRAILEY CONSULTING Public Engagement July 2017	P0096040	OH008611	08/01/2017	3,000.00
00188478	08/17/2017	BRANOM INSTRUMENTS CO. BACKFLOW REPAIR	P0096017	584983	07/26/2017	167.38
00188479	08/17/2017	BUILD URBAN LLC REFUND		1707280	08/09/2017	483.07
00188480	08/17/2017	CADMAN INC 5/8"-MINUS ROCK (66.2 TONS)	P0096140	5450913/5451083/	07/19/2017	2,446.85
00188481	08/17/2017	CAMDEN GARDENS Aljoya & Aubrey Davis Park Sha	P94071	63937	08/01/2017	424.88
00188482	08/17/2017	CARLSON, LARRY RET MEDI REIMB SEPT-NOV 2017		OH008635	08/14/2017	402.00
00188483	08/17/2017	CDW GOVERNMENT INC Laptop for Council Member	P0095988	JRK1598	08/02/2017	4,927.27
00188484	08/17/2017	CEDAR GROVE COMPOSTING INC Organic Waste July 2017	P0096054	0000347631	07/31/2017	53.40
00188485	08/17/2017	CENTURYLINK PHONE USE AUG 2017		OH008625	08/01/2017	782.23
00188486	08/17/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		OH008642	08/18/2017	1,331.00
00188487	08/17/2017	CHARGE NORTHWEST Electric Vehicle Charging Term	P0096055	1718	08/03/2017	6,348.00
00188488	08/17/2017	CLARK COUNTY SHERIFF'S OFFICE Skills Manager Software, Basic	P0096034	20170019	07/20/2017	605.00
00188489	08/17/2017	CODE PUBLISHING CO Codification September 2017	P0096056	57182	08/01/2017	824.50
00188490	08/17/2017	COLLER INDUSTRIES INC Name plates	P0096107	515209A	07/28/2017	375.83
00188491	08/17/2017	COMCAST FIRE STATION 92 FIBER CIRCUIT	P0095570	55654888	08/01/2017	1,250.24
00188492	08/17/2017	CONTRACT HARDWARE COURT JURY ROOM PEEK HOLE	P0096026	SPI038933	06/06/2017	22.88
00188493	08/17/2017	CORRECTIONAL INDUSTRIES ACCTG Car Show T-shirt.	P0096115	T056952	07/28/2017	388.32
00188494	08/17/2017	COVERMASTER INC Carpet Squares for MICEC Gym.	P0095867	I061328	07/25/2017	13,557.50
00188495	08/17/2017	CRYSTAL AND SIERRA SPRINGS Monthly water service delivery	P93566	5277493080117	08/01/2017	80.30
00188496	08/17/2017	CULLIGAN Water Service/Fire	P0096084	201708672721	07/31/2017	211.03

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188497	08/17/2017	DATAQUEST LLC Background check fee	P93568	3010	07/31/2017	150.50
00188498	08/17/2017	DEPARTMENT OF ECOLOGY Training for Andrew- Planning	P0096108	02583	08/11/2017	125.00
00188499	08/17/2017	DIRECT MATTERS Pre-Trial Hearing Order Forms	P0096074	54835/54834	07/31/2017	577.84
00188500	08/17/2017	DROLL LANDSCAPE ARCH, ROBERT W Island Crest Park North Outfie	P0095201	1701901/902	06/28/2017	47,803.00
00188501	08/17/2017	DUNBAR ARMORED AUG17 Armored Car Service	P0096136	4031587	08/01/2017	1,914.75
00188502	08/17/2017	ECONOMY FENCE CENTER INSTALLED 6' HIGH CHAIN LINK G	P0096099	0029038IN	07/31/2017	1,210.00
00188503	08/17/2017	ENDURA INC Bike Team Jackets	P0096033	SIN069310	07/12/2017	599.92
00188504	08/17/2017	FAZILAT PROPERTIES LLC WATER SERVICE REFUND		1609084	08/01/2017	429.52
00188505	08/17/2017	FOREST CLOUDS Luther Burbank Park Vegetation	P0095484	OH008613	08/09/2017	7,560.00
00188506	08/17/2017	GEOTECH CONSULTANTS INC Consultation	P93727	46279	07/24/2017	949.00
00188507	08/17/2017	GOODSELL POWER EQUIPMENT SAW CHAINS & COVER	P0096016	718542/719295	07/07/2017	216.99
00188508	08/17/2017	GOODSON, DAVID M Professional services - Invoic	P0096049	20171002	07/25/2017	500.00
00188509	08/17/2017	GRAND & BENEDICTS INC PRODUCT DISPLAY COUNTER UPGRAD	P93570	0896732IN	07/14/2017	1,063.61
00188510	08/17/2017	GRAY, KATY S. Instructor fee course #7202	P0096120	7202	08/11/2017	210.70
00188511	08/17/2017	H D FOWLER INVENTORY PURCHASES	P0096038	I4578369	07/26/2017	9,261.84
00188512	08/17/2017	HEALTHFORCE PARTNERS LLC Respiratory Clearance	P0096085	11179	07/26/2017	70.00
00188513	08/17/2017	HERRERA ENVIRONMENTAL CONSULT NPDES Ph. 2 permit implementat	P94214	40781	08/08/2017	2,286.27
00188514	08/17/2017	HOME DEPOT CREDIT SERVICE INVENTORY PURCHASES	P0096094	0092472061863	08/09/2017	138.49
00188515	08/17/2017	HONEYWELL, MATTHEW V Professional services - Invoic	P0096052	986	07/25/2017	600.00
00188516	08/17/2017	HOOMAN, ELLIE AFSCME NEGOTIATIONS SUPPLIES		OH008630	08/11/2017	152.61
00188517	08/17/2017	HUGHES FIRE EQUIPMENT INC Chrome Eagle Head	P0096004	515996	07/31/2017	80.86
00188518	08/17/2017	INTERCOM LANGUAGE SERVICES INC Interpreting Services #17-229	P0096072	17188/17199	06/15/2017	1,440.00
00188519	08/17/2017	JB INSTANT LAWN INC 6' EMERALD GREEN ARBORVITAE	P0096078	573265	07/17/2017	719.68
00188520	08/17/2017	JOHNSON, JEFFREY WAYNE Instructor fee course #16822	P0096121	16822	08/11/2017	3,570.00
00188521	08/17/2017	KEEP POSTED Poster Distribution for Mostly	P0096011	20984/21026	06/28/2017	425.00
00188522	08/17/2017	KELLEY IMAGING SYSTEMS Order of waterproof paper for	P0096077	IN288570	08/02/2017	694.91

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188523	08/17/2017	KENDO-KAI, CASCADE Instructor fees Course #17000	P0096116	16998/99/17000	08/11/2017	935.20
00188524	08/17/2017	KING COUNTY FINANCE MONTHLY SEWER JAN-DEC 2017	P93436	30018704	08/01/2017	389,622.42
00188525	08/17/2017	KING COUNTY FINANCE Department of Adult and Juveni	P0095928	3001834	07/13/2017	181.31
00188526	08/17/2017	KRISTOF, ANDREA DEPOSIT REFUND		155646	08/09/2017	358.82
00188527	08/17/2017	KROESENS UNIFORM COMPANY Petersen AFM Uniform	P0096003	45905	07/28/2017	115.50
00188528	08/17/2017	LANGUAGE LINE SERVICES Language Line #4123508	P0096076	4123508	07/31/2017	11.14
00188529	08/17/2017	LEDBETTER-KRAFT, DELORES E Instructor fee course #16975	P0096118	16975	08/11/2017	1,039.50
00188530	08/17/2017	LEOFF HEALTH & WELFARE TRUST AUG 2017 FIRE RETIREES		OH008636	08/16/2017	57,111.46
00188531	08/17/2017	M & M BALLOON CO Helium tank rental & helium fo	P93826	31837	08/01/2017	23.65
00188532	08/17/2017	MAHJONGG Rental 24563 complete. Returni	P0096110	24563	08/09/2017	87.00
00188533	08/17/2017	MECHE, MONIQUE OVERPAYMENT REFUND		OH008627	08/02/2017	373.89
00188534	08/17/2017	METRON-FARNIER LLC INVENTORY PURCHASES	P0096045	24600	07/11/2017	6,473.45
00188535	08/17/2017	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH008639	08/18/2017	141.25
00188536	08/17/2017	MI HARDWARE - BLDG MISC. HARDWARE FOR THE MONTH O	P0096129	OH008621	07/31/2017	49.26
00188537	08/17/2017	MI HARDWARE - MAINT MISC. HARDWARE FOR THE OF JULY	P0096139	OH008624	07/31/2017	260.48
00188538	08/17/2017	MI HARDWARE - ROW MISC. HARDWARE FOR THE MONTH O	P0096130	OH008622	07/31/2017	67.95
00188539	08/17/2017	MI HARDWARE - UTILITY MISC. HARDWARE FOR THE MONTH O	P0096131	OH008623	07/31/2017	2.66
00188540	08/17/2017	MI HARDWARE - YFS Operating supplies for Tshop a	P93530	OH008617	08/10/2017	88.52
00188541	08/17/2017	MI SCHOOL DISTRICT #400 School Impact Fees Q2 2017	P0096048	OH008614	08/04/2017	101,245.92
00188542	08/17/2017	MI UTILITY BILLS PAYMENT OF UTILITY BILLS FOR W	P0096081	OH008616	07/31/2017	117,299.28
00188543	08/17/2017	MICHAEL SKAGGS ASSOCIATES JANITORIAL SERVICE CITY BLDGS	P0096042	17370	07/31/2017	10,720.98
00188544	08/17/2017	MOBERLY AND ROBERTS Professional Services - Invoic	P0096053	691	08/01/2017	6,000.00
00188545	08/17/2017	MONTAGUE, LIANA LICENSE RENEWAL		OH008631	08/08/2017	156.00
00188546	08/17/2017	MULTICARE IMMEDIATE CLINIC Physical Exam DOT Harvey	P0096063	5724	07/31/2017	90.00
00188547	08/17/2017	NATIONAL SAFETY INC HOIST SYSTEM, ARM & WINCH	P0096007	0475614/0476117	07/14/2017	8,867.48
00188548	08/17/2017	NEWMAN SIGNS INC "RESTRICTED PARKING DISTRICT P	P0096015	TI0312051	07/25/2017	176.53

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188549	08/17/2017	NORTH LAKE MARINA- INV 1285 PATROL 11 SERVICE	P0096020	1285	06/14/2017	1,391.84
00188550	08/17/2017	NW LININGS & GEOTEXTILE PRRMEA GRID 80 / SF80 12' X 15	P0096009	0067212IN	07/18/2017	990.00
00188551	08/17/2017	PACIFIC AIR CONTROL INC FS92 COMPRESSOR REPAIR	P0096031	4843	07/21/2017	1,380.50
00188552	08/17/2017	PACIFIC MODULAR CARPET CLEANING	P0096041	3867	07/24/2017	887.25
00188553	08/17/2017	PACIFIC RIM EQUIPMENT RENTAL EXCAVATOR RENTAL	P0095999	20314	07/02/2017	633.08
00188554	08/17/2017	PARENTMAP Web July 2017	P0096109	2017CI681	07/31/2017	600.00
00188555	08/17/2017	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		OH008640	08/18/2017	2,250.66
00188556	08/17/2017	PUGET SOUND CLEAN AIR AGENCY INV 17CC11 2017-18 MEMBERSHIP	P0095996	17CC11	07/26/2017	500.00
00188557	08/17/2017	PUGET SOUND ENERGY GREEN POWER		OH008626	07/24/2017	5,072.51
00188558	08/17/2017	RELX INC DBA LEXISNEXIS Library subscriptions - Invoic	P0096050	3091037154	07/31/2017	317.90
00188559	08/17/2017	RICOH USA INC Cost Per Copy/Fire	P0096005	5049573899	07/24/2017	84.56
00188560	08/17/2017	ROOT CAUSE LLC Pioneer Park Vegetation Work 2	P0095446	278	08/02/2017	4,649.40
00188561	08/17/2017	ROSENSTEIN, SUSIE Instructor fee course #17081	P0096122	17081	08/11/2017	480.00
00188562	08/17/2017	S&B INC FREE CHLORINE MEMBRANE KITS &	P94407	SB24545	06/27/2017	14,089.90
00188563	08/17/2017	SAIL SAND POINT Instructor fee course #16887	P0096119	16887	08/11/2017	2,087.28
00188564	08/17/2017	SALZETTI, ERIC Instructor fee course #16964 p	P0096117	16964/16958	08/11/2017	1,389.15
00188565	08/17/2017	SEATTLE PUBLIC UTILITIES July 2017 SPU Retail Service	P0096032	OH008619	07/31/2017	7,424.00
00188566	08/17/2017	SEIFERT, MIKE BIKE PATROL UNIFORM		OH008628	08/16/2017	400.77
00188567	08/17/2017	SENIOR FOUNDATION OF MI Rental 24325 complete. Returni	P0096112	24325	08/11/2017	130.00
00188568	08/17/2017	SITEONE LANDSCAPE SUPPLY LLC TRANSFORMERS	P0096008	81599402	07/14/2017	105.60
00188569	08/17/2017	SKYLINE COMMUNICATIONS INC EOC INTERNET SERVCIE	P0096093	IN43172	08/01/2017	206.55
00188570	08/17/2017	SPIETZ, ALLISON COUNCIL CHAMBERS SUPPLIES		OH008629	08/08/2017	128.40
00188571	08/17/2017	STERICYCLE INC On-Call Charges/Fire	P0096086	3003935465	07/31/2017	10.36
00188572	08/17/2017	STOWE DEVELOPMENT & STRATEGIES July 2017 TC Vision Implementa	P0096061	001MI	08/02/2017	4,050.00
00188573	08/17/2017	STRANGER, THE Advertising for Thrift Shop -	P0094817	36574	08/04/2017	800.00
00188574	08/17/2017	SUNBELT RENTALS INC BOBCAT & ATTACHMENT RENTALS	P0096028	706732160001	07/18/2017	1,208.83

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188575	08/17/2017	SUPPRESSION SYSTEMS INC HALON TESTING CITY HALL SERVER	P0096134	15597	05/09/2017	495.00
00188576	08/17/2017	SUZUKI, AARON PERMIT REFUND		DFV16040	08/09/2017	674.75
00188577	08/17/2017	SYSTEMS DESIGN WEST LLC Transport Billing Fees	P0096006	MIFD0717	07/25/2017	909.99
00188578	08/17/2017	TOOLE DESIGN GROUP LLC Bollard Evaluation and	P90825	7071JUN08	07/26/2017	2,174.70
00188579	08/17/2017	TRAFFIC SAFETY SUPPLY 40) 18" CONES, 60) 28" CONES &	P0096023	131040	07/14/2017	2,274.35
00188580	08/17/2017	U S TIMBER CUTTERS LLC INV. Q211	P0096184	Q211	05/17/2017	8,595.84
00188581	08/17/2017	ULTRABLOCK INC BLOCKS FOR SLIDE REPAIR AT 841	P0096096	0042507/0042577	06/30/2017	2,571.26
00188582	08/17/2017	UNITED SITE SERVICES Island Park Elementary portabl	P94171	1145600537/38/39	07/28/2017	660.69
00188583	08/17/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH008641	08/18/2017	120.00
00188584	08/17/2017	US POSTMASTER Looking Ahead Mailing Sept-Dec	P0096123	OH008620	08/11/2017	251.53
00188585	08/17/2017	VERITIV OPERATING COMPANY INVENTORY PURCHASES	P0096018	65522272943	07/20/2017	1,151.28
00188586	08/17/2017	VERIZON WIRELESS Mobil hot spots	P0096103	9789769008	07/23/2017	455.82
00188587	08/17/2017	WALKER JR, RUDY MILEAGE EXPENSE		OH008632	08/10/2017	25.79
00188588	08/17/2017	WESTERN EQUIPMENT DISTRIBUTORS TINES	P0096010	802803800	07/24/2017	417.17
00188589	08/17/2017	WHISTLE WORKWEAR MISC. WORK CLOTHES	P0096100	SHO2910	08/04/2017	69.28
00188590	08/17/2017	WMCA WMCA Fall Mini Conference 2017	P0096057	02019	08/07/2017	250.00
00188591	08/17/2017	WOOLPERT INC Enterprise Asset Management	P0096124	2017004326/20170	06/12/2017	79,569.95
00188592	08/17/2017	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		OH008638	08/18/2017	2,515.07
00188593	08/17/2017	XEROX CORPORATION Copier Costs - July - #0901325	P93563	090132510	08/01/2017	4,103.66
00188594	08/17/2017	YOUTH TECH INC Instructor Fees - Course #1675	P0096065	16753/16754	08/07/2017	2,362.50
00188595	08/17/2017	ZEE MEDICAL Medical Supplies for MICEC	P0096039	68341460	08/03/2017	1,591.71
					Total	1,018,138.25

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P0096048	00188541	MI SCHOOL DISTRICT #400	Remit Bus Camera Citation Reve	5,461.00
	00188526	KRISTOF, ANDREA	DEPOSIT REFUND	358.82
P0096112	00188567	SENIOR FOUNDATION OF MI	Rental 24325 complete. Returni	130.00
P0096110	00188532	MAHJONGG	Rental 24563 complete. Returni	87.00
<i>Org Key: 345000 - Technology-Admin Key</i>				
	00188479	BUILD URBAN LLC	REFUND	14.07
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0096032	00188565	SEATTLE PUBLIC UTILITIES	July 2017 SPU Retail Service	7,424.00
P0096045	00188534	METRON-FARNIER LLC	INVENTORY PURCHASES	6,473.45
P0095635	00188511	H D FOWLER	INVENTORY PURCHASES	3,519.85
P0096018	00188585	VERITIV OPERATING COMPANY	INVENTORY PURCHASES	1,151.28
	00188504	FAZILAT PROPERTIES LLC	WATER SERVICE REFUND	429.52
	00188533	MECHE, MONIQUE	OVERPAYMENT REFUND	373.89
P0096044	00188514	HOME DEPOT CREDIT SERVICE	INVENTORY PURCHASES	30.64
<i>Org Key: 814072 - United Way</i>				
	00188583	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	120.00
<i>Org Key: 814074 - Garnishments</i>				
	00188486	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00188535	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	141.25
<i>Org Key: 814076 - City & Counties Local 21M</i>				
	00188592	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	2,515.07
<i>Org Key: 814077 - Police Association</i>				
	00188555	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,250.66
<i>Org Key: CA1100 - Administration (CA)</i>				
P0096050	00188558	RELX INC DBA LEXISNEXIS	Library subscriptions - Invoice	317.90
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P0096053	00188544	MOBERLY AND ROBERTS	Professional Services - Invoic	6,000.00
P0096052	00188515	HONEYWELL, MATTHEW V	Professional services - Invoice	600.00
P0096049	00188508	GOODSON, DAVID M	Professional services - Invoic	500.00
<i>Org Key: CM1100 - Administration (CM)</i>				
P0096040	00188477	BRAILEY CONSULTING	Public Engagement July 2017	3,000.00
	00188570	SPIETZ, ALLISON	COUNCIL CHAMBERS SUPPLIES	90.24
<i>Org Key: CM1200 - City Clerk</i>				
P0096056	00188489	CODE PUBLISHING CO	Codification September 2017	824.50
P0096057	00188590	WMCA	WMCA Fall Mini Conference 2017	250.00
<i>Org Key: CM1300 - Sustainability</i>				
P0096054	00188484	CEDAR GROVE COMPOSTING INC	Organic Waste July 2017	53.40
<i>Org Key: CO6100 - City Council</i>				
P0095911	00188483	CDW GOVERNMENT INC	Laptop for Council Member	1,365.19
P0095911	00188483	CDW GOVERNMENT INC	Laptop for Council Member	521.46

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00188516	HOOMAN, ELLIE	AFSCME NEGOTIATIONS SUPPLIES	152.61
<i>Org Key: CT1100 - Municipal Court</i>				
P0096073	00188518	INTERCOM LANGUAGE SERVICES INC	Interpreting Services #17-229	480.00
P0096072	00188518	INTERCOM LANGUAGE SERVICES INC	Interpreting Services #17-188	360.00
P0096072	00188518	INTERCOM LANGUAGE SERVICES INC	Interpreting Services #17-199	360.00
P0096074	00188499	DIRECT MATTERS	Pre-Trial Hearing Order Forms	327.42
P0096074	00188499	DIRECT MATTERS	Order Appointing Counsel Forms	250.42
P0096073	00188518	INTERCOM LANGUAGE SERVICES INC	Interpreting Services #17-249	240.00
P0096075	00188593	XEROX CORPORATION	Copier Costs - July - #0901325	147.53
P0096076	00188528	LANGUAGE LINE SERVICES	Language Line #4123508	11.14
<i>Org Key: DS0000 - Development Services-Revenue</i>				
P0096102	00188541	MI SCHOOL DISTRICT #400	School Impact Fees Q2 2017	95,784.92
	00188576	SUZUKI, AARON	PERMIT REFUND	674.75
	00188479	BUILD URBAN LLC	REFUND	469.00
<i>Org Key: DS1100 - Administration (DS)</i>				
P0096103	00188586	VERIZON WIRELESS	Phone & data charges	295.78
P0095935	00188483	CDW GOVERNMENT INC	16 GB Registered DRAM	252.12
P0096103	00188586	VERIZON WIRELESS	Mobil hot spots	160.04
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
P0096105	00188506	GEOTECH CONSULTANTS INC	Consultation	255.00
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P0096108	00188498	DEPARTMENT OF ECOLOGY	Training for Andrew- Planning	125.00
<i>Org Key: DS1400 - Development Engineering</i>				
P94214	00188513	HERRERA ENVIRONMENTAL CONSULT	NPDES Ph. 2 permit implementat	2,286.27
<i>Org Key: DS4550 - Utility Inspection (Clearing)</i>				
P0096100	00188589	WHISTLE WORKWEAR	MISC. WORK CLOTHES	69.28
<i>Org Key: FR1100 - Administration (FR)</i>				
P0096006	00188577	SYSTEMS DESIGN WEST LLC	Transport Billing Fees	909.99
P0095570	00188491	COMCAST	FIRE STATION 92 FIBER CIRCUIT	406.67
P0096084	00188496	CULLIGAN	Water Service/Fire	211.03
	00188485	CENTURYLINK	PHONE USE AUG 2017	170.38
P0096003	00188527	KROESENS UNIFORM COMPANY	Petersen AFM Uniform	115.50
P0096005	00188559	RICOH USA INC	Cost Per Copy/Fire	84.56
<i>Org Key: FR2100 - Fire Operations</i>				
P0096200	00188471	FORD OF KIRKLAND	A92 Repairs	4,397.03
P0096004	00188517	HUGHES FIRE EQUIPMENT INC	Chrome Eagle Head	80.86
P0096085	00188512	HEALTHFORCE PARTNERS LLC	Respiratory Clearance	70.00
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P0096087	00188472	AIRGAS USA LLC	Oxygen/Fire	251.14
P0096086	00188571	STERICYCLE INC	On-Call Charges/Fire	10.36
<i>Org Key: GGM001 - General Government-Misc</i>				
P0096061	00188572	STOWE DEVELOPMENT & STRATEGIES	July 2017 TC Vision Implementa	4,050.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095570	00188491	COMCAST	CITY HALL BACKUP INTERNET CONN	843.57
P0096136	00188501	DUNBAR ARMORED	AUG17 Armored Car Service	545.07
P0096062	00188595	ZEE MEDICAL	Medical Supplies for MICEC	152.30
P0096062	00188595	ZEE MEDICAL	Medical Supplies for Luther Bu	138.16
P0096107	00188490	COLLER INDUSTRIES INC	Name plates	39.56
	00188570	SPIETZ, ALLISON	COUNCIL CHAMBERS SUPPLIES	38.16
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0096106	00188593	XEROX CORPORATION	Print & Copy charges for CM co	944.58
P0096106	00188593	XEROX CORPORATION	Print & Copy charges for Mail	534.74
P0096106	00188593	XEROX CORPORATION	Print & copy charges for DSG c	177.38
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
	00188530	LEOFF HEALTH & WELFARE TRUST	AUG 2017 FIRE RETIREES	3,512.76
	00188482	CARLSON, LARRY	RET MEDI REIMB SEPT-NOV 2017	402.00
<i>Org Key: GX9997 - Employee Benefits-Fire</i>				
	00188530	LEOFF HEALTH & WELFARE TRUST	AUG 2017 FIRE ACTIVE	53,598.70
<i>Org Key: IS2100 - IGS Network Administration</i>				
P0095988	00188483	CDW GOVERNMENT INC	Meraki Enterprise Cloud Renewa	2,788.50
	00188485	CENTURYLINK	PHONE USE AUG 2017	69.65
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P0096012	00188579	TRAFFIC SAFETY SUPPLY	40) 18" CONES, 60) 28" CONES &	889.06
P0096015	00188548	NEWMAN SIGNS INC	"RESTRICTED PARKING DISTRICT P	176.53
P0096130	00188538	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	32.66
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
<i>Org Key: MT2200 - Vegetation Maintenance</i>				
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
P0096184	00188580	U S TIMBER CUTTERS LLC	INV. Q211	8,595.84
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P0096081	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	1,850.69
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	15.15
P0096130	00188538	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	5.63
<i>Org Key: MT2500 - ROW Administration</i>				
	00188475	BARNETT, JASON	MILEAGE EXPENSE	25.89
<i>Org Key: MT3000 - Water Service Upsizes and New</i>				
P0096140	00188480	CADMAN INC	5/8"-MINUS ROCK (66.2 TONS)	473.04
<i>Org Key: MT3100 - Water Distribution</i>				
P0096081	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	1,706.60
P0096140	00188480	CADMAN INC	5/8"-MINUS ROCK (66.2 TONS)	473.04
P0096014	00188562	S&B INC	FREE CHLORINE MEMBRANE KITS &	405.90
P0096017	00188478	BRANOM INSTRUMENTS CO.	BACKFLOW REPAIR	167.38
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
<i>Org Key: MT3200 - Water Pumps</i>				
	00188485	CENTURYLINK	PHONE USE AUG 2017	238.76

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	15.15
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00188587	WALKER JR, RUDY	MILEAGE EXPENSE	25.79
<i>Org Key: MT3400 - Sewer Collection</i>				
P0096081	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	1,278.08
P0095908	00188511	H D FOWLER	Fitting and Coupling for Sewer	468.63
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
<i>Org Key: MT3500 - Sewer Pumps</i>				
P0096044	00188514	HOME DEPOT CREDIT SERVICE	BONDING ADHESIVE	21.97
P0096139	00188537	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE OF JULY	21.71
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
P0096131	00188539	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	2.66
<i>Org Key: MT3800 - Storm Drainage</i>				
P0096096	00188581	ULTRABLOCK INC	BLOCKS FOR SLIDE REPAIR AT 841	2,571.26
P0096009	00188550	NW LININGS & GEOTEXTILE	PRRMEA GRID 80 / SF80 12' X 15	990.00
P0096012	00188579	TRAFFIC SAFETY SUPPLY	40) 18" CONES, 60) 28" CONES &	889.04
P0096140	00188480	CADMAN INC	5/8"-MINUS ROCK (66.2 TONS)	587.22
P0096081	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	372.14
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P94314	00188593	XEROX CORPORATION	INV 8977940 & INV 89779241 20	532.84
P0096107	00188490	COLLER INDUSTRIES INC	Name plates	336.27
<i>Org Key: MT4200 - Building Services</i>				
P0096081	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	9,784.54
	00188557	PUGET SOUND ENERGY	GREEN POWER	5,072.51
P0096042	00188543	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CITY BLDGS	4,205.66
P0096031	00188551	PACIFIC AIR CONTROL INC	RECORDS UNIT REPLACE CONTACTOR	646.80
P0096134	00188575	SUPPRESSION SYSTEMS INC	HALON TESTING CITY HALL SERVER	495.00
P0096027	00188551	PACIFIC AIR CONTROL INC	FS92 COMPRESSOR REPAIR	408.10
P0096024	00188551	PACIFIC AIR CONTROL INC	ST91 CHG OIL IN COMPERSOR	325.60
P0096129	00188536	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	49.26
P0096026	00188492	CONTRACT HARDWARE	COURT JURY ROOM PEEK HOLE	22.88
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	15.15
<i>Org Key: MT4300 - Fleet Services</i>				
P0096020	00188549	NORTH LAKE MARINA-	INV 1285 PATROL 11 SERVICE	1,391.84
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES FOR VEHICLE	1,048.85
P0095996	00188556	PUGET SOUND CLEAN AIR AGENCY	INV 17CC11 2017-18 MEMBERSHIP	500.00
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	15.15
<i>Org Key: MT4502 - Sewer Administration</i>				
P93436	00188524	KING COUNTY FINANCE	MONTHLY SEWER JAN-DEC 2017	389,622.42
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
P0096081	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	1,022.20
P0096130	00188538	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	29.66
<i>Org Key: PO1350 - Police Emergency Management</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0096093	00188569	SKYLINE COMMUNICATIONS INC	EOC INTERNET SERVCIE	206.55
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P0095928	00188525	KING COUNTY FINANCE	Department of Adult and Juveni	181.31
<i>Org Key: PO2350 - Bike Patrol</i>				
	00188566	SEIFERT, MIKE	BIKE PATROL UNIFORM	122.94
	00188566	SEIFERT, MIKE	BIKE PATROL EQUIPMENT	53.83
<i>Org Key: PO2450 - Special Operations Team</i>				
P0096033	00188503	ENDURA INC	Bike Team Jackets	599.92
<i>Org Key: PO4300 - Police Training</i>				
P0096034	00188488	CLARK COUNTY SHERIFF'S OFFICE	Skills Manager Software, Basic	605.00
	00188566	SEIFERT, MIKE	PER DIEM REIMB	224.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P0096098	00188476	BEEHIVE WORKSHOP	Fall/Winter Rec Guide 50% pymt	2,625.00
P93571	00188593	XEROX CORPORATION	Lease and print charges for NE	453.15
P0096077	00188522	KELLEY IMAGING SYSTEMS	Order of waterproof paper for	344.91
P93829	00188593	XEROX CORPORATION	2017 - Lease Charges for LB Ad	144.30
	00188485	CENTURYLINK	PHONE USE AUG 2017	51.81
P93566	00188495	CRYSTAL AND SIERRA SPRINGS	Monthly water service delivery	40.15
P93829	00188593	XEROX CORPORATION	Use charge 6-23-17 to 7-21-17	16.18
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0096121	00188520	JOHNSON, JEFFREY WAYNE	Instructor fee course #16822	3,570.00
P0096065	00188594	YOUTH TECH INC	Instructor Fees - Course #1675	1,225.00
P0096065	00188594	YOUTH TECH INC	Instructor Fees - Course #1675	1,137.50
P0096060	00188497	DATAQUEST LLC	Background check fee	64.50
<i>Org Key: PR2103 - Aquatics Programs</i>				
P0096119	00188563	SAIL SAND POINT	Instructor fee course #16887	2,087.28
<i>Org Key: PR2108 - Health and Fitness</i>				
P0096118	00188529	LEDBETTER-KRAFT, DELORES E	Instructor fee course #16975	1,039.50
P0096117	00188564	SALZETTI, ERIC	Instructor fee course #16964 p	806.40
P0096117	00188564	SALZETTI, ERIC	Instructor fee course #16958	582.75
P0096116	00188523	KENDO-KAI, CASCADE	Instructor fees Course #17000	506.80
P0096122	00188561	ROSENSTEIN, SUSIE	Instructor fee course #17081	480.00
P0096116	00188523	KENDO-KAI, CASCADE	Instructor fee course #16999	218.40
P0096120	00188510	GRAY, KATY S.	Instructor fee course #7202	210.70
P0096116	00188523	KENDO-KAI, CASCADE	Instructor fee course #16998	210.00
<i>Org Key: PR3500 - Senior Services</i>				
P0096123	00188584	US POSTMASTER	Looking Ahead Mailing Sept-Dec	251.53
P93826	00188531	M & M BALLOON CO	Helium tank rental & helium fo	23.65
P0096060	00188497	DATAQUEST LLC	Background Check fee	21.50
<i>Org Key: PR4100 - Community Center</i>				
P0096081	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	6,960.28
P0096043	00188543	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CCMV JULY 2	2,426.58
P0096136	00188501	DUNBAR ARMORED	AUG17 Armored Car Service	545.07
P0096115	00188493	CORRECTIONAL INDUSTRIES ACCTG	annual clothing/uniform order	369.40

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93831	00188593	XEROX CORPORATION	Use Charge 6-21-17 to 7-21-17	299.98
P93831	00188593	XEROX CORPORATION	2017 Lease charges for MICEC C	267.20
P0096139	00188537	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE OF JULY	22.06
P0096114	00188493	CORRECTIONAL INDUSTRIES ACCTG	Car Show T-shirt.	18.92
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P0096011	00188521	KEEP POSTED	Poster Distribution for Mostly	270.00
<i>Org Key: PR5900 - Summer Celebration</i>				
P0096109	00188554	PARENTMAP	Web July 2017	600.00
P0096011	00188521	KEEP POSTED	Poster Distribution for Summer	155.00
P0096139	00188537	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE OF JULY	15.97
<i>Org Key: PR6100 - Park Maintenance</i>				
P0096082	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	8,340.11
P0096012	00188579	TRAFFIC SAFETY SUPPLY	40) 18" CONES	127.78
P0096139	00188537	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE OF JULY	122.30
P0096063	00188546	MULTICARE IMMEDIATE CLINIC	Physical Exam DOT Harvey	90.00
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P0096082	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	24,862.06
P0096012	00188579	TRAFFIC SAFETY SUPPLY	40) 18" CONES	127.77
	00188485	CENTURYLINK	PHONE USE AUG 2017	86.34
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P0096082	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	6,756.65
P0096042	00188543	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CITY BLDGS	2,148.09
P0096041	00188552	PACIFIC MODULAR	CARPET CLEANING	887.25
P0096094	00188514	HOME DEPOT CREDIT SERVICE	TITEBOND SEALANT GREY	85.88
P0096139	00188537	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE OF JULY	67.48
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.67
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0096010	00188588	WESTERN EQUIPMENT DISTRIBUTORS	TINES	417.17
P0096012	00188579	TRAFFIC SAFETY SUPPLY	40) 18" CONES	131.65
P0096023	00188579	TRAFFIC SAFETY SUPPLY	NO DOGS ALLOWED ON PLAYFIELDS	109.05
P0096013	00188582	UNITED SITE SERVICES	Island Park Elementary portabl	77.53
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	15.15
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P0096082	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	53,660.43
P94071	00188481	CAMDEN GARDENS	Aljoya & Aubrey Davis Park Sha	424.88
P94171	00188582	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	356.36
P94171	00188582	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	151.20
P0096022	00188511	H D FOWLER	DIAPRAGM & COUPLINGS	118.79
P0096008	00188568	SITEONE LANDSCAPE SUPPLY LLC	TRANSFORMERS	105.60
P0096039	00188595	ZEE MEDICAL	FIRST AID SUPPLIES	17.62
P0096139	00188537	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE OF JULY	10.96
<i>Org Key: PR6800 - Trails Maintenance</i>				
P0096016	00188507	GOODSELL POWER EQUIPMENT	SAW CHAINS & COVER	146.23

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0096140	00188480	CADMAN INC	5/8"-MINUS ROCK (66.2 TONS)	97.89
<i>Org Key: WD130R - Street Related Storm Projects</i>				
P0096029	00188511	H D FOWLER	8" DI PIPE & COUPLINGS	1,391.32
<i>Org Key: WD301S - Neighborhood Spot Drainage Imp</i>				
P0096038	00188511	H D FOWLER	PIPE & FITTINGS FOR DRAINAGE P	3,763.25
P0096140	00188480	CADMAN INC	2" X 4" ROCK (26.78 TONS)	740.86
<i>Org Key: WG104R - Thrift Shop Repairs</i>				
P0096030	00188509	GRAND & BENEDICTS INC	PRODUCT DISPLAY COUNTER	604.05
<i>Org Key: WG141E - MICEC Equipment Replacement</i>				
P0095867	00188494	COVERMASTER INC	Carpet Squares for MICEC Gym.	13,557.50
<i>Org Key: WP115S - ICP South Synthetic Field</i>				
P0095201	00188500	DROLL LANDSCAPE ARCH, ROBERT W	Island Crest Park North Outfie	47,803.00
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P0095446	00188560	ROOT CAUSE LLC	Pioneer Park Vegetation Work 2	4,649.40
P94171	00188582	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	75.60
<i>Org Key: WP122R - Vegetation Management</i>				
P0095484	00188505	FOREST CLOUDS	Luther Burbank Park Vegetation	5,160.00
P0095436	00188473	APPLIED ECOLOGY LLC	50% Retainage	4,498.49
P0095484	00188505	FOREST CLOUDS	Luther Burbank Park Vegetation	2,400.00
P0096016	00188507	GOODSELL POWER EQUIPMENT	SPRAY WAND & SPRAY GUN	70.76
<i>Org Key: WP720R - Recurring Park Projects</i>				
P0096099	00188502	ECONOMY FENCE CENTER	INSTALLED 6' HIGH CHAIN LINK G	1,210.00
P0096028	00188574	SUNBELT RENTALS INC	BOBCAT & ATTACHMENT RENTALS	1,208.83
<i>Org Key: WR140H - Minor Trail Improvements</i>				
P0095999	00188553	PACIFIC RIM EQUIPMENT RENTAL	EXCAVATOR RENTAL	633.08
<i>Org Key: WR140K - PBF - SE 42nd Street</i>				
P0096078	00188519	JB INSTANT LAWN INC	6' EMERALD GREEN ARBORVITAE	719.68
<i>Org Key: WS511R - Sewer Special Catch Basins</i>				
P0096007	00188547	NATIONAL SAFETY INC	HOIST SYSTEM, ARM & WINCH	4,433.75
<i>Org Key: WS512R - Sewer Repair at Sub-Basin 27</i>				
P0096140	00188480	CADMAN INC	5/8" CLEAR ROCK (2 YDS)	74.80
<i>Org Key: WS901D - Sewer Sys Pump Sta Repairs</i>				
P0096007	00188547	NATIONAL SAFETY INC	HOIST SYSTEM, ARM & WINCH	4,433.73
<i>Org Key: WW521C - Water Components Replacement</i>				
P94407	00188562	S&B INC	BOAT RAMP WATER QUALITY	13,684.00
<i>Org Key: XG118T - Maintenance Mgmt System</i>				
P0096124	00188591	WOOLPERT INC	Enterprise Asset Management	79,569.95
P0095530	00188474	AZTECA SYSTEMS LLC	Azteca Cityworks Annual Site	21,900.00
<i>Org Key: XG150T - Small Tech/Equipment</i>				
P0096055	00188487	CHARGE NORTHWEST	Electric Vehicle Charging Term	6,348.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P90825	00188578	TOOLE DESIGN GROUP LLC	Bollard Evaluation and	2,174.70
P93727	00188506	GEOTECH CONSULTANTS INC	2017-2018 On Call Geotechnical	694.00
<i>Org Key: YF1100 - YFS General Services</i>				
P93571	00188593	XEROX CORPORATION	Lease and print/copy charges f	415.19
P0096136	00188501	DUNBAR ARMORED	AUG17 Armored Car Service	267.11
P93563	00188593	XEROX CORPORATION	Lease and overage charges for	170.59
	00188545	MONTAGUE, LIANA	LICENSE RENEWAL	156.00
P93530	00188540	MI HARDWARE - YFS	Operating supplies for Tshop a	88.52
P93568	00188497	DATAQUEST LLC	Background checks for voluntee	64.50
P93566	00188495	CRYSTAL AND SIERRA SPRINGS	Monthly water service for LB	40.15
<i>Org Key: YF1200 - Thrift Shop</i>				
P0096042	00188543	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CITY BLDGS	1,940.65
P0094817	00188573	STRANGER, THE	Advertising for Thrift Shop -	800.00
P0096081	00188542	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	705.50
P0096136	00188501	DUNBAR ARMORED	AUG17 Armored Car Service	557.50
P93570	00188509	GRAND & BENEDICTS INC	Operating supplies for Thrift	459.56
	00188485	CENTURYLINK	PHONE USE AUG 2017	165.29
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
P0096077	00188522	KELLEY IMAGING SYSTEMS	Order of six rolls of waterpro	350.00
Total				1,018,138.25

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.

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

Report	Warrants	Date	Amount
Check Register	188596-188713	8/24/2017	\$ 334,581.37
			\$ 334,581.37

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188596	08/24/2017	4IMPRINT INC Crime Prevention Lights	P0095835	5604395	07/26/2017	2,043.50
00188597	08/24/2017	AABCO BARRICADE COMPANY INC Lights, barricades & delineato	P0095229	630	07/28/2017	2,065.72
00188598	08/24/2017	ACCESS DATA ENTRY, BLACK BOX STORAGE,	P0096189	2148497	07/31/2017	395.26
00188599	08/24/2017	AIRGAS USA LLC Oxygen/Fire	P0096208	9946991837	07/31/2017	114.32
00188600	08/24/2017	APPLIED ECOLOGY LLC Clark Beach Park Vegetation Wo	P0095443	358	08/03/2017	19,447.16
00188601	08/24/2017	ARTIC ASSET MANAGEMENT LLC PERMIT REFUND		DEV17009	08/17/2017	1,472.90
00188602	08/24/2017	ASPECT SOFTWARE INC Telestaff Monthly Maintenance	P0096083	ASI030710	08/05/2017	165.00
00188603	08/24/2017	ASTRAL COMMUNICATIONS INC Modem for PW Vehicle	P0096070	171087	08/09/2017	977.90
00188604	08/24/2017	AUTONATION INC REPAIR PARTS INV	P0096151	11421/114568/464	08/01/2017	2,337.20
00188605	08/24/2017	BELLEVUE, CITY OF 2017 Housing Fund Trust	P0096104	32225	08/03/2017	64,000.00
00188606	08/24/2017	BEST PARKING LOT CLEANING INC INV V159664 2017-18 CCTV ON-CA	P0096185	V159664/572/717/	07/28/2017	11,331.12
00188607	08/24/2017	CENTURYLINK PHONE USE AUG 2017		OH008644	08/16/2017	59.69
00188608	08/24/2017	CENTURYLINK BUSINESS SERVICES PHONE USE AUG 2017		1416459010	08/03/2017	3,553.43
00188609	08/24/2017	CENTURYLINK-ACCESS BILL PHONE USE AUG 2017		5161XLB283201722	08/08/2017	607.39
00188610	08/24/2017	CLEANERS PLUS 1 June Cleaning Invoice # 76422	P0096170	76422/76428	07/01/2017	201.05
00188611	08/24/2017	COMCAST Internet Charges/Fire	P0096209	OH008647	08/04/2017	62.40
00188612	08/24/2017	COMPLETE OFFICE OFFICE SUPPLIES JULY 2017		OH008645	07/31/2017	1,600.42
00188613	08/24/2017	CONFIDENTIAL DATA DISPOSAL June and July Shredding Invoice	P0096199	111104/109725	06/30/2017	400.00
00188614	08/24/2017	CRIMINAL JUSTICE TRAINING COMM BLEA Academy Fees - Hammer and	P0096181	201128689	07/28/2017	4,842.00
00188615	08/24/2017	DALY, RYAN FLEX SPEND REIMB		18AUG17	08/18/2017	1,000.00
00188616	08/24/2017	DATAQUEST LLC Volunteer Background Checks -	P0096162	3009	07/31/2017	531.00
00188617	08/24/2017	DELL MARKETING L.P. Additional Graphics Card	P0096080	10183547890	08/09/2017	333.29
00188618	08/24/2017	DEPT OF ENTERPRISES SERVICES BUSINESS CARD PRINTING JLY2017		73165464	08/03/2017	112.75
00188619	08/24/2017	EARTHCORPS INC 2017 - 2018 EarthCorps Volunt	P93946	6611	07/31/2017	1,695.00
00188620	08/24/2017	EASTSIDE EXTERMINATORS COMM CENTER PESTICIDE TREATMEN	P0096195	352758	08/05/2017	230.01
00188621	08/24/2017	EXCEL SUPPLY COMPANY INVENTORY PURCHASES	P0096095	88599	08/03/2017	365.36

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188622	08/24/2017	FARALLON CONSULTING LLC TECHNICAL SERVICES FOR SOIL	P0095191	0026699	08/09/2017	816.00
00188623	08/24/2017	FBI-LEEDA FBI-Leeda Class - Spokane WA	P0095950	200009186	07/27/2017	650.00
00188624	08/24/2017	FIRST STUDENT INC Transportation for Seattle	P0095232	9189198	07/08/2017	4,168.78
00188625	08/24/2017	FISHERIES SUPPLY MP Supplies - Invoice #4120771	P0096175	4120771	07/24/2017	31.05
00188626	08/24/2017	G&K SERVICES 2017 PW COVERALL/LAUNDRY SERVI	P93484	OH008648	07/31/2017	969.80
00188627	08/24/2017	GARDNER, BRENT WORK CLOTHES		OH008643	08/18/2017	205.89
00188628	08/24/2017	GOLDER ASSOCIATES INC INV 486803 2017 SOIL REMEDIATI	P0094782	486803	07/18/2017	3,146.69
00188629	08/24/2017	GRAINGER INVENTORY PURCHASES	P0096089	CM9505639501/951	08/04/2017	573.89
00188630	08/24/2017	HEALTHFORCE PARTNERS LLC Dive Physical - FF Munro - Inv	P0096167	0732029WA	06/23/2017	449.00
00188631	08/24/2017	HITCH, RICHARD PERMIT REFUND		1708019	08/17/2017	306.04
00188632	08/24/2017	HOME DEPOT CREDIT SERVICE INVENTORY PURCHASES	P0096148	0107621263053	08/10/2017	1,736.99
00188633	08/24/2017	HOOMAN, ELLIE FLEX SPEND REIMB		18AUG17	08/18/2017	434.78
00188634	08/24/2017	HORIZON FERTILIZER (4 TONS)	P0096147	3M239517/241523	08/01/2017	4,628.00
00188635	08/24/2017	HORSCHMAN, BRENT FLEX SPEND REIMB		18AUG17	08/18/2017	384.62
00188636	08/24/2017	INTERIOR FOLIAGE CO, THE CITY HALL INTERIOR LANDSCAPING	P0096197	37995	08/01/2017	272.58
00188637	08/24/2017	ISSAQUAH CITY JAIL Jail Bill - Invoice #04-500084	P0096168	0450008445	07/07/2017	3,007.00
00188638	08/24/2017	KC FINANCE REMIT Q2 2017 KING COUNTY EXCI	P0096137	1505.64	08/11/2017	1,505.64
00188639	08/24/2017	KEMP WEST INC ROW TREE WORK	P0095393	18606	07/31/2017	25,179.00
00188640	08/24/2017	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P94483	OH008649	08/16/2017	475.32
00188641	08/24/2017	KROESENS UNIFORM COMPANY Magnan Uniform - Invoice #4592	P0096156	46024/40625	08/04/2017	741.26
00188642	08/24/2017	KUSTOM SIGNALS INC New Talon II Radar Gun SN: TA0	P0096154	543654	08/07/2017	1,405.12
00188643	08/24/2017	LANGUAGE LINE SERVICES Language Services - Invoice #	P0096174	4109582	06/30/2017	24.50
00188644	08/24/2017	MERCER ISLAND GUILD OF 1/2 page EMAC Ad - Invoice #96	P0096159	9630	10/08/2016	450.00
00188645	08/24/2017	MERCER ISLAND REPORTER MI-167096 SUBSCRIPTION RENEWA	P0096183	OH008652	08/16/2017	78.00
00188646	08/24/2017	MEYMAND, DOLLY Instructor fees course #16803	P0096203	16803/16802	08/17/2017	1,932.00
00188647	08/24/2017	MI HARDWARE - POLICE MP Supplies	P0096178	OH008653	07/31/2017	33.17

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188648	08/24/2017	MI SCHOOL DISTRICT #400 Bus transportation for Safety	P0096145	OH008651	08/15/2017	213.00
00188649	08/24/2017	MINUTEMAN PRESS - BELLEVUE EMAC/Crime Prevention Supplies	P0096164	46545	07/26/2017	3,373.78
00188650	08/24/2017	MORGAN SOUND INC Add Wireless HDMI option to Co	P0095314	MSI091412	07/07/2017	1,005.40
00188651	08/24/2017	MORRIS-HANSEN ENT INC FS91 WINDOW WASHING	P0096196	53221	08/14/2017	321.40
00188652	08/24/2017	MOUNTAINS TO SOUND 2017-18 Mountains to Sound Gre	P93597	#2	06/30/2017	4,477.25
00188653	08/24/2017	NAPA AUTO PARTS 2017 FLEET REPAIR PARTS AND	P93483	OH008654	07/31/2017	737.10
00188654	08/24/2017	NELSON, CASEY FLEX SPEND REIMB		18AUG17	08/18/2017	400.00
00188655	08/24/2017	NORTH LAKE MARINA- INV 1537 PATROL 11 REPAIRS	P0096187	1537/1552/13769	08/10/2017	2,573.27
00188656	08/24/2017	NPM CONSTRUCTION CO PEDESTRIAN SIGNAL AT ICW @ SE	P0094878	#2	07/20/2017	45,511.13
00188657	08/24/2017	NW LININGS & GEOTEXTILE NONWOVEN GEOTEXTILE & PERMEAGR	P0096128	0067586IN	08/07/2017	2,508.00
00188658	08/24/2017	OMEGA CONTRACTORS PS #14 MODERNIZATION	P81028	#7	06/30/2017	8,307.75
00188659	08/24/2017	PACIFIC AIR CONTROL INC FS92 HVAC MAINTENANCE	P0096194	4420	06/30/2017	630.11
00188660	08/24/2017	PONDEROSA PACIFIC INC 93RD AVE SE STORM DRAINAGE	P0095023	2017146RET	07/26/2017	16,597.27
00188661	08/24/2017	PRAXAIR DISTRIBUTION INC INV 78389740 2017 ANNUAL ACETY	P94560	78389740	07/31/2017	49.92
00188662	08/24/2017	PROFORCE LAW ENFORCEMENT TRU Rifle Sights (back-up iron	P0096150	318417	08/09/2017	1,523.88
00188663	08/24/2017	QUINN, THOMAS FLEX SPEND REIMB		18AUG17	08/18/2017	959.02
00188664	08/24/2017	REMOTE SATELLITE SYSTEMS INT'L Monthly service EMAC Sat Phone	P0096163	00089208	07/11/2017	48.95
00188665	08/24/2017	RICOH USA INC (FIRE) Copier Rental/Fire	P0096210	99191537	08/04/2017	320.87
00188666	08/24/2017	ROSS, JOSEPH D Music in the Park Concert	P0096146	OH008655	08/03/2017	700.00
00188667	08/24/2017	SAIL SAND POINT Instructor fees Course #16888	P0096202	16888	08/17/2017	2,087.28
00188668	08/24/2017	SCARFF FORD INV 39403	P0096186	39403	07/12/2017	171.26
00188669	08/24/2017	SCORE June Jail Bill - Invoice #2609	P0096157	2651	08/10/2017	1,626.50
00188670	08/24/2017	SEATTLE SHAKESPEARE COMPANY Shakespeare in the Park Perfor	P0096198	OH008658	08/07/2017	7,000.00
00188671	08/24/2017	SIGNATURE LANDSCAPE SERVICES 2017 City Hall, FS 91 & 92,	P93726	29693-29697	08/01/2017	4,736.99
00188672	08/24/2017	SOLOMON, MEARA FLEX SPEND REIMB		18AUG17	08/18/2017	384.62
00188673	08/24/2017	SOUND PUBLISHING INC Ntc: Ord. No. 17-14 1907135 07	P0096138	7780795	07/31/2017	200.41

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188674	08/24/2017	SUE'S TAILOR & ALTERATION Quinn Uniform Modification (Ad	P0096161	OH008657	07/07/2017	197.10
00188675	08/24/2017	TEC EQUIPMENT INC Misc. Apparatus Parts	P0096204	230418S	07/27/2017	15.63
00188676	08/24/2017	THOMSON REUTERS - WEST Investigative Services - Invoi	P0096158	836593134	08/01/2017	637.08
00188677	08/24/2017	TRU MECHANICAL INC KITCHEN A/C REPAIR CCMV	P0096192	5283	08/14/2017	344.03
00188678	08/24/2017	TRUE NORTH ENVIRO EQUPT Parts for 8611	P0096205	H06402	08/07/2017	287.90
00188679	08/24/2017	UNDERWATER SPORTS INC. Dive Gear - Invoice # 20013806	P0096173	20014089/3806	06/19/2017	253.00
00188680	08/24/2017	UNITED SITE SERVICES Portable Toilets for Seafair W	P0095976	1145635362	08/09/2017	2,735.53
00188701	08/24/2017	US BANK CORP PAYMENT SYS AMAZON MKTPLACE PMTS		2490641721704276	08/07/2017	41,630.51
00188702	08/24/2017	US HEALTHWORKS MEDICAL GROUP Dive Physical - FF Austin (Inv	P0096217	0738504WA	08/02/2017	372.00
00188703	08/24/2017	US NAGINATA FEDERATION Instructor fee course #17002	P0096135	17002	08/14/2017	989.10
00188704	08/24/2017	UTILITIES UNDERGROUND LOCATION INV 7070160 2017 UTILITY EXCAV	P0094977	7070160	07/31/2017	340.56
00188705	08/24/2017	VAN GORP, ALISON FLEX SPEND REIMB		18AUG17	08/18/2017	384.62
00188706	08/24/2017	VERIZON WIRELESS INV 9786213082 PS 18 & 24 WIRE	P0096182	9789769006	07/23/2017	1,292.92
00188707	08/24/2017	VERIZON WIRELESS Verizon Wireless bill for May	P0096141	9789769005	07/23/2017	884.79
00188708	08/24/2017	WALTER E NELSON CO INVENTORY PURCHASES	P0096071	610929	08/07/2017	1,610.89
00188709	08/24/2017	WEST MARINE PRO MP Supplies - Invoice # 8938	P0096155	6168/3157	08/11/2017	387.95
00188710	08/24/2017	WIMACTEL INC POLICE LOBBY PAY PHONE	P0096190	000166698	08/01/2017	60.50
00188711	08/24/2017	XEROX CORPORATION Records Copier Fees - Invoice	P0096176	090132514/512	08/01/2017	498.90
00188712	08/24/2017	YAMASHITA, M PATRICK FLEX SPEND REIMB		18AUG17	08/18/2017	1,500.00
00188713	08/24/2017	ZEE MEDICAL Stocking First Aid Box - Invoi	P0096153	68341461	08/03/2017	144.21
					Total	<u>334,581.37</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0096071	00188708	WALTER E NELSON CO	INVENTORY PURCHASES	1,610.89
P0096089	00188629	GRAINGER	INVENTORY PURCHASES	715.58
P0096095	00188621	EXCEL SUPPLY COMPANY	INVENTORY PURCHASES	365.36
P0096188	00188632	HOME DEPOT CREDIT SERVICE	INVENTORY PURCHASES	283.89
<i>Org Key: CM1100 - Administration (CM)</i>				
	00188701	US BANK CORP PAYMENT SYS	ALASKA AIR 0272146214696	576.40
	00188701	US BANK CORP PAYMENT SYS	ALASKA AIR 0272145834041	197.39
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	113.74
	00188701	US BANK CORP PAYMENT SYS	MCDONALD'S F11027	50.00
	00188701	US BANK CORP PAYMENT SYS	ACT*MRSC	35.00
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	34.49
	00188701	US BANK CORP PAYMENT SYS	ISLANDER	33.36
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	24.98
	00188618	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JLY2017	22.55
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	19.99
	00188701	US BANK CORP PAYMENT SYS	SNAP GEOFILTERS	11.36
	00188701	US BANK CORP PAYMENT SYS	MCDONALD'S F11027	10.00
	00188701	US BANK CORP PAYMENT SYS	MCDONALD'S F11027	10.00
	00188701	US BANK CORP PAYMENT SYS	MCDONALD'S F11027	10.00
	00188701	US BANK CORP PAYMENT SYS	MCDONALD'S F11027	10.00
	00188701	US BANK CORP PAYMENT SYS	MCDONALD'S F11027	5.00
	00188701	US BANK CORP PAYMENT SYS	MCDONALD'S F11027	5.00
	00188701	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	5.00
	00188701	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	5.00
	00188701	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	5.00
	00188701	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	5.00
	00188701	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	5.00
	00188701	US BANK CORP PAYMENT SYS	MCDONALD'S F11027	-50.00
<i>Org Key: CM1200 - City Clerk</i>				
	00188701	US BANK CORP PAYMENT SYS	SP * MI FAMILY KITCHEN	247.51
	00188701	US BANK CORP PAYMENT SYS	HOTELS.COM140203985167	223.48
P0096138	00188673	SOUND PUBLISHING INC	Ntc: Ord. No. 17-18 1920072 07	72.85
P0096138	00188673	SOUND PUBLISHING INC	Ntc: Ord. No. 17-14 1907135 07	70.26
P0096138	00188673	SOUND PUBLISHING INC	Ntc: Ord. No. 17C-19 1924417	57.30
<i>Org Key: CM1400 - Communications</i>				
	00188701	US BANK CORP PAYMENT SYS	VIMEO PRO	199.00
<i>Org Key: CO6100 - City Council</i>				
	00188701	US BANK CORP PAYMENT SYS	PAYPAL *SCA	45.00
	00188701	US BANK CORP PAYMENT SYS	ACT*MRSC	35.00
	00188618	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JLY2017	22.55
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00188701	US BANK CORP PAYMENT SYS	2 ROWING MACHINE	2,835.76
	00188701	US BANK CORP PAYMENT SYS	FITNESS EQUIPMENT	1,623.13
	00188701	US BANK CORP PAYMENT SYS	INGALLINA'S BOX LUNCH	1,013.19
	00188701	US BANK CORP PAYMENT SYS	MILLIMAN COMPENSATION	654.50
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	500.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	TITAN FITNESS BOX SET	189.99
	00188701	US BANK CORP PAYMENT SYS	ASSOC OF WA CITIES	160.00
	00188701	US BANK CORP PAYMENT SYS	FITNESS EQUIPMENT	145.21
	00188701	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	135.00
	00188701	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	135.00
	00188701	US BANK CORP PAYMENT SYS	FITNESS EQUIPMENT	100.00
	00188701	US BANK CORP PAYMENT SYS	ROWING MACHINE ASSEMBLY	85.27
	00188701	US BANK CORP PAYMENT SYS	THE CALCUTTA GRILL (THE G	69.53
	00188701	US BANK CORP PAYMENT SYS	AEROBIC FITNESS STEP	24.99
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	16.31
	00188701	US BANK CORP PAYMENT SYS	ROWING MACHINE RETURN	-1,367.88
Org Key: DS0000 - Development Services-Revenue				
	00188601	ARTIC ASSET MANAGEMENT LLC	PERMIT REFUND	1,430.00
	00188631	HITCH, RICHARD	PERMIT REFUND	306.04
	00188601	ARTIC ASSET MANAGEMENT LLC	PERMIT REFUND	42.90
Org Key: DS1100 - Administration (DS)				
P0096080	00188617	DELL MARKETING L.P.	Additional Graphics Card	333.29
	00188701	US BANK CORP PAYMENT SYS	PNW-ISA	291.00
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	141.84
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	115.95
	00188701	US BANK CORP PAYMENT SYS	AMERICAN ASSOCIATION OF C	75.00
	00188701	US BANK CORP PAYMENT SYS	MBP.COM MERCHANT FEE	54.10
	00188701	US BANK CORP PAYMENT SYS	NOW CAKE	36.99
	00188701	US BANK CORP PAYMENT SYS	27 BARTELL DRUGS	11.52
	00188701	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	10.00
	00188701	US BANK CORP PAYMENT SYS	WALGREENS #3733	9.00
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	2.75
Org Key: DS1200 - Bldg Plan Review & Inspection				
	00188627	GARDNER, BRENT	WORK CLOTHES	205.89
	00188701	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4742	74.00
Org Key: DS1300 - Land Use Planning Svc				
	00188701	US BANK CORP PAYMENT SYS	ACTION REGISTRATION INC.	275.00
	00188701	US BANK CORP PAYMENT SYS	ACTION REGISTRATION INC.	275.00
	00188701	US BANK CORP PAYMENT SYS	GRUB HUB	150.23
	00188701	US BANK CORP PAYMENT SYS	BISNOW	84.00
Org Key: FN1100 - Administration (FN)				
	00188701	US BANK CORP PAYMENT SYS	SUGA CONFERENCE REGISTRATION	125.00
	00188701	US BANK CORP PAYMENT SYS	PS FINANCE OFFICERS	50.00
Org Key: FR1100 - Administration (FR)				
	00188701	US BANK CORP PAYMENT SYS	WESTIN CHARLOTTE	691.50
P0096210	00188665	RICOH USA INC (FIRE)	Copier Rental/Fire	320.87
	00188701	US BANK CORP PAYMENT SYS	KING COUNTY FIRE CHIEFS A	300.00
	00188701	US BANK CORP PAYMENT SYS	WESTIN CHARLOTTE	230.50
P0096083	00188602	ASPECT SOFTWARE INC	Telestaff Monthly Maintenance	165.00
	00188701	US BANK CORP PAYMENT SYS	WASHINGTON AWARDS INC	119.35
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	78.01

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	72.18
P0096209	00188611	COMCAST	Internet Charges/Fire	62.40
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	43.80
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	20.99
	00188701	US BANK CORP PAYMENT SYS	LYFT *RIDE SUN 5PM	15.00
	00188701	US BANK CORP PAYMENT SYS	CORRYS TOXIN FREE DRY	12.32
	00188701	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	9.89
	00188701	US BANK CORP PAYMENT SYS	UPS*2936R26NCFA	6.90
	00188701	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	6.37
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	2.44
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	1.79
Org Key: FR2100 - Fire Operations				
	00188701	US BANK CORP PAYMENT SYS	TORKLIFT CENTRAL	695.97
P0096205	00188678	TRUE NORTH ENVIRO EQUPT	Parts for 8611	287.90
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	54.75
	00188701	US BANK CORP PAYMENT SYS	STARBUCKS STORE 03330	30.36
P0096204	00188675	TEC EQUIPMENT INC	Misc. Apparatus Parts	15.63
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	10.95
Org Key: FR2500 - Fire Emergency Medical Svcs				
P0096208	00188599	AIRGAS USA LLC	Oxygen/Fire	114.32
Org Key: FR5100 - Community Risk Reduction				
	00188701	US BANK CORP PAYMENT SYS	LIFETEK, INC.	175.00
	00188701	US BANK CORP PAYMENT SYS	EB COMMUNITY IMPLICAT	53.74
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	30.42
	00188701	US BANK CORP PAYMENT SYS	APL* ITUNES.COM/BILL	1.09
Org Key: GGM004 - Gen Govt-Office Support				
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	673.19
P0096199	00188613	CONFIDENTIAL DATA DISPOSAL	June and July Shredding Invoic	400.00
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	85.78
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	48.06
Org Key: IGMA02 - Alcoholism Program				
P0096137	00188638	KC FINANCE	REMIT Q2 2017 KING COUNTY EXCI	1,505.64
Org Key: IGVO02 - ARCH				
P0096104	00188605	BELLEVUE, CITY OF	2017 Housing Fund Trust	64,000.00
Org Key: IS2100 - IGS Network Administration				
	00188701	US BANK CORP PAYMENT SYS	OMNI SAN DIEGO	1,337.44
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	449.87
P0096189	00188598	ACCESS	DATA ENTRY, BLACK BOX STORAGE,	395.26
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	242.50
	00188701	US BANK CORP PAYMENT SYS	OMNI SAN DIEGO	182.57
	00188701	US BANK CORP PAYMENT SYS	TST* HOMEGROWN 1008	148.40
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	88.47
P0096190	00188710	WIMACTEL INC	POLICE LOBBY PAY PHONE	60.50
	00188701	US BANK CORP PAYMENT SYS	PP*REHOBOTH CAB	23.46
	00188701	US BANK CORP PAYMENT SYS	SQ *SHEGER CAB GOSQ.COM	19.92
	00188701	US BANK CORP PAYMENT SYS	MONOPRICE, INC.	19.49

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	OMNI SAN DIEGO	18.30
	00188701	US BANK CORP PAYMENT SYS	AMAZON WEB SERVICES	0.56
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	-88.47
<i>Org Key: MT2100 - Roadway Maintenance</i>				
	00188701	US BANK CORP PAYMENT SYS	SALT	9.90
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
P0095393	00188639	KEMP WEST INC	ROW TREE WORK	25,179.00
<i>Org Key: MT2500 - ROW Administration</i>				
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	155.10
	00188701	US BANK CORP PAYMENT SYS	WSU PESTICIDE EDUCATION	120.00
<i>Org Key: MT3100 - Water Distribution</i>				
	00188701	US BANK CORP PAYMENT SYS	ALASKA AIR 0272146510832	512.41
	00188701	US BANK CORP PAYMENT SYS	GREEN RIVER COMMUNITY CO	380.00
	00188701	US BANK CORP PAYMENT SYS	ALASKA AIR 0272146866088	125.00
	00188701	US BANK CORP PAYMENT SYS	ALASKA AIR 0272146864323	125.00
	00188701	US BANK CORP PAYMENT SYS	WSU PESTICIDE EDUCATION	120.00
	00188701	US BANK CORP PAYMENT SYS	SAHARA PIZZA	77.28
	00188701	US BANK CORP PAYMENT SYS	ALASKA AIR	58.00
	00188701	US BANK CORP PAYMENT SYS	OWPSACSTATE	50.00
	00188701	US BANK CORP PAYMENT SYS	EINSTEIN BROS BAGELS3410	42.47
	00188701	US BANK CORP PAYMENT SYS	EXPEDIA 7282077986417	10.00
	00188701	US BANK CORP PAYMENT SYS	EXPEDIA 7282077986417	-10.00
P0096089	00188629	GRAINGER	CREDIT-RETURNED MEASURING	-141.69
<i>Org Key: MT3200 - Water Pumps</i>				
	00188607	CENTURYLINK	PHONE USE AUG 2017	59.69
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00188608	CENTURYLINK BUSINESS SERVICES	PHONE USE AUG 2017	3,553.43
	00188609	CENTURYLINK-ACCESS BILL	PHONE USE AUG 2017	607.39
P94553	00188706	VERIZON WIRELESS	INV 9786213082 PS 18 & 24 WIRE	78.04
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	395.99
<i>Org Key: MT3800 - Storm Drainage</i>				
P0096185	00188606	BEST PARKING LOT CLEANING INC	INV 159718	3,457.05
P0096185	00188606	BEST PARKING LOT CLEANING INC	INV. 159572	3,403.85
P0096185	00188606	BEST PARKING LOT CLEANING INC	INV 159717	3,345.90
P0096128	00188657	NW LININGS & GEOTEXTILE	NONWOVEN GEOTEXTILE &	2,508.00
P0096185	00188606	BEST PARKING LOT CLEANING INC	INV V159664 2017-18 CCTV ON-CA	1,124.32
<i>Org Key: MT4101 - Support Services - General Fd</i>				
P0096183	00188645	MERCER ISLAND REPORTER	MI-167096 SUBSCRIPTION RENEWA	39.00
P0096183	00188645	MERCER ISLAND REPORTER	MI-167112 SUBSCRIPTION RENEWAL	39.00
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93484	00188626	G&K SERVICES	2017 PW COVERALL/LAUNDRY SERVI	969.80
P0094977	00188704	UTILITIES UNDERGROUND LOCATION	INV 7070160 2017 UTILITY EXCAV	340.56
	00188701	US BANK CORP PAYMENT SYS	GOV'S IND SAFTEY & HEALTH	325.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	SKILLPATH NATIONAL	299.00
	00188701	US BANK CORP PAYMENT SYS	PATANO BLDG REVIEW	131.58
	00188701	US BANK CORP PAYMENT SYS	STAPLES 00113381	94.92
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	68.13
	00188701	US BANK CORP PAYMENT SYS	HOMEGOODS # 0759	-27.49
	00188701	US BANK CORP PAYMENT SYS	STAPLES 00113381	-47.47
<i>Org Key: MT4200 - Building Services</i>				
P0096194	00188659	PACIFIC AIR CONTROL INC	FS91 HVAC MAINT	416.35
P0096196	00188651	MORRIS-HANSEN ENT INC	FS91 WINDOW WASHING	321.40
P0096197	00188636	INTERIOR FOLIAGE CO, THE	CITY HALL INTERIOR LANDSCAPING	272.58
P0096193	00188659	PACIFIC AIR CONTROL INC	FS92 HVAC MAINTENANCE	213.76
	00188701	US BANK CORP PAYMENT SYS	LOWES #00140*	151.76
	00188701	US BANK CORP PAYMENT SYS	SPORTSMANS GUIDE	113.97
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	98.36
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	47.50
	00188701	US BANK CORP PAYMENT SYS	EMSL/LAT TESTING	32.40
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	-11.80
<i>Org Key: MT4210 - Building Landscaping</i>				
P93726	00188671	SIGNATURE LANDSCAPE SERVICES	2017 City Hall, FS 91 & 92,	2,546.73
<i>Org Key: MT4300 - Fleet Services</i>				
P0096151	00188604	AUTONATION INC	REPAIR PARTS INV	2,337.20
P0096187	00188655	NORTH LAKE MARINA-	INV 1537 PATROL 11 REPAIRS	1,700.93
P0096187	00188655	NORTH LAKE MARINA-	INV 1552 PATROL 14 RPAIRS	862.49
P93483	00188653	NAPA AUTO PARTS	2017 FLEET REPAIR PARTS AND	737.10
P0096147	00188634	HORIZON	INV 3M239517 REPAIR PARTS FOR	474.40
P88915	00188640	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	263.96
P0096186	00188668	SCARFF FORD	INV 39403	171.26
P0096147	00188634	HORIZON	INV 3M241523 REPAIR PARTS FOR	85.80
P94560	00188661	PRAXAIR DISTRIBUTION INC	INV 78389740 2017 ANNUAL ACETY	49.92
	00188701	US BANK CORP PAYMENT SYS	CHEVRON 0305381	34.25
P0096187	00188655	NORTH LAKE MARINA-	INV13769	9.85
	00188701	US BANK CORP PAYMENT SYS	GOOD2GO-INTERNET	2.75
<i>Org Key: MT4402 - Customer Response-Right-of-Way</i>				
P0096070	00188603	ASTRAL COMMUNICATIONS INC	Modem for PW Vehicle	977.90
<i>Org Key: MT4420 - Transportation Planner Eng</i>				
	00188701	US BANK CORP PAYMENT SYS	CHICAGO BOOKS & JOU	61.60
	00188701	US BANK CORP PAYMENT SYS	CHICAGO BOOKS & JOU	-54.99
<i>Org Key: PO1100 - Administration (PO)</i>				
P0096182	00188706	VERIZON WIRELESS	July Cell Phone Bill - Invoice	1,214.88
	00188701	US BANK CORP PAYMENT SYS	Magnan LEDA Training	1,051.58
P0095950	00188623	FBI-LEEDA	FBI-Leeda Class - Spokane WA	650.00
	00188701	US BANK CORP PAYMENT SYS	Seifert Stand-up Computer Desk	425.00
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	347.73
	00188701	US BANK CORP PAYMENT SYS	Seafair Supplies - Beverages	187.18
	00188701	US BANK CORP PAYMENT SYS	Seafair Supplies - Beverages	162.74
	00188701	US BANK CORP PAYMENT SYS	EXTRA CAR AIRPORT PARKING	80.75

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	Fuel for Staff Car - Magnan Co	70.91
	00188701	US BANK CORP PAYMENT SYS	Seafair Supplies - Plates & Pl	59.18
	00188701	US BANK CORP PAYMENT SYS	Seafair Supplies - Beverages	46.12
	00188701	US BANK CORP PAYMENT SYS	Seafair Supplies - Ice	42.96
	00188701	US BANK CORP PAYMENT SYS	Seafair Supplies - Ice	42.96
	00188701	US BANK CORP PAYMENT SYS	Seafair Supplies - Beverages	33.52
P0096180	00188641	KROESENS UNIFORM COMPANY	Magnan Uniform Supplies - Invo	28.49
P0096180	00188641	KROESENS UNIFORM COMPANY	Magnan Uniform - Invoice #4592	17.49
	00188701	US BANK CORP PAYMENT SYS	82624 - 901 5TH	15.00
	00188701	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00188701	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00188701	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00188701	US BANK CORP PAYMENT SYS	82624 - 901 5TH	15.00
Org Key: PO1350 - Police Emergency Management				
P0096164	00188649	MINUTEMAN PRESS - BELLEVUE	EMAC/Crime Prevention Supplies	3,373.78
P0095834	00188596	4IMPRINT INC	Crime Prevention Lights	1,533.05
P0095314	00188650	MORGAN SOUND INC	Add Wireless HDMI option to Co	1,005.40
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	577.46
P0095835	00188596	4IMPRINT INC	Crime Prevention Badges	510.45
P0096160	00188616	DATAQUEST LLC	Volunteer Background Checks -	488.00
P0096159	00188644	MERCER ISLAND GUILD OF	1/2 page EMAC Ad - Invoice #96	450.00
P0096163	00188664	REMOTE SATELLITE SYSTEMS INT'L	Monthly service EMAC Sat Phone	48.95
P0096162	00188616	DATAQUEST LLC	EMAC Volunteer Background Chec	43.00
Org Key: PO1700 - Records and Property				
P0096176	00188711	XEROX CORPORATION	Admin Copier Fees	290.63
P0096176	00188711	XEROX CORPORATION	Records Copier Fees - Invoice	208.27
P0096153	00188713	ZEE MEDICAL	Stocking First Aid Box - Invo	144.21
Org Key: PO1900 - Jail/Home Monitoring				
P0096168	00188637	ISSAQUAH CITY JAIL	Jail Bill - Invoice #04-500084	3,007.00
P0096165	00188669	SCORE	June Jail Bill - Invoice #2609	975.90
P0096157	00188669	SCORE	July Jail Bill - Invoice #2651	650.60
Org Key: PO2100 - Patrol Division				
P0096154	00188642	KUSTOM SIGNALS INC	New Talon II Radar Gun SN: TA0	1,405.12
P0096156	00188641	KROESENS UNIFORM COMPANY	Canter Uniforms - Invoice #460	228.76
P0096180	00188641	KROESENS UNIFORM COMPANY	Hammer Uniform Pants Invoice #	200.36
P0096180	00188641	KROESENS UNIFORM COMPANY	Amici Uniforms - Invoice #4592	173.77
P0096170	00188610	CLEANERS PLUS 1	June Cleaning Invoice # 76422	118.65
P0096161	00188674	SUE'S TAILOR & ALTERATION	Modification of Vickers Unifor	118.26
P0096170	00188610	CLEANERS PLUS 1	July Cleaning Invoice #76428	82.40
P0096171	00188674	SUE'S TAILOR & ALTERATION	Quinn Uniform Modification (Ad	78.84
	00188618	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JLY2017	67.65
P0096179	00188641	KROESENS UNIFORM COMPANY	Robarge Uniform Pants	52.79
P0096172	00188641	KROESENS UNIFORM COMPANY	Name Tapes (Munoz, Gehrke, Ham	39.60
P0096174	00188643	LANGUAGE LINE SERVICES	Language Services - Invoice #	24.50
Org Key: PO2200 - Marine Patrol				
	00188701	US BANK CORP PAYMENT SYS	Marine Patrol Supplies - Porta	648.98
	00188701	US BANK CORP PAYMENT SYS	Marine Patrol Conference	450.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0096155	00188709	WEST MARINE PRO	MP Supplies - Throw Ropes Invo	214.63
P0096177	00188709	WEST MARINE PRO	MP Supplies - Invoice # 8938	149.12
	00188701	US BANK CORP PAYMENT SYS	Dive Team Supplies - Food whil	58.05
	00188701	US BANK CORP PAYMENT SYS	Marine Patrol Supplies - Shipp	39.00
P0096178	00188647	MI HARDWARE - POLICE	MP Supplies	33.17
P0096175	00188625	FISHERIES SUPPLY	MP Supplies - Invoice #4120771	31.05
P0096155	00188709	WEST MARINE PRO	MP Supplies - Light - Invoice	24.20
<i>Org Key: PO2201 - Dive Team</i>				
P0096167	00188630	HEALTHFORCE PARTNERS LLC	Dive Physical - FF Munro - Inv	449.00
P0096217	00188702	US HEALTHWORKS MEDICAL GROUP	Dive Physical - FF Austin (Inv	372.00
P0096173	00188679	UNDERWATER SPORTS INC.	Dive Gear - Invoice # 20013806	253.00
<i>Org Key: PO2350 - Bike Patrol</i>				
	00188701	US BANK CORP PAYMENT SYS	Lights for new bike officers	203.64
	00188701	US BANK CORP PAYMENT SYS	Equipment for new Bike Patrol	195.63
<i>Org Key: PO2450 - Special Operations Team</i>				
P0096150	00188662	PROFORCE LAW ENFORCEMENT	TRU Rifle Sights (back-up iron	1,523.88
	00188701	US BANK CORP PAYMENT SYS	Bike/CDU Equipment	1,181.92
<i>Org Key: PO3100 - Investigation Division</i>				
P0096166	00188676	THOMSON REUTERS - WEST	Investigative Services - Invoi	318.54
P0096158	00188676	THOMSON REUTERS - WEST	Thomson Reuters Investigative	318.54
<i>Org Key: PO4100 - Firearms Training</i>				
	00188701	US BANK CORP PAYMENT SYS	WSLEFIA hotel	432.72
	00188701	US BANK CORP PAYMENT SYS	WSLEFIA Hotel	432.72
	00188701	US BANK CORP PAYMENT SYS	NLEFIA membership renewal	50.00
	00188701	US BANK CORP PAYMENT SYS	WSLEFIA training	40.76
<i>Org Key: PO4300 - Police Training</i>				
P0096181	00188614	CRIMINAL JUSTICE TRAINING COMM	BLEA Academy Fees - Hammer and	4,842.00
	00188701	US BANK CORP PAYMENT SYS	Force Science/De-Escalation tr	406.40
	00188701	US BANK CORP PAYMENT SYS	Personnel and Training office	65.93
	00188701	US BANK CORP PAYMENT SYS	P&T office supplies	49.99
<i>Org Key: PR1100 - Administration (PR)</i>				
	00188701	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	340.00
	00188701	US BANK CORP PAYMENT SYS	SQ *LISA-MISC. GOSQ.COM	198.00
	00188701	US BANK CORP PAYMENT SYS	DIGICERT INC	175.00
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	90.61
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	57.96
	00188701	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	50.60
	00188701	US BANK CORP PAYMENT SYS	REGISTER.COM*134D8415J	38.00
	00188701	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
<i>Org Key: PR2100 - Recreation Programs</i>				
	00188701	US BANK CORP PAYMENT SYS	SC staff picnic lunch	319.97
	00188701	US BANK CORP PAYMENT SYS	SC staff picnic lunch	66.95
	00188701	US BANK CORP PAYMENT SYS	High five notes for staff	20.95
	00188701	US BANK CORP PAYMENT SYS	SNOQUALMIE FALLS GOLF COU	10.62
	00188701	US BANK CORP PAYMENT SYS	SC staff picnic lunch	6.57

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	SNOQUALMIE FALLS GOLF COU	5.50
	00188701	US BANK CORP PAYMENT SYS	IMP*CALLTOPARK	2.76
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0096203	00188646	MEYMAND, DOLLY	Instructor fees course #16802	1,008.00
P0096203	00188646	MEYMAND, DOLLY	Instructor fees course #16803	924.00
P0096201	00188624	FIRST STUDENT INC	Transportation for Seattle	509.75
P0096201	00188624	FIRST STUDENT INC	Transportation for Key Arena	509.75
	00188701	US BANK CORP PAYMENT SYS	Camp Mercer Field Trip.	441.00
	00188701	US BANK CORP PAYMENT SYS	Camp Mercer Field Trip.	410.00
	00188701	US BANK CORP PAYMENT SYS	Camp field trip	350.95
P0096145	00188648	MI SCHOOL DISTRICT #400	Bus transportation for Safety	213.00
	00188701	US BANK CORP PAYMENT SYS	RENT-A-CENTER #2365	116.07
	00188701	US BANK CORP PAYMENT SYS	Camp field trip	104.23
	00188701	US BANK CORP PAYMENT SYS	Slip and slide for day camps a	70.40
	00188701	US BANK CORP PAYMENT SYS	Summer Celebration Parade.	56.72
	00188701	US BANK CORP PAYMENT SYS	Supplies for Mini Mercer Camp.	53.63
	00188701	US BANK CORP PAYMENT SYS	Mini Mercer Camp Supplies	51.10
	00188701	US BANK CORP PAYMENT SYS	Adventure Playground.	41.78
	00188701	US BANK CORP PAYMENT SYS	Sinker Nails for Adventure Pla	41.65
	00188701	US BANK CORP PAYMENT SYS	Adventure Playground.	41.65
	00188701	US BANK CORP PAYMENT SYS	Nails for Adventure Playground	39.99
	00188701	US BANK CORP PAYMENT SYS	Mini Mercer Camp Supplies	39.43
	00188701	US BANK CORP PAYMENT SYS	Roofing nails for Adventure Pl	36.84
	00188701	US BANK CORP PAYMENT SYS	Lumber for Adventure Playground	35.83
	00188701	US BANK CORP PAYMENT SYS	Nails for Adventure Playground	34.08
	00188701	US BANK CORP PAYMENT SYS	Supplies for summer day camps.	32.78
	00188701	US BANK CORP PAYMENT SYS	Supplies for day camps.	31.28
	00188701	US BANK CORP PAYMENT SYS	Camp Supplies	27.50
	00188701	US BANK CORP PAYMENT SYS	Sk8te the Rock event.	26.41
	00188701	US BANK CORP PAYMENT SYS	Adventure Playground	26.10
	00188701	US BANK CORP PAYMENT SYS	Water Balloons for Day Camps.	21.98
	00188701	US BANK CORP PAYMENT SYS	SAFEWAY STORE00034728	15.15
	00188701	US BANK CORP PAYMENT SYS	S'mores supplies for Staff BBQ	12.49
	00188701	US BANK CORP PAYMENT SYS	Mini Mercer Camp Supplies	10.99
	00188701	US BANK CORP PAYMENT SYS	Mini Mercer & mini mercer spor	7.98
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	5.98
	00188701	US BANK CORP PAYMENT SYS	Mini Mercer Sports Camp.	5.98
	00188701	US BANK CORP PAYMENT SYS	Mini Mercer Sports Camp.	5.67
	00188701	US BANK CORP PAYMENT SYS	Mini-Mercer Sports, "Wacky Wee	5.48
	00188701	US BANK CORP PAYMENT SYS	Condiments for staff BBQ.	2.49
	00188701	US BANK CORP PAYMENT SYS	Camp Mercer-Elevate Sports.	-24.26
<i>Org Key: PR2103 - Aquatics Programs</i>				
P0096202	00188667	SAIL SAND POINT	Instructor fees Course #16888	2,087.28
<i>Org Key: PR2104 - Special Events</i>				
	00188701	US BANK CORP PAYMENT SYS	SWANK MOTION PICTURES IN	399.31
	00188701	US BANK CORP PAYMENT SYS	SMOKIN PETES BBQ	329.14
	00188701	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105590	201.66
	00188701	US BANK CORP PAYMENT SYS	MILLERS EQUIPMENT RENT A	150.65

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	94.84
	00188701	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	43.32
	00188701	US BANK CORP PAYMENT SYS	FRED-MEYER #0023	28.95
	00188701	US BANK CORP PAYMENT SYS	Campout tent rental deposit	20.00
	00188701	US BANK CORP PAYMENT SYS	QDOBA 2390	18.48
	00188701	US BANK CORP PAYMENT SYS	LAKESHORE LEARNING #09	12.40
	00188701	US BANK CORP PAYMENT SYS	MILLERS EQUIPMENT RENT A	-22.06
<i>Org Key: PR2108 - Health and Fitness</i>				
P0096135	00188703	US NAGINATA FEDERATION	Instructor fee course #17002	989.10
	00188701	US BANK CORP PAYMENT SYS	MOUNT SI GOLF COURSE -	28.01
	00188701	US BANK CORP PAYMENT SYS	Senior golf	18.00
	00188701	US BANK CORP PAYMENT SYS	Senior Golf	17.61
	00188701	US BANK CORP PAYMENT SYS	CASCADE GOLF COURSE	16.00
<i>Org Key: PR3500 - Senior Services</i>				
	00188701	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	190.26
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	51.02
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	50.97
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	34.66
	00188701	US BANK CORP PAYMENT SYS	WALGREENS #3733	12.85
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	9.99
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	1.69
<i>Org Key: PR4100 - Community Center</i>				
P93726	00188671	SIGNATURE LANDSCAPE SERVICES	2017 MICEC Landscape Maintenan	1,343.39
	00188701	US BANK CORP PAYMENT SYS	YELPINC*BIZSERVICES	350.00
P0096192	00188677	TRU MECHANICAL INC	KITCHEN A/C REPAIR CCMV	344.03
P0096195	00188620	EASTSIDE EXTERMINATORS	COMM CENTER PESTICIDE TREATMEN	230.01
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	216.70
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	149.26
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	108.05
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	58.72
	00188701	US BANK CORP PAYMENT SYS	BED BATH & BEYOND #374	54.99
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	43.30
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	42.13
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	32.81
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	32.78
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	29.94
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM	24.54
	00188701	US BANK CORP PAYMENT SYS	WALGREENS #3733	22.62
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	21.95
	00188701	US BANK CORP PAYMENT SYS	WALGREENS #3733	19.96
	00188701	US BANK CORP PAYMENT SYS	DOMINO'S 9221	-120.40
<i>Org Key: PR5400 - Gallery Program</i>				
	00188701	US BANK CORP PAYMENT SYS	Gallery Hanging Committee Volu	81.73
	00188701	US BANK CORP PAYMENT SYS	Gallery Reception, "On A Whim"	45.83
	00188701	US BANK CORP PAYMENT SYS	Gallery Reception, "On A Whim"	45.60
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	15.68
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0096198	00188670	SEATTLE SHAKESPEARE COMPANY	Shakespeare in the Park Perfor	7,000.00
P0096146	00188666	ROSS, JOSEPH D	Music in the Park Concert	700.00
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	29.29
	00188701	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	7.96
	00188701	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	7.96
	00188701	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	3.98
<i>Org Key: PR5900 - Summer Celebration</i>				
P0095232	00188624	FIRST STUDENT INC	Shuttle bus for Summer Celebra	3,149.28
P0095229	00188597	AABCO BARRICADE COMPANY INC	Lights, barricades & delineato	2,065.72
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	314.21
	00188701	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERIN	247.50
	00188701	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105517	179.54
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	158.50
	00188701	US BANK CORP PAYMENT SYS	QDOBA MEXICAN GRILL-390	137.00
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	80.55
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	55.36
	00188701	US BANK CORP PAYMENT SYS	MIOPOSTO MERCER ISLAND	50.00
	00188701	US BANK CORP PAYMENT SYS	WALGREENS #3733	33.98
	00188701	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	31.66
	00188701	US BANK CORP PAYMENT SYS	SC booth decorations	15.40
	00188701	US BANK CORP PAYMENT SYS	SC Parade blue ribbon for awar	5.50
<i>Org Key: PR6100 - Park Maintenance</i>				
P0095976	00188680	UNITED SITE SERVICES	Portable Toilets for Seafair W	2,735.53
	00188701	US BANK CORP PAYMENT SYS	PAYPAL *PAWS TC	300.00
	00188701	US BANK CORP PAYMENT SYS	Cell Phones covers for mainten	53.97
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	48.20
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	48.18
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P0096101	00188634	HORIZON	FERTILIZER (4 TONS)	1,016.95
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	66.99
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	66.97
	00188701	US BANK CORP PAYMENT SYS	Cell Phones covers for mainten	17.99
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P0096132	00188671	SIGNATURE LANDSCAPE SERVICES	Pea patch clean up	600.00
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	82.18
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	82.14
	00188701	US BANK CORP PAYMENT SYS	THE HOME DEPOT #8944	32.93
	00188701	US BANK CORP PAYMENT SYS	Cell Phones covers for mainten	17.99
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0096101	00188634	HORIZON	FERTILIZER (4 TONS)	2,033.90
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	39.12
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	39.09
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P0096101	00188634	HORIZON	FERTILIZER (4 TONS)	1,016.95
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	82.18
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	82.14

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	Cell Phones covers for mainten	17.99
<i>Org Key: PR6800 - Trails Maintenance</i>				
	00188701	US BANK CORP PAYMENT SYS	JOHNSON'S SPIRIT	60.05
	00188701	US BANK CORP PAYMENT SYS	WALGREENS #3733	27.67
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	20.01
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	20.00
<i>Org Key: PY4617 - Flex Spending Admin 2017</i>				
	00188712	YAMASHITA, M PATRICK	FLEX SPEND REIMB	1,500.00
	00188615	DALY, RYAN	FLEX SPEND REIMB	1,000.00
	00188663	QUINN, THOMAS	FLEX SPEND REIMB	959.02
	00188633	HOOMAN, ELLIE	FLEX SPEND REIMB	434.78
	00188654	NELSON, CASEY	FLEX SPEND REIMB	400.00
	00188635	HORSCHMAN, BRENT	FLEX SPEND REIMB	384.62
	00188672	SOLOMON, MEARA	FLEX SPEND REIMB	384.62
	00188705	VAN GORP, ALISON	FLEX SPEND REIMB	384.62
<i>Org Key: VCP104 - CIP Streets Salaries</i>				
	00188701	US BANK CORP PAYMENT SYS	DES STATE PRINTER	49.81
<i>Org Key: VCP426 - CIP Sewer Salaries</i>				
	00188701	US BANK CORP PAYMENT SYS	BELLEVUE NURSERY	147.38
<i>Org Key: WG110T - Computer Equip Replacements</i>				
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	1,022.97
	00188701	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	1,022.97
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	89.70
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P94483	00188640	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	211.36
<i>Org Key: WG550R - Fuel Clean Up</i>				
P0094782	00188628	GOLDER ASSOCIATES INC	INV 486803 2017 SOIL REMEDIATI	3,146.69
P0095191	00188622	FARALLON CONSULTING LLC	TECHNICAL SERVICES FOR SOIL	816.00
<i>Org Key: WP106R - Homestead Park Repairs</i>				
P0096148	00188632	HOME DEPOT CREDIT SERVICE	DIAMOND PAVERS (360)	1,453.10
<i>Org Key: WP115S - ICP South Synthetic Field</i>				
	00188701	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4702	22.99
<i>Org Key: WP122R - Vegetation Management</i>				
P0095443	00188600	APPLIED ECOLOGY LLC	Island Crest Park Vegetation W	10,559.16
P0095444	00188600	APPLIED ECOLOGY LLC	Clark Beach Park Vegetation Wo	8,888.00
P93597	00188652	MOUNTAINS TO SOUND	2017-18 Mountains to Sound Gre	4,477.25
P93946	00188619	EARTHCORPS INC	2017 - 2018 EarthCorps Volunt	1,695.00
	00188701	US BANK CORP PAYMENT SYS	PEACEFUL VALLEY FARM &	62.13
P0096141	00188707	VERIZON WIRELESS	Verizon wireless bill for June	20.01
P0096141	00188707	VERIZON WIRELESS	Verizon Wireless bill for May	20.00
<i>Org Key: WR544C - ICW Crosswalk at SE 32nd</i>				
P0094878	00188656	NPM CONSTRUCTION CO	PEDESTRIAN SIGNAL AT ICW @ SE	45,511.13
<i>Org Key: WS320R - Pump Sta 14 Modernization</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P81028	00188658	OMEGA CONTRACTORS	PS #14 MODERNIZATION	8,307.75
<i>Org Key: XD701C - Sub Basin 40b Pipe Extension</i>				
P0095023	00188660	PONDEROSA PACIFIC INC	93RD AVE SE STORM DRAINAGE	16,597.27
<i>Org Key: XG118T - Maintenance Mgmt System</i>				
	00188701	US BANK CORP PAYMENT SYS	EAM IMPLEMENTATION	178.75
	00188701	US BANK CORP PAYMENT SYS	EAM IMPLEMENTATION	60.59
	00188701	US BANK CORP PAYMENT SYS	EAM IMPLEMENTATION	26.36
<i>Org Key: YF1100 - YFS General Services</i>				
	00188701	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	345.00
	00188701	US BANK CORP PAYMENT SYS	WWW.ISTOCK.COM	220.00
	00188701	US BANK CORP PAYMENT SYS	ISLANDER	201.69
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	90.61
	00188612	COMPLETE OFFICE	OFFICE SUPPLIES JULY 2017	80.70
	00188701	US BANK CORP PAYMENT SYS	TME*TIME MAGAZINE	72.28
	00188701	US BANK CORP PAYMENT SYS	PON PROEM	70.87
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	57.96
	00188701	US BANK CORP PAYMENT SYS	TME*SUNSET MAGAZINE	55.00
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	45.99
	00188701	US BANK CORP PAYMENT SYS	MINDFUL	44.00
	00188701	US BANK CORP PAYMENT SYS	MILLER PAINT BELLEVUE	42.24
	00188701	US BANK CORP PAYMENT SYS	TROPHIES2GOCOM	25.30
	00188701	US BANK CORP PAYMENT SYS	TME*REAL SIMPLE	18.00
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	14.95
	00188701	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	10.98
	00188701	US BANK CORP PAYMENT SYS	SEATTLE METER PARKING	3.00
<i>Org Key: YF1200 - Thrift Shop</i>				
	00188701	US BANK CORP PAYMENT SYS	COSTCO *BUS DELIV 115	537.89
	00188701	US BANK CORP PAYMENT SYS	COSTCO *BUS DELIV 115	352.67
P93726	00188671	SIGNATURE LANDSCAPE SERVICES	2017 Thrift Shop Landscape	246.87
	00188701	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4711	93.46
	00188701	US BANK CORP PAYMENT SYS	GRAND & BENEDICTS INC	73.23
	00188701	US BANK CORP PAYMENT SYS	INSTOCKLABELS	31.28
	00188701	US BANK CORP PAYMENT SYS	MOOD PANDORA	29.51
	00188701	US BANK CORP PAYMENT SYS	STK*SHUTTERSTOCK, INC.	29.00
	00188701	US BANK CORP PAYMENT SYS	MICHAELS STORES 2038	28.52
	00188701	US BANK CORP PAYMENT SYS	SECURITY SAFE LOCK	28.28
	00188701	US BANK CORP PAYMENT SYS	SOMETHING SILVER 002	17.60
<i>Org Key: YF2300 - VOICE Program</i>				
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	211.40
	00188701	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	205.36
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	37.93
	00188701	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 161	35.00
	00188701	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 161	20.00
	00188701	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 161	20.00
	00188701	US BANK CORP PAYMENT SYS	U-PARK SYSTEM # 024	18.39
	00188701	US BANK CORP PAYMENT SYS	U-PARK SYSTEM # 024	18.39
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	16.28

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188701	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 134	15.00
	00188701	US BANK CORP PAYMENT SYS	U-PARK SYSTEM # 024	15.00
	00188701	US BANK CORP PAYMENT SYS	U-PARK SYSTEM # 024	15.00
	00188701	US BANK CORP PAYMENT SYS	IPM LOT 71	14.71
	00188701	US BANK CORP PAYMENT SYS	IPM LOT 71	14.71
	00188701	US BANK CORP PAYMENT SYS	IPM LOT 71	14.71
	00188701	US BANK CORP PAYMENT SYS	IPM LOT 71	14.71
	00188701	US BANK CORP PAYMENT SYS	IPM LOT 71	14.71
	00188701	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 134	12.00
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	11.19
	00188701	US BANK CORP PAYMENT SYS	U-PARK SYSTEM #156	10.00
<i>Org Key: YF2500 - Family Counseling</i>				
	00188701	US BANK CORP PAYMENT SYS	COALITION ENDING GEN	40.00
<i>Org Key: YF2600 - Family Assistance</i>				
	00188701	US BANK CORP PAYMENT SYS	TRUE VALUE.COM	548.90
	00188701	US BANK CORP PAYMENT SYS	TRUE VALUE.COM	499.00
	00188701	US BANK CORP PAYMENT SYS	ACT OLYMPICCASCADEAQUA	300.00
	00188701	US BANK CORP PAYMENT SYS	QFC #5839	189.46
	00188701	US BANK CORP PAYMENT SYS	AMAZONFRESH	173.96
	00188701	US BANK CORP PAYMENT SYS	ENCOMPASS SUPPLY CHAIN SO	85.99
	00188701	US BANK CORP PAYMENT SYS	ACT OLYMPICCASCADEAQUA	70.00
	00188701	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
	00188701	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	16.00
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00188701	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	75.91
	00188701	US BANK CORP PAYMENT SYS	EIG*HOMESTEAD	21.99
Total				334,581.37

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.

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

Report	Warrants	Date	Amount
Check Register	188714-188793	8/31/2017	\$ 713,215.89
			\$ 713,215.89

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188714	08/31/2017	ALBERTS, TOM SC Car Show Sound System Renta	P0096264	OH008665	08/24/2017	300.00
00188715	08/31/2017	ALERNA GOLF & TENNIS/ SEATTLE Instructor payment - course #1	P0096276	17126	08/30/2017	928.20
00188716	08/31/2017	AMERIGAS-1400 INV 3067450588 2017 PROPANE DE	P93485	3067450588	07/29/2017	335.18
00188717	08/31/2017	AUCKLAND, JOSH CHAIN BINDER FOR MANHOLE		OH008683	08/15/2017	21.97
00188718	08/31/2017	AWC AUGUST 2017		OH008684	08/29/2017	335.50
00188719	08/31/2017	BEDFORD, NANCY C OVERPAYMENT REFUND		OH008680	08/25/2017	248.27
00188720	08/31/2017	BEEHIVE WORKSHOP Levy Lid Lift Postcard Design	P0096273	20170817	08/17/2017	500.00
00188721	08/31/2017	BLUELINE GROUP FREEMAN AVE ROADWAY RECONSTRUC	P85542	13772	08/02/2017	18,184.50
00188722	08/31/2017	BLUMENTHAL UNIFORMS Uniform Badge	P0096259	007921963	07/18/2017	145.20
00188723	08/31/2017	BONNER BROTHERS CONST INC RETAINAGE	P85063	#1RETAINAGE	08/29/2017	6,076.90
00188724	08/31/2017	BYERS & ANDERSON INC Services - Special	P0096236	62013/62010	08/17/2017	440.85
00188725	08/31/2017	BYKONEN CARTER QUINN COMM CNTR ENGINEER FOR STORAGE	P0096304	I8270	08/17/2017	105.00
00188726	08/31/2017	CHRISTIANSEN, ANNE Instructor fees - course #1684	P0096223	16848	08/21/2017	3,978.66
00188727	08/31/2017	CHS ENGINEERING INC PS 18 EQUIPMENT REPLACEMENT	P0095489	8017031707	07/28/2017	8,268.85
00188728	08/31/2017	CINTAS CORPORATION #460 2017 Rug cleaning services for	P93815	460181408/460185	07/31/2017	153.75
00188729	08/31/2017	CM DESIGN GROUP ROADSIDE SHOULDER IMPROVEMENTS	P91329	17055	08/14/2017	1,609.42
00188730	08/31/2017	COMCAST Internet Charges/Fire	P93827	OH008659	08/11/2017	454.58
00188731	08/31/2017	COMCAST 2017 ANNUAL PW WI-FI SERVICE	P93757	OH008679	08/07/2017	95.90
00188732	08/31/2017	CRYSTAL AND SIERRA SPRINGS 2017 ANNUAL PO FOR WATER DELIV	P94425	14555831081217	08/12/2017	288.85
00188733	08/31/2017	CRYSTAL SPRINGS Coffee delivery July 2017.	P0096239	13123243080417	08/04/2017	28.92
00188734	08/31/2017	DANIEL, KAMARIA MI-TV Council Broadcast 08/07	P0096269	007	08/23/2017	750.00
00188735	08/31/2017	EMERALD BALLET THEATRE Instructor fees - course #6877	P0096243	6877/16880	08/22/2017	1,058.75
00188736	08/31/2017	EXCEL SUPPLY COMPANY INVENTORY PURCHASES	P0096213	88862	08/15/2017	232.54
00188737	08/31/2017	FEDEX OFFICE Laminating, cutting & other pr	P93531	513500030436	07/06/2017	39.11
00188738	08/31/2017	FIRE PROTECTION INC SECURITY FIRE ALARM MONITORING	P0096232	39830	08/01/2017	4,037.62
00188739	08/31/2017	FIRST STUDENT INC Transportation - Golden Garden	P0096224	9193524/2978	07/26/2017	959.00

Date: 08/31/17

Time: 13:27:29

Report Name: AP Report by Check Number

CouncilAP

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188740	08/31/2017	GRAINGER PNEUMATIC CONDENSATE SEPARATOR	P0096216	9530182352	08/16/2017	1,329.13
00188741	08/31/2017	GRAND & BENEDICTS INC Operating supplies for Thrift	P93570	0902377/0906673/	08/04/2017	891.83
00188742	08/31/2017	GREEN EARTHWORKS CONST INC SUB BASIN 27A.9 SEWER AND DRAI	P0095175	#2	07/31/2017	134,510.01
00188743	08/31/2017	GREER, J SCOTT Pro tem judge 8.14	P0096277	OH008677	08/14/2017	125.00
00188744	08/31/2017	H D FOWLER 8" PVC SEWER PIPE & FITTINGS	P0096221	I4598893	08/14/2017	8,979.57
00188745	08/31/2017	HARRIGAN LEYH FARMER & Professional Services - Invoic	P0096252	12	08/08/2017	35,180.68
00188746	08/31/2017	HAWLEY, C J CAR CLEANING SUPPLIES		OH008682	08/23/2017	33.89
00188747	08/31/2017	HIRSCH, ALLAN Community Campout Performance	P0096274	OH008687	08/12/2017	350.00
00188748	08/31/2017	HOME DEPOT CREDIT SERVICE PIPE, STAIN & MORTOR TOOLS	P0096214	0182043081335	08/18/2017	242.62
00188749	08/31/2017	HONEYWELL, MATTHEW V Professional services - Invoic	P0096222	988	08/15/2017	400.00
00188750	08/31/2017	HUGHES FIRE EQUIPMENT INC Mirror Harnesses for '08 Pierc	P0096207	516404	08/11/2017	303.50
00188751	08/31/2017	IBS INC REPLACE WARRANT 187745		OH008685	08/10/2017	194.13
00188752	08/31/2017	INTERCOM LANGUAGE SERVICES INC Interpreting Services 17-271	P0096279	17271	08/18/2017	480.00
00188753	08/31/2017	KC DNRP DIRECTOR'S OFFICE K4C 2017 Annual Contribution	P0096268	OH008670	08/22/2017	1,200.00
00188754	08/31/2017	KC PET LICENSES KC PET LICENSE FEES COLLECTED	P93440	OH008669	07/31/2017	45.00
00188755	08/31/2017	KELLEY IMAGING SYSTEMS GIS HP MACHINE REPAIR	P0096233	IN291772	08/15/2017	1,588.70
00188756	08/31/2017	KEMP WEST INC Trim trees at ICP for Ball fie	P0095977	18634	08/15/2017	7,150.00
00188757	08/31/2017	KRAZAN & ASSOCIATES INC INV 609064 2017 ARTERIAL &	P0096250	I6090645832	07/31/2017	1,790.00
00188758	08/31/2017	LAKERIDGE PAVING COMPANY SCHEDULE B,C,D, RESIDENTIAL	P0095905	#1	07/31/2017	315,892.75
00188759	08/31/2017	LEADSONLINE.COM Annual Service Package - CIS	P0095705	241679	07/01/2017	1,908.00
00188760	08/31/2017	LERN Lern Conference Registration:	P0096266	84029	07/12/2017	2,784.00
00188761	08/31/2017	LIFE ASSIST INC Aid Supplies	P0096206	812509	08/15/2017	475.75
00188762	08/31/2017	LIFE TEK INC CPR and First Aid Completion C	P0095956	171193/194/17750	07/27/2017	1,045.01
00188763	08/31/2017	MCDANIEL, BRIAN AIRLINE TICKET FOR TRAINING		OH008689	08/24/2017	512.41
00188764	08/31/2017	METROPRESORT Printing and Mailing of July 2	P94122	495125/494950/42	07/24/2017	2,254.12
00188765	08/31/2017	MI SCHOOL DISTRICT #400 INV 2017-511 2017 SCHOOL DISTR	P93750	2017701/2017708	08/02/2017	2,735.07

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188766	08/31/2017	MICROFLEX July 2017 Tax Audit Program In	P0096240	00022646	08/10/2017	192.02
00188767	08/31/2017	MORRIS-HANSEN ENT INC CLEAN WINDOWS & GUTTERS CITY H	P0096227	53220	08/14/2017	2,222.40
00188768	08/31/2017	NORTHWEST PUBLISHING CENTER Online Digital P&R Guide - Fal	P0096225	141080	08/14/2017	792.00
00188769	08/31/2017	NRPA Annual Group Package Membershi	P0096246	OH008671	08/23/2017	595.00
00188770	08/31/2017	NUTURING WATER THERAPIES LLC Instructor fee - course #17532	P0096226	17532	08/21/2017	766.50
00188771	08/31/2017	OLSON, JOHN R Pro tem judge 8.24	P0096278	OH008672	08/24/2017	200.00
00188772	08/31/2017	OVERLAKE OIL INV 184751 2017 UNLEADED AND D	P93482	0184460IN	07/27/2017	8,209.07
00188773	08/31/2017	PACE ENGINEERS INV 66016 FREEMAN AVE VAC	P0096248	66016	08/10/2017	450.00
00188774	08/31/2017	PACIFIC AIR CONTROL INC HP20 COMMANDERS OFFICE REPAIR	P0096228	5092	08/04/2017	540.10
00188775	08/31/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH008673	08/28/2017	50.34
00188776	08/31/2017	PUGET SOUND REGIONAL COUNCIL 2018 dues	P0096235	2018047	08/15/2017	17,738.00
00188777	08/31/2017	REMOTE SATELLITE SYSTEMS INT'L Sat Cell service for EMAC (Inv	P0096218	00089794	08/10/2017	48.95
00188778	08/31/2017	SAIL SAND POINT Instructor fees - course #1688	P0096262	16889	08/28/2017	2,087.28
00188779	08/31/2017	SCHMALHOFER, GEORGE F CAR CLEANING SUPPLIES		OH008681	08/23/2017	36.74
00188780	08/31/2017	SEATTLE TIMES COMPANY, THE Seattle Times Subscription	P0096267	OH008675	09/08/2017	546.00
00188781	08/31/2017	SHOREWOOD HEIGHTS Rental assistance for Emergenc	P93580	OH008674	08/25/2017	375.24
00188782	08/31/2017	SUPPLY SOURCE INC,THE INVENTORY PURCHASES	P0096220	1702741	08/15/2017	2,102.67
00188783	08/31/2017	SUPPRESSION SYSTEMS INC CITY HALL FIRE ALARM UPGRADE	P0096237	15894	08/16/2017	23,733.60
00188784	08/31/2017	SYSTEMS DESIGN WEST LLC Transport Billing Fees July 20	P0096241	MIFD0817	08/14/2017	1,216.11
00188785	08/31/2017	T-MOBILE 2017 Services for Boat Launch	P93801	OH008664	08/09/2017	49.99
00188786	08/31/2017	TACOMA SCREW PRODUCTS INC WEDGE ANCHORS & WASHERS	P0096126	16213832	08/11/2017	146.12
00188787	08/31/2017	TAYLOR, KIRSTEN 2017 ICMA CONF EXPENSES		OH008686	08/29/2017	576.40
00188788	08/31/2017	TRINITY CONTRACTORS INC ROADSIDE SHOULDER IMPROVEMENTS	P93290	#6	07/21/2017	76,096.30
00188789	08/31/2017	TRU MECHANICAL INC GYM, MERCER ROOM AND GAME ROOM	P0096231	5261	08/09/2017	850.85
00188790	08/31/2017	VERIZON WIRELESS Cell Charges/Fire	P0096254	9790516002	08/06/2017	18.38
00188791	08/31/2017	WALTER E NELSON CO INVENTORY PURCHASES	P0096211	612394	08/16/2017	692.14

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188792	08/31/2017	WOOD, JULIE D Clinical consults for 2017	P93567	OH008676	08/28/2017	450.00
00188793	08/31/2017	YOUTH CARE Donation for volunteer work	P0096270	OH008688	08/23/2017	455.00
					Total	<u>713,215.89</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P93440	00188754	KC PET LICENSES	KC PET LICENSE FEES COLLECTED	45.00
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0096220	00188782	SUPPLY SOURCE INC,THE	INVENTORY PURCHASES	2,102.67
P0096219	00188744	H D FOWLER	INVENTORY PURCHASES	1,739.02
P0096211	00188791	WALTER E NELSON CO	INVENTORY PURCHASES	692.14
P0096143	00188740	GRAINGER	INVENTORY PURCHASES	495.54
P0096191	00188740	GRAINGER	INVENTORY PURCHASES	298.41
	00188719	BEDFORD, NANCY C	OVERPAYMENT REFUND	248.27
P0096069	00188744	H D FOWLER	INVENTORY PURCHASES	264.90
P0096111	00188740	GRAINGER	INVENTORY PURCHASES	233.16
P0096213	00188736	EXCEL SUPPLY COMPANY	INVENTORY PURCHASES	232.54
	00188751	IBS INC	REPLACE WARRANT 187745	194.13
	00188779	SCHMALHOFER, GEORGE F	CAR CLEANING SUPPLIES	36.74
<i>Org Key: 814083 - Vol Life Ins - States West Lif</i>				
	00188718	AWC	AUGUST 2017	335.50
<i>Org Key: CA1100 - Administration (CA)</i>				
P0096236	00188724	BYERS & ANDERSON INC	Services - Special	333.55
P0096236	00188724	BYERS & ANDERSON INC	Services - Special	107.30
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P0096222	00188749	HONEYWELL, MATTHEW V	Professional services - Invoic	400.00
<i>Org Key: CM1100 - Administration (CM)</i>				
	00188787	TAYLOR, KIRSTEN	2017 ICMA CONF EXPENSES	576.40
P0096273	00188720	BEEHIVE WORKSHOP	Levy Lid Lift Postcard Design	500.00
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P0096252	00188745	HARRIGAN LEYH FARMER &	Professional Services - Invoice	35,180.68
<i>Org Key: CM1300 - Sustainability</i>				
P0096268	00188753	KC DNRP DIRECTOR'S OFFICE	K4C 2017 Annual Contribution	1,200.00
<i>Org Key: CO6100 - City Council</i>				
P0096269	00188734	DANIEL, KAMARIA	MI-TV Council Broadcast 08/07	450.00
P0096269	00188734	DANIEL, KAMARIA	MI-TV School Board Broadcast 0	300.00
<i>Org Key: CT1100 - Municipal Court</i>				
P0096279	00188752	INTERCOM LANGUAGE SERVICES INC	Interpreting Services 17-271	480.00
P0096277	00188743	GREER, J SCOTT	Pro tem judge 8.14	125.00
P0096278	00188771	OLSON, JOHN R	Pro tem judge 8.24	100.00
P0096278	00188771	OLSON, JOHN R	Pro tem judge 8.25	100.00
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P94122	00188764	METROPRESORT	Printing and Mailing of July 2	426.14
P94122	00188764	METROPRESORT	Printing and Mailing of July 2	325.23
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P94122	00188764	METROPRESORT	Printing and Mailing of July 2	426.15
P94122	00188764	METROPRESORT	Printing and Mailing of July 2	325.22

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P94122	00188764	METROPRESORT	Printing and Mailing of July 2	426.15
P94122	00188764	METROPRESORT	Printing and Mailing of July 2	325.23
<i>Org Key: FNBE01 - Financial Services</i>				
P0096240	00188766	MICROFLEX	July 2017 Tax Audit Program In	192.02
<i>Org Key: FR1100 - Administration (FR)</i>				
P0096241	00188784	SYSTEMS DESIGN WEST LLC	Transport Billing Fees July 20	1,216.11
P0096255	00188730	COMCAST	Internet Charges/Fire	106.35
P0096256	00188730	COMCAST	Internet Charges/Fire	62.40
P0096253	00188730	COMCAST	Internet Charges/Fire	11.38
<i>Org Key: FR2100 - Fire Operations</i>				
P0096207	00188750	HUGHES FIRE EQUIPMENT INC	Mirror Harnesses for '08 Pierc	303.50
P0096259	00188722	BLUMENTHAL UNIFORMS	Uniform Badge	145.20
P0096254	00188790	VERIZON WIRELESS	Cell Charges/Fire	18.38
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P0096206	00188761	LIFE ASSIST INC	Aid Supplies	475.75
<i>Org Key: FR5100 - Community Risk Reduction</i>				
P0095956	00188762	LIFE TEK INC	CPR and First Aid Completion C	1,045.01
<i>Org Key: GGM001 - General Government-Misc</i>				
P93439	00188730	COMCAST	CITY HALL HIGH SPEED INTERNET	111.45
<i>Org Key: IGVO06 - Puget Sound Regional Council</i>				
P0096235	00188776	PUGET SOUND REGIONAL COUNCIL	2018 dues	17,738.00
<i>Org Key: IS1100 - IGS Mapping</i>				
P0096233	00188755	KELLEY IMAGING SYSTEMS	GIS HP MACHINE REPAIR	1,588.70
<i>Org Key: MT3100 - Water Distribution</i>				
	00188763	MCDANIEL, BRIAN	AIRLINE TICKET FOR TRAINING	512.41
P0096142	00188740	GRAINGER	HAND TRUCK FOR HYDRANT METER	152.88
<i>Org Key: MT3500 - Sewer Pumps</i>				
P0096125	00188786	TACOMA SCREW PRODUCTS INC	WEDGE ANCHORS & WASHERS	56.63
P0096216	00188740	GRAINGER	HARD HAT (FULL BRIM YELLOW)	24.55
	00188717	AUCKLAND, JOSH	CHAIN BINDER FOR MANHOLE	21.97
<i>Org Key: MT3800 - Storm Drainage</i>				
P0096127	00188744	H D FOWLER	8" PVC SEWER PIPE & FITTINGS	2,678.64
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93757	00188731	COMCAST	2017 ANNUAL PW WI-FI SERVICE	95.90
P94425	00188732	CRYSTAL AND SIERRA SPRINGS	2017 ANNUAL PO FOR WATER DELIV	75.18
<i>Org Key: MT4200 - Building Services</i>				
P0096238	00188767	MORRIS-HANSEN ENT INC	CLEAN WINDOWS & GUTTERS CITY H	1,406.30
P0096228	00188774	PACIFIC AIR CONTROL INC	HP20 COMMANDERS OFFICE REPAIR	540.10
P0096232	00188738	FIRE PROTECTION INC	SECURITY FIRE ALARM MONITORING	399.00
<i>Org Key: MT4300 - Fleet Services</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93482	00188772	OVERLAKE OIL	INV 184751 2017 UNLEADED AND D	8,209.07
P93750	00188765	MI SCHOOL DISTRICT #400	INV 2017-511 2017 SCHOOL DISTR	2,735.07
P93485	00188716	AMERIGAS-1400	INV 3067450588 2017 PROPANE DE	335.18
P0096133	00188740	GRAINGER	PNEUMATIC CONDENSATE	124.59
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0096218	00188777	REMOTE SATELLITE SYSTEMS INT'L	Sat Cell service for EMAC (Inv	48.95
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P0095705	00188759	LEADSONLINE.COM	Annual Service Package - CIS	1,908.00
<i>Org Key: PO4300 - Police Training</i>				
	00188746	HAWLEY, C J	CAR CLEANING SUPPLIES	33.89
<i>Org Key: PR1100 - Administration (PR)</i>				
P0096225	00188768	NORTHWEST PUBLISHING CENTER	Online Digital P&R Guide - Fal	792.00
P0096246	00188769	NRPA	Annual Group Package Membershi	595.00
<i>Org Key: PR2100 - Recreation Programs</i>				
P0096223	00188726	CHRISTIANSEN, ANNE	Instructor fees - course #1684	3,978.66
P0096266	00188760	LERN	Lern Conference Registration:	1,392.00
P0096243	00188735	EMERALD BALLET THEATRE	Instructor fees - course #6877	735.00
P0096270	00188793	YOUTHCARE	Donation for volunteer work	455.00
P0096243	00188735	EMERALD BALLET THEATRE	Instructor fees - course #1688	323.75
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0096276	00188715	ALERNA GOLF & TENNIS/ SEATTLE	Instructor payment - course #1	928.20
P0096226	00188770	NUTURING WATER THERAPIES LLC	Instructor fee - course #17532	766.50
P0096224	00188739	FIRST STUDENT INC	Transportation - Golden Garden	494.62
P0096224	00188739	FIRST STUDENT INC	Transportation Elev. Sportz	464.38
<i>Org Key: PR2103 - Aquatics Programs</i>				
P0096262	00188778	SAIL SAND POINT	Instructor fees - course #1688	2,087.28
<i>Org Key: PR2104 - Special Events</i>				
P0096274	00188747	HIRSCH, ALLAN	Community Campout Performance	350.00
<i>Org Key: PR4100 - Community Center</i>				
P0096266	00188760	LERN	Lern Conference Registration:	1,392.00
P0096231	00188789	TRU MECHANICAL INC	GYM, MERCER ROOM AND GAME	850.85
P0096267	00188780	SEATTLE TIMES COMPANY, THE	Seattle Times Subscription	546.00
P93827	00188730	COMCAST	2017 High speed connection cha	163.00
P0096232	00188738	FIRE PROTECTION INC	SECURITY FIRE ALARM MONITORING	150.15
P0096239	00188733	CRYSTAL SPRINGS	Coffee delivery July 2017.	28.92
<i>Org Key: PR5900 - Summer Celebration</i>				
P0096264	00188714	ALBERTS, TOM	SC Car Show Sound System Renta	300.00
<i>Org Key: PR6100 - Park Maintenance</i>				
P94425	00188732	CRYSTAL AND SIERRA SPRINGS	2017 ANNUAL PO FOR WATER DELIV	213.67
P0096126	00188786	TACOMA SCREW PRODUCTS INC	TAPPING SCREWS	89.49
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P0096234	00188767	MORRIS-HANSEN ENT INC	CLEAN WINDOWS AND GUTTERS	569.50
P0096232	00188738	FIRE PROTECTION INC	SECURITY FIRE ALARM MONITORING	169.50

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P93815	00188728	CINTAS CORPORATION #460	2017 Rug cleaning services for	153.75
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P93801	00188785	T-MOBILE	2017 Services for Boat Launch	49.99
<i>Org Key: WD130R - Street Related Storm Projects</i>				
P0096221	00188744	H D FOWLER	8" DI PIPE, JETSET, FRAME & GR	4,297.01
<i>Org Key: WD531C - Sub Basin 27a</i>				
P0095175	00188742	GREEN EARTHWORKS CONST INC	SUB BASIN 27A.9 SEWER AND DRAI	44,119.28
<i>Org Key: WG101R - City Hall Building Repairs</i>				
P0096237	00188783	SUPPRESSION SYSTEMS INC	CITY HALL FIRE ALARM UPGRADE	23,733.60
<i>Org Key: WG105R - Community Center Bldg Repairs</i>				
P0096229	00188738	FIRE PROTECTION INC	FIRE ALARM PANEL REPLACEMENT	3,149.47
P0096304	00188725	BYKONEN CARTER QUINN	COMM CNTR ENGINEER FOR STORAGE	105.00
<i>Org Key: WP115S - ICP South Synthetic Field</i>				
P0095977	00188756	KEMP WEST INC	Trim trees at ICP for Ball fie	7,150.00
<i>Org Key: WP720R - Recurring Park Projects</i>				
P0096214	00188748	HOME DEPOT CREDIT SERVICE	PIPE, STAIN & MORTOR TOOLS	242.62
<i>Org Key: WR101R - Residential Street Improvement</i>				
P0095905	00188758	LAKERIDGE PAVING COMPANY	SCHEDULE B,C,D, RESIDENTIAL	315,892.75
P0096250	00188757	KRAZAN & ASSOCIATES INC	INV 609064 2017 ARTERIAL &	1,790.00
<i>Org Key: WR103F - Emer Repair - Freeman Landing</i>				
P0096152	00188721	BLUELINE GROUP	FREEMAN AVE ROADWAY	16,949.75
P0096248	00188773	PACE ENGINEERS	INV 66016 FREEMAN AVE VAC	450.00
<i>Org Key: WS512R - Sewer Repair at Sub-Basin 27</i>				
P0095175	00188742	GREEN EARTHWORKS CONST INC	SUB BASIN 27A.9 SEWER AND DRAI	90,390.73
P85542	00188721	BLUELINE GROUP	SUB BASIN 27A.9 SEWER & DRAIN	1,234.75
<i>Org Key: WS901D - Sewer Sys Pump Sta Repairs</i>				
P0095489	00188727	CHS ENGINEERING INC	PS 18 EQUIPMENT REPLACEMENT	8,268.85
<i>Org Key: WW535A - PRV Air Vac Replacements-Ph 1</i>				
P85063	00188723	BONNER BROTHERS CONST INC	RETAINAGE	6,076.90
<i>Org Key: XR543C - WMW Shoulders (7400-8000 Blk)</i>				
P93290	00188788	TRINITY CONTRACTORS INC	ROADSIDE SHOULDER	76,096.30
P91329	00188729	CM DESIGN GROUP	ROADSIDE SHOULDER	1,609.42
<i>Org Key: YF1100 - YFS General Services</i>				
P93531	00188737	FEDEX OFFICE	Laminating, cutting & other pr	39.11
<i>Org Key: YF1200 - Thrift Shop</i>				
P93570	00188741	GRAND & BENEDICTS INC	Operating supplies for Thrift	891.83
P0096227	00188767	MORRIS-HANSEN ENT INC	CLEAN WINDOWS AND GUTTERS THRI	246.60
P0096232	00188738	FIRE PROTECTION INC	SECURITY FIRE ALARM MONITORING	169.50
<i>Org Key: YF2500 - Family Counseling</i>				
P93567	00188792	WOOD, JULIE D	Clinical consults for 2017	450.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: YF2600 - Family Assistance</i>				
P93580	00188781	SHOREWOOD HEIGHTS	Rental assistance for Emergenc	375.24
P93578	00188775	PUGET SOUND ENERGY	Utility Assistance for Emerenc	50.34
Total				713,215.89



CITY OF MERCER ISLAND CERTIFICATION OF PAYROLL

PAYROLL PERIOD ENDING	8.11.17
PAYROLL DATED	8.18.17
Net Cash	\$ 530,251.62
Net Voids/Manuals	\$ 36,617.78
Net Total	\$ 566,869.40
Federal Tax Deposit - Key Bank	\$ 108,136.37
Social Security and Medicare Taxes	\$ 51,478.93
Medicare Taxes Only (Fire Fighter Employees)	\$ 2,266.32
Public Employees Retirement System 1 (PERS 1)	\$ -
Public Employees Retirement System 2 (PERS 2)	\$ 27,529.85
Public Employees Retirement System 3 (PERS 3)	\$ 5,875.24
Public Employees Retirement System (PERSJM)	\$ 742.87
Public Safety Employees Retirement System (PSERS)	\$ 182.98
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$ 28,477.95
Regence & LEOFF Trust - Medical Insurance	\$ 13,524.76
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	\$ 29,494.95
Fire 457 Nationwide	\$ 9,831.11
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	\$ 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	\$ 754.50
AFLAC - Supplemental Insurance Plans	\$ 861.74
Coffee Fund	\$ 84.00
Transportation	\$ 105.00
HRA - VEBA	\$ 4,332.21
Miscellaneous	\$ -
Tax & Benefit Obligations Total	\$ 301,871.69

TOTAL GROSS PAYROLL	\$ 868,741.09
----------------------------	----------------------

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 AUGUST 7, 2017

CALL TO ORDER & ROLL CALL

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

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

AGENDA APPROVAL

It was moved by Wisenteiner; seconded by Wong to:

Approve the agenda as presented.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

SPECIAL BUSINESS

Swearing-In of Councilmember Salim Nice

City Clerk Ali Spietz conducted the ceremonial swearing-in of Councilmember Salim Nice.

Women's Equality Day Proclamation

Mayor Bruce Bassett proclaimed August 24, 2017 as Mercer Island Women's Equality Day and invited all Mercer Island residents to join together at the Music in the Park concert featuring local band Lemola at Mercerdale Park on August 24, 2017 at 7:00 pm to celebrate Women's Equality Day.

Marine Patrol Recognition

Councilmember Wisenteiner spoke about his experience during Seafair while riding along with Marine Patrol. He spoke about how professional and respectful the officers were when making contact with boaters. He thanked the Police Department and Marine Patrol for all of their work over the weekend.

Police Chief Ed Holmes introduced Marine Patrol Technician Greg Levinson and Sergeant Chad Schumacher. He thanked the Council for the recognition and the support from the community.

CITY MANAGER REPORT

City Manager Julie Underwood provided her report regarding:

- City in the News!
 - Emergency Planning Program on King5
 - Adventure Playground at Island Crest Park on King5
- Seeking financial challenges Community Advisory Group volunteers – deadline to apply Tue, Aug 15
- Mercerdale Hillside utility underground project
- Marine Patrol and CERT - lakeside demonstration of near-shore rescue and overview of marine patrol operations and water safety - Sat, Aug 12
- Cyclemates sculpture unveiling - Sun, Aug 13
- Other Updates
 - Island Crest Park Field Turf Project Underway
 - Communications Assessment - online survey launching in August
 - City Council Meetings move to Tuesdays in September

APPEARANCES

Jean Cole, 3049 71st Ave SE, spoke on behalf of 30 residents who are opposed to the proposed restriping of 77th Ave SE. Because businesses along 77th already having ample parking in their own lots and 77th is too far from the Park and Ride for commuters.

Carolyn Boatsman, 3210 74th Ave SE, spoke about tree code standards both within development code and tree removal when it is not part of any other development. She expressed concerned about the very large trees that may come down and how to protect them. She asked the Council to take a look at Chapter 20.52 of Medina's Tree Management Code, specifically how they address the removal of "Legacy Trees".

Jane Meyer Brahm, 7420 North Mercer Way, spoke about Cyclemates program and the unveiling of the Cyclemates sculpture on Sunday, August 13 from 1-3 pm in front of the mound at Aljoia.

Lloyd Gilman, 7217 80th Ave SE, spoke about transparency hopes for the Citizen Advisory Group being assembled. He spoke about his desire for the City to keep programs like Cyclemates, Soulmates, and Trailmates going.

David Youssefnia, 8214 SE 30th Street, spoke about the Residential Development Code and the unintended consequences of the amendments. Asked the Council to redefine the term hardscape in the code, or go back to the 20% recommendation from the Planning Commission. He believes the proposed amendment is too restrictive.

Traci Granbois, 8440 SE 82nd Street, spoke about commuter parking options being discussed. She expressed concern with the distance between 77th and the Park and Ride.

Ira Appelman, 9039 East Shorewood, spoke in opposition of commuter parking at 77th. He referenced a study conducted by Sound Transit in 2012, where they decided that the 77th location was too far from the Park and Ride to be viable. He believes this proposal is a misuse of funds.

Robin Russell, 7549 SE 29th Street, spoke in opposition to the proposed restriping of 77th Ave SE. She expressed public safety concerns with the removal of bike lanes to add more parking spots.

Sue Sherwood, 7444 West Mercer Way, serves as a board member for Mercer Island Center of the Arts (MICA), spoke about the online commentary of the proposed restriping of 77th Ave SE. She clarified that the proposal to restripe 77th Ave SE is not related to MICA.

CONSENT CALENDAR

Payables: \$1,043,565.55 (07/20/2017) & \$518,544.84 (07/27/2017)

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

Payroll: \$818,795.33 (07/21/2017) & \$812,255.46 (08/04/2017)

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

Minutes: July 17, 2017 Regular Meeting Minutes

Recommendation: Adopt the July 17, 2017 Regular Meeting Minutes as written.

AB 5304 Interlocal Agreement with MISD for Counseling Services

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

It was moved by Bertlin; seconded by Wisenteiner to:

Approve the Consent Calendar and the recommendations contained therein.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

REGULAR BUSINESS

AB 5335 Residential Development Standards Code Amendments (5th Reading)

Evan Maxim, Planning Manager, provided an overview of the Community Outreach that has been conducted. He reviewed the remaining policies for the Council to address in the proposed ordinance of code amendments for Residential Development Standards as follows:

Hardscape – Correction:

Council Direction: Staff return with a simpler math formula to address landscaped area increases as slope on property increases. Council will table the issue for now and possible revisit during the final review.

Tree Code:

Council Direction: Reduce current 50% GFA threshold for exceptional tree removal to 25%. Regarding tree replacement standards, keep the fee in lieu language from current draft code. Require additional replacement trees for exceptional trees. Remand non-development tree retention requirement to the Planning Commission.

Other Council Direction:

ADU Exception on GFA: Councilmember Wong requested the ADU exception on GFA be removed from the RDS amendments because it was not included in the original topics sent to the Planning Commission for consideration. There was Council discussion. Council consensus was to keep the GFA incentive for ADUs in the draft recommendations.

Softscape Devoid of Invasives Requirement: Councilmember Nice requested staff return with language be added to page 22, section 3 to prescribe clearing of invasives in softscape for new single family development. A list of invasives would need to be included. There was Council consensus.

Flag Lot Exception: Councilmember Grausz requested to replace page 22, lines 29-31 with language similar to, “A development proposal on a flag lot that, taking into account driveway routing and width, requires a driveway that occupies more than 25% of the otherwise allowed lot coverage area, in which event the adjustment shall in no event exceed the driveway-occupied lot area greater than 25% of the otherwise allowed lot coverage area; and” There was Council consensus.

Accessible Entry Path: Councilmember Grausz requested “an accessible entry path” be added to the list of preferred practices on page 45, line 36. Council discussion took place. Council consensus was to require an accessible entry path for single story homes that will receive an increased lot coverage.

Timing for Tree Replacement: Councilmember Grausz requested language be added to page 47, line 44 to address when tree replacement should take place so that it is not attempted while construction is still ongoing. Council consensus was to have staff return with language to set a standard that tree replacement should take place at the start of the rainy season unless otherwise advised by the City Arborist.

View Easement Tree Removal: Councilmember Grausz requested that view easement trees on page 48, lines 26-28 be removed from the list of exemptions so that a permit is required for it, and the tree replacement requirement is triggered. There was Council consensus.

Tree Retention – Exceptional Trees: Councilmember Grausz requested the Council look at clarifying this language. Council consensus was to remove the word copse from page 49, line 44. Also to remove section 3(b) from page 50, lines 3-5.

Net Lot Area – Definition: Councilmember Grausz requested a definition be added to page 90, lines 30-31 to void double counting or abuse of common driveway exemptions. Council consensus was to have staff return with language to achieve this goal. There was also Council consensus to eliminate incentives for retaining prioritized trees and to require prioritized trees be a part of the retention criteria.

Tree Replacement in ROW: Councilmember Grausz requested the Council to add a requirement for the City to replace trees that are removed from the ROW, preferably in the same location. City Manager Underwood advised that the ROW team was reduced by 2 FTEs during the recession, which leaves a maintenance burden on staff if

Careful thought isn't given to this type of requirement. She requested to have a policy discussion at a study session in the fall. Council consensus to bring the topic back for a study session in the fall.

DSG Administrative Services Manager Alison Van Gorp spoke about the following community outreach schedule:

- August to early September
 - Short 3 to 5 minutes online videos
 - A primer highlighting the major changes in the draft code
 - Promoted via social media
 - Community workshops with stakeholders
- September 5
 - Council review of feedback
- September 19
 - Council final reading and adoption

Council requested that staff provide prior to the Council final reading a summary sheet to help the public understand the changes with table comparison of the current code and the proposed amendments, an executive summary in plain language, graphics and illustrations.

It was moved by Grausz; seconded by Wong to:

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

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

AB 5333 Short Term Commuter Parking Plan Options

Assistant City Manager Kirsten Taylor presented the following short-term parking solutions being considered:

- Solution A: Sound Transit leases satellite parking on existing routes (served by Metro routes 630, 201, and/or 204).
- Solution B: Sound Transit leases spaces in town center lots controlled by Diamond Parking.
- Other commuter parking options on City properties
 - 77th Ave SE On-Street Parking between SE 27th St and SE 32nd St
 - Luther Burbank Park – South Parking Lot
- Other parking and transit solutions
 - South Bellevue Park & Ride Replacement Parking
 - Metro 630 Shuttle Service Improvements
 - King County Metro Multi-Family Park & Ride Program
 - New Amazon Shuttle

Mayor Bassett requested staff conduct a needs analysis of the community prior to having Sound Transit enter into leases for satellite parking or Diamond Parking options.

The Council directed staff to:

- Increase marketing efforts to encourage use of the 38 underutilized parking stalls in existing leased lots.
- Monitor private parking and private shuttle activities and return to the Council with a proposed code amendment process after six months.
- Return with additional information and cost estimate for using Luther Burbank South lot for commuter parking.

OTHER BUSINESS

Councilmember Absences

There were no absences.

Planning Schedule

City Manager Underwood suggested canceling the August 21 Council meeting, moving the Executive Session which was scheduled for that meeting to September 5 at 5:00 pm.

It was moved by Weiker; seconded by Wisenteiner to:

Cancel the Regular Council Meeting of August 21.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

Board Appointments

There were no appointments.

Councilmember Reports

Councilmembers Weiker and Wong and Mayor Bassett thanked Emergency Manager Jennifer Franklin, Police Chief Ed Holmes and the Police Department for a great National Night Out event.

ADJOURNMENT

The Regular Meeting adjourned at 11:37 pm.

Attest:

Bruce Bassett, Mayor

Allison Spietz, City Clerk



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

**AB 5337
September 5, 2017
Consent Calendar**

**VACCHIERY ESTATE GIFT TO MERCER
ISLAND FIRE DEPARTMENT**

Proposed Council Action:

Approve acceptance of the Vacchieri Estate gift and appropriate \$125,000 in the 2017 General Fund budget.

DEPARTMENT OF	Fire (Steve Heitman)
COUNCIL LIAISON	n/a
EXHIBITS	1. Letter from the Law Offices of Dan Kellogg 2. MICC 2.50 "Donations to the City"
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	125,000
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	125,000

SUMMARY

On June 9, 2017, City Attorney Kari Sand received a letter from the law office of Attorney Dan Kellogg regarding the estate of Mary K. Vacchieri, in which the Mercer Island Fire Department (MIFD) was named as a beneficiary. (see Exhibit 1) The terms of the Last Will and Testament of Mary K. Vacchieri dictate that MIFD receive sixteen and two-thirds percent (16-2/3%) of the residuary estate, which equates to approximately \$233,240, with the potential of a percentage of additional funds remaining, if any, from the reserve account being utilized for final estate expenses.

MICC 2.50.020(A) provides that "City Council approval shall be required for any monetary donation made with specific terms or conditions outside of a city-budgeted expenditure (see Exhibit 2)." In addition, with MICC 2.50.030, "the City Manager shall communicate an acknowledgement of acceptance of the gift on behalf of the City and express appropriate appreciation therefor."

In working with the Finance Director, the Fire Chief has identified two critical needs for which the application of the funds from this generous gift would be most appropriate: 1) unplanned firefighter overtime costs incurred due to FMLA leave and firefighter disabilities in 2017; and 2) the fire apparatus sinking fund, which is projected to go negative in 2026. These funds will address the projected 2017 Fire Department budget overage of \$125,000 in 2017, if needed, with the balance dedicated to the fire apparatus sinking fund.

RECOMMENDATION

Fire Chief

MOVE TO: Accept the Vacchieri Estate Gift on behalf of the Mercer Island Fire Department and appropriate \$125,000 for unplanned firefighter overtime costs in the 2017 General Fund budget, if needed, with the balance of the gift dedicated to the fire apparatus sinking fund.



LAW OFFICES OF DAN KELLOGG

a professional limited liability company

P.O. Box 2168
Renton, WA 98056-0168
www.dankellogg.com

Tel: (425) 227-8700
Fax: (253) 852-2030
E-mail: dankellogg@seanet.com

June 6, 2017

City of Mercer Island Fire Department
Attn: Kari Sand
9611 SE 36th St.
Mercer Island, WA 98040

Re: Estate of Mary K. Vacchiery
Date of Death: June 12, 2014

Dear Ms. Sand:

The City of Mercer Island Fire Department was named as a beneficiary under the Last Will and Testament of Mary K. Vacchiery. Pursuant to the terms of the Will, Mercer Island Fire Department is to receive Sixteen and two-thirds percent (16-2/3%) of the residuary estate to be used for such general purposes as may be determined by its governing board.

The amount of the residuary estate is approximately \$1,534,000.00. The personal representative intends to reserve approximately \$134,000.00 in the estate account for final estate expenses. Therefore the amount available for initial distribution is \$1,400,000.00. The amount of the distribution to the City of Mercer Island Fire Department will be \$233,240.00.

At this time we ask that you complete the enclosed W-9 Request for Taxpayer Identification Number and sign the enclosed *Receipt and Waiver of Notice of Filing Declaration of Completion of Probate* and return these documents to our office in the envelope provided. We will hold the signed *Receipt* in our file until the distribution has been completed. Thereafter we will file the signed *Receipt* with the court.

When the estate is complete, all taxes and expenses are paid, and all closing documents are filed with the court, the personal representative will distribute the City of Mercer Island Fire Department's share of any remaining balance that was reserved in the estate account.

We welcome your call should you have any questions.

Very truly yours,

Tina Harvey,
Legal Assistant to Dan Kellogg

Encl: as stated
cc: Jayne Sherman, PR

Chapter 2.50
DONATIONS TO THE CITY

Sections:

- 2.50.010 Definition.
- 2.50.020 Acceptance of donations.
- 2.50.030 Acknowledgment of donations.
- 2.50.040 Policies and procedures.

2.50.010 Definition.

As used in this chapter, the term “donation” refers to any money or property, real or personal, donated, devised or bequeathed, with or without restriction, to the city of Mercer Island. (Ord. 17C-07 § 1).

2.50.020 Acceptance of donations.

A. Monetary Donations. The city manager is authorized to accept monetary donations in any amount to the city. If a monetary donation is conditioned on how the monies can be spent, the city manager is authorized to accept the donation for a city-budgeted expenditure. City council approval shall be required for any monetary donation made with specific terms or conditions outside of a city-budgeted expenditure. The city manager may, at his or her discretion, request city council approval prior to acceptance of any monetary donation.

B. Nonmonetary Donations. The city manager is authorized to determine the appropriateness, usefulness and value to the city of all nonmonetary donations with a fair market value of up to \$10,000 or of any nonmonetary donations that can and will be promptly sold by the city resulting in cash proceeds to the city that will be used for a city-budgeted expenditure, and the city manager shall notify the city council of his or her decision regarding the disposition of such donation. City council approval shall be required for the appropriation, retention, improvement, return to donor, transfer, trade, sale, donation to other agency, or other disposition of all other nonmonetary donations.

C. Nonacceptance of Donation. The city manager shall decline to accept a donation if such donation is not consistent with the policies, plans, goals or ordinances of the city of Mercer Island, if acceptance of same is contrary to law, or if the city council decides not to accept a donation. (Ord. 17C-07 § 1).

2.50.030 Acknowledgment of donations.

The city manager shall, for each donation, communicate an acknowledgment of acceptance on behalf of the city and express appropriate appreciation therefor. (Ord. 17C-07 § 1).

2.50.040 Policies and procedures.

The city manager may promulgate appropriate policies and procedures, with the recommendation of the various city departments, to encourage and facilitate the making of donations to the city. (Ord. 17C-07 § 1).



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

**AB 5341
September 5, 2017
Regular Business**

**RESIDENTIAL DEVELOPMENT STANDARDS
(6TH READING)**

Proposed Council Action:

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

DEPARTMENT OF	Development Services Group (Planning Manager)
COUNCIL LIAISON	n/a
EXHIBITS	<ol style="list-style-type: none"> 1. Proposed Ordinance No. 17C-15 (with REVISED Attachment A) 2. Residential Development Standards - Comparison Table 3. Planning Commission Accompanying Recommendations 4. Resource Request
2017-2018 CITY COUNCIL GOAL	2. Maintain the City's Residential Character
APPROVED BY CITY MANAGER	

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

SUMMARY

BACKGROUND

On September 5, 2017, staff is seeking Council direction related to: A) any further action required to address the additional public comment received since August 8; B) the desired effective date of the proposed code amendments; and C) the preferred funding option to create additional resources for enforcement of the proposed amendments.

On June 5, 2017, the City Council received the Planning Commission's recommendations related to amendments to the Residential Development Standards and conducted a second reading on 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, July 5, July 17, and August 7, 2017, the City Council reviewed and provided additional direction related to the proposed amendments. At the close of the City Council review on August 7, the City Council directed staff to prepare a revised draft of the proposed amendments, which is Attachment A to Exhibit 1 (pages 7-100). This draft incorporates Council-directed changes through August 7 and additional changes for clarification and correction through August 28.

Following further review of the City Council direction on August 7 staff recommends eliminating Appendix G (pages 98-99) and updating the definition of "hardscape" (page 91). These amendments are reflected in the revised Attachment A to Exhibit 1. Appendix G contains information intended to aid an applicant in

complying with the calculations for average building elevation. While this information is valuable to an applicant, it is more commonly presented in a handout prepared by staff for application materials. The definition of hardscape contained references to “buildings,” which were removed from the hardscape allowance by the Council. Similarly, the definition did not specify that driving surfaces were part of the lot coverage allowance.

On August 7, the City Council also directed staff to prepare a document that compares the proposed changes to the residential development standards currently in effect. See Exhibit 2 (pages 101-105).

The City Council has also received accompanying recommendations from the Planning Commission, which are attached as Exhibit 3 (pages 107-108).

PUBLIC OUTREACH

At the August 7, 2017 meeting, the City Council directed staff to engage in additional public outreach through the creation of a series of short videos that were posted online and promoted via social media. Each video provided a simple primer on the major changes under consideration and was intended to inform the public and encourage additional public comment.

Between August 7 and August 28, 2017, the City received approximately 15 comments from the public related to the proposed Residential Development Standards; all of the public comment has been forwarded directly to the City Council for review. Generally, the public comment focused on:

- Concerns related to the impacts of reducing building height on the downhill side of buildings;
- Concerns that the proposed changes to gross floor area regulations are too restrictive;
- A recommendation to further protect trees, regulate tree replacement based upon canopy coverage, require increased tree replacement ratios, and charge a fee for removal of trees during construction;
- A recommendation to not provide for increased gross floor area for small lots or accessory dwelling units;
- Concerns related to the application of the current tree regulations to a short subdivision;
- Questions related to the calculation of height limits on detached accessory structures on sloped lots;
- Request to provide a comparison of the proposed amendments resulting from the August 7, 2017 meeting and the July 17, 2017 draft; and,
- Concerns related to the amount of time provided for public review of the draft regulations resulting from the August 7, 2017 City Council meeting.

Staff is seeking direction from the City Council on what, if any, further action is required to address this additional public comment.

Following adoption of the amended residential standards, the City will engage in additional public outreach to provide educational materials and information sessions for residents and building professionals.

EFFECTIVE DATE

The City Attorney’s Office has confirmed that the earliest possible effective date for the proposed code amendments is 5 days after the anticipated date of publication; if the City Council adopts the ordinance on September 19, 2017, this would result in the earliest possible effective date occurring on October 4, 2017.

However, staff does not recommend using the earliest possible effective date, as October 4, 2017 will not allow sufficient time for an effective update of City application forms and materials and desired outreach to the public as noted above.

One option is for the Council to adopt the ordinance on September 19, 2017, but specify an effective date of October 30, 2017 for the proposed code amendments. This approach would provide sufficient time for the City to update application forms and materials, and engage in desired public outreach.

Alternatively, the City Council may want to consider establishing an effective date of January 1, 2018 for the proposed code amendments. This will allow additional time for staff to educate the architectural and building community and allow for submission of applications for building permits that are currently being designed to the existing code.

RESOURCES

As stated in AB 5335 on August 7, 2017, additional resources are needed to adequately implement and enforce the proposed Residential Development Standards. It is impossible to quantify how much additional work is needed; however, the current caseloads for DSG's part-time Arborist and part-time Code Compliance Officer are unsustainable even without additional demands on their time resulting from adoption of the proposed code amendments. In fact, both positions have temporarily worked 5 to 9 extra hours per week to keep from falling farther behind. The proposal is to permanently expand each position from ½ FTE to full time. Exhibit 4 (pages 109-110) describes each position's responsibilities and some summary information about current caseloads and backlogs.

The proposed new residential standards will require more Arborist time in plan review, inspection and working with residents, architects and builders to achieve the level of tree protection, preservation and re-planting that is a high priority for the Council and the community. Another high priority of the Council and community is to "enforce the code." This starts with plan review, but also requires adequate inspection resources to quickly address code compliance issues on construction projects and be more proactive by identifying potential issues before they occur.

The expansion of each position can be totally funded by permit fees. The currently projected 2017 permit fee revenue of \$2.9 to \$3 Million exceeds budgeted permit fee revenue by about \$300,000 to \$400,000. Under State law, the surplus must be used to cover the cost of processing applications, reviewing plans, and inspections. The surplus can be used to fund the \$155,000 needed for both positions for the last quarter of 2017 (\$31,000) and all of 2018 (\$124,000).

The existing Arborist position is already funded by permit fees, and the proposed expansion of this position can be funded in the same way. The existing Code Compliance Officer is funded by non-permit revenues (i.e. taxes), since most of her time is devoted to complaints and violations unrelated to construction. The expanded ½ time Code Compliance Officer duties would be focused on monitoring of construction sites for compliance with approved plans, conditions of permit approval and City codes related to noise, erosion, tree protection, contractor parking, etc. Therefore, the additional ½ time position can be funded solely with permit fees.

If projected revenues do not meet expectations, staff will return to Council with a proposal to increase permit fees to cover these expanded positions. As a reminder, a DSG cost of service study is budgeted and scheduled for 2018. This study will incorporate the expanded positions in its analysis. **Staff is requesting Council direction on September 5 to return with a motion authorizing expansion of these two positions in conjunction with adoption of the new residential standards.**

RECOMMENDATION

Planning Manager

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

- 2) Provide staff with direction for an effective date of Ord. No. 17C-15.
- 3) Provide staff with direction related to expansion of the Arborist and Code Compliance Officer positions.

MOVE TO: Set Ordinance No. 17C-15, amending the City's Residential Development Standards, for 7th reading and adoption on September 19, 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 and Effective Date 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 amendments into Titles 8, 17, and 19 of the Mercer Island City Code, and publish the amended code. Notwithstanding the effective date of this Ordinance set forth in Section 5, the effective date of the regulatory provisions in Attachment A shall be on and after **[INSERT EFFECTIVE DATE OF AMENDED REGULATIONS]**.

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: **Publication and Effective Date.** A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect and be in full force five days after the date of publication.

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: August 28, 2017
Draft Zoning Text Amendments
Residential Development Standards

1	
2	
3	
4	
5	
6	NUISANCE CONTROL CODE
7	8.24.020 Types of nuisances
8	
9	CONSTRUCTION ADMINISTRATIVE CODE
10	17.14.010 Adoption
11	
12	GENERAL PROVISIONS
13	19.01.050 Nonconforming structures, sites, lots and uses.
14	19.01.070 Variance and deviation procedures.
15	
16	RESIDENTIAL
17	19.02.010 Single-family.
18	19.02.020 Lot requirements.
19	19.02.030 Accessory dwelling units.
20	19.02.040 Garages and other accessory buildings.
21	19.02.050 Fences, retaining walls and rockeries.
22	
23	SUBDIVISIONS
24	19.08.020 Application procedures and requirements.
25	19.08.030 Design standards.
26	19.08.040 Plat improvements.
27	19.08.050 Final plats.
28	
29	PROPERTY DEVELOPMENT
30	19.09.090 Building pad.
31	19.09.100 Preferred practices.
32	
33	TREES
34	19.10.005 Purpose.
35	19.10.010 Tree code – overview.
36	19.10.020 Applicability and permit required.
37	19.10.030 Exemptions.
38	19.10.040 General provisions.
39	19.10.050 Tree removal – Not associated with development proposal.
40	19.10.060 Tree retention associated with development proposal.
41	19.10.070 Tree replacement.
42	19.10.080 Tree protection standards.
43	19.10.090 Application requirements.
44	19.10.100 Trees on public property.

- 1 19.10.110 Seasonal development limitations
2 19.10.120 Rounding.
3 19.10.130 Bald eagles and other federal and state requirements.
4 19.10.140 Nuisance abatement.
5 19.10.150 Appeals.
6 19.10.160 Enforcement.

7
8 ADMINISTRATION

- 9 19.15.010 General procedures.
10 19.15.020 Permit review procedures.

11
12 DEFINITIONS

- 13 19.16.010 Definitions.

14
15 "Normal Text" is existing code language

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

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

18 "... " represents that existing code language is omitted and will not be amended
19
20

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.

22 A. Sounds regulated by this section:

- 23 1. The intent of this section is to regulate sounds heard beyond the property line of
24 the source;
- 25 2. The following sounds are explicitly regulated by this section:
 - 26 a. Sounds caused by the construction or repair of any building or structure;
 - 27 b. Sounds caused by construction, maintenance, repair, clearing or
28 landscaping;
 - 29 c. Sounds created by the installation or repair of utility services; and
 - 30 d. Sounds created by construction equipment including special construction
31 vehicles.

32 B. Sounds related to activity authorized by a permit from the City of Mercer Island are limited
33 as follows:

- 34 1. Sounds shall only be allowed between the hours of 7am to 7pm on Mondays
35 through Fridays, and between the hours of 9am and 6pm on Saturdays.
- 36 2. Sounds shall be prohibited at any time of day on Sunday and legal holidays.

37 C. Sounds related to activity that does not require a permit from the City of Mercer Island shall
38 only be allowed between the hours of 7am to 8pm on Mondays through Fridays, and
39 between the hours of 9am and 8pm on Saturdays, Sundays, and legal holidays.

40 D. The enforcement officer may authorize a variance to this section pursuant to Chapter 173-
41 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.

- 1 1. Every permit issued for the construction of a new single family home with a gross floor area
2 of more than 6,000 square feet, or as required for a permit renewal under section 105, shall
3 provide a construction management plan and a construction schedule for approval by the
4 building official.
- 5
6 2. Every permit issued for the remodel or addition to a single family home that will result in
7 the modification of more than 6,000 square feet gross floor area, or the addition of more
8 than 3,000 square feet gross floor area, or as required for a permit renewal under section
9 105, shall provide a construction management plan and a construction schedule for
10 approval by the building official.
- 11
12 3. The construction management plan shall include measures to mitigate impacts resulting
13 from construction noise, deliveries and trucking, dust / dirt, use of the street for
14 construction related staging and parking, off-site parking, and haul routes. The building
15 official may require additional information as needed to identify and establish appropriate
16 mitigation measures for construction related impacts.
- 17
18 4. The construction schedule shall identify major milestones, anticipated future phases, and
19 anticipated completion dates. The construction schedule shall establish a timeline for
20 completion of exterior and interior building related construction activity and site work. The
21 construction schedule shall incorporate appropriate measures to address unforeseeable
22 delays and shall provide for contingencies. The building official may require additional
23 information or revisions to the construction schedule.
- 24
25 5. The building official is authorized to take corrective measures as needed to ensure
26 adherence to the approved construction management plan and construction schedule.
27

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 shall be considered "conforming" structures or sites, provided the structure or site complies with the deviation approval. Structures and sites resulting from a prior deviation approval are not subject to the provisions of Chapter 19.01 MICC
13
14
15
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(~~G~~)(4).

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,

1 ii) For lots where the minimum hardscape is exceeded, two square feet of
2 legally existing hardscape is removed for every one square foot of new
3 hardscape; or,

4 iii) For lots where the maximum lot coverage is exceeded, two square feet of
5 landscaping area is provided for every one square feet of additional non-
6 landscaping area.

7
8 ...

9
10
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).

15
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.

24
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
$$\text{Average Building Elevation} = (\text{Mid-point Elevation of Individual Wall Segment}) \times (\text{Length of Individual}$$

34
$$\text{Wall Segment}) \div (\text{Total Length of Wall Segments})$$

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.~~

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.

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 5 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.
42

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 7,500 square feet or less may be the
22 lesser of 3,000 square feet or 45 percent of the lot area; and,

23
24 b. If an accessory dwelling unit is proposed, the 40 percent allowed gross floor area
25 may be increased by the lesser of 5 percentile points or the actual floor area of the
26 proposed accessory dwelling unit, provided:

27
28 i. The allowed gross floor area of accessory buildings that are not partially or
29 entirely used for an accessory dwelling unit shall not be increased through the
30 use of this provision;

31
32 ii. The lot will contains an accessory dwelling unit associated with the
33 application for a new or remodeled single family home; and

34
35 iii. The total gross floor area shall not exceed 4,500 square feet or 45% of the
36 lot area, whichever is less.

37
38 E. Building Height Limit.

39
40 1. Maximum building height. No building shall exceed 30 feet in height above the average
41 building elevation to the highest point of the roof.

42
43 2. Maximum building height on downhill building façade. The maximum building façade height
44 on the downhill side of a sloping lot shall not exceed 30 feet in height. The building façade

1 height shall be measured from the existing grade or finished grade, whichever is lower, at
 2 the furthest downhill extent of the proposed building, to the top of the exterior wall façade
 3 supporting the roof framing, rafters, trusses, etc.

4
 5 3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and
 6 fireplaces and other similar appurtenances may extend to a maximum of five feet above the
 7 height allowed for the main structure in subsections "1." and "2." above.

8
 9 4. The formula for calculating average building elevation is as follows:

10
 11 Formula:

12
 13 Average Building Elevation = (Mid-point Elevation of Individual Wall Segment) x (Length
 14 of Individual Wall Segment) ÷ (Total Length of Wall Segments)

15
 16 See Appendix G, Calculating Average Building Elevation.

17
 18 F. Lot Coverage – Single family dwellings.

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

22
 23 2. Landscaping objective.

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

27
 28 b. To ensure that landscape design is based on a strong, unified, coherent, and
 29 aesthetically pleasing landscape concept.

30
 31 c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to
 32 provide a transition between each other and between the built and natural
 33 environment.

34
 35 d. To ensure suitable natural vegetation and landforms, particularly mature trees and
 36 topography, are preserved where feasible and integrated into the overall landscape
 37 design. Large trees and tree stands should be maintained in lieu of using new plantings.

38
 39 e. To ensure planting designs include a suitable combination of trees, shrubs,
 40 groundcovers, vines, and herbaceous material; include a combination of deciduous and
 41 evergreen plant material; emphasize native plant material; provide drought tolerant
 42 species; and exclude invasive species.

43
 44 3. Lot coverage - landscaping required.

1 a. Minimum area required. Development proposals for single family dwellings shall
 2 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>

3 b. Hardscape.

4 i. A maximum of 9 percent of the net lot area may consist of hardscape
 5 improvements including, but not limited to, walkways, decks, etc, and provided:

6 (1) The hardscape for lots with a net lot area of 8,400 square feet or less
 7 may be the lesser of 800 square feet or 12 percent of the net lot
 8 area.

9 ii. Hardscape improvements are also permitted in the maximum lot coverage
 10 area established in subsection "a." above.

11 c. Softscape and driveways.

12 i. The required landscaping area in subsection "a." above, shall consist of
 13 softscape improvements, except where used for hardscape improvements
 14 pursuant to section "b.", above.

15 ii. Driveways and other driving surfaces are prohibited within the landscaping
 16 area.

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

22 d. Development proposals for a new single family home shall remove Japanese
 23 Knotweed (*Polygonum cuspidatum*) and English Ivy (*Hedera helix*) from required
 24 landscaping areas established pursuant to section "a." above. New landscaping
 25 associated with new single family home shall not incorporate Japanese Knotweed
 26 (*Polygonum cuspidatum*) and English Ivy (*Hedera helix*). Provided that removal shall
 27 not be required if the removal will result in the increased slope instability or risk of
 28 landslide or erosion.

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

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

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

- 1 1. A development proposal that will result in a single-story single
 2 family dwelling with an accessible entry path, and may also include
 3 a single-story accessory building; or,
 4 2. A development proposal on a flag lot that, after optimizing driveway
 5 routing and minimizing driveway width, requires a driveway that
 6 occupies more than 25% of the otherwise allowed lot coverage
 7 area. The allowed reduction in the required landscaping area and
 8 increase in maximum lot coverage shall not exceed 5%, or the area
 9 of the driveway in excess of 25% of the lot coverage, whichever is
 10 less.
 11 For example, a development proposal with a driveway that occupies
 12 27% of the otherwise allowed lot coverage, may increase the total
 13 lot coverage by 2%; and
 14 iii. A recorded notice on title, covenant, easement, or other documentation in
 15 a form approved by the city, shall be required. The notice on title or other
 16 documentation shall describe the basis for the reduced landscaping area
 17 and increased lot coverage.

18
 19 ~~3. Deviation. The code official may grant a deviation, allowing an additional five percent of lot~~
 20 ~~coverage over the maximum requirements; provided, the applicant demonstrates through the~~
 21 ~~submittal of an application and supporting documentation that the proposal meets one of the~~
 22 ~~following criteria:~~

- 23
 24 ~~a. The proposal uses preferred practices, outlined in MICC 19.09.100, which are~~
 25 ~~appropriate for the lot; or~~
 26
 27 ~~b. The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway~~
 28 ~~corridor); or~~
 29
 30 ~~c. The proposal minimizes impacts to critical areas and provides the minimum extent~~
 31 ~~possible for the additional impervious surfaces.~~

32
 33 ~~The city shall provide notice for the proposed action as required by MICC 19.15.020(D) and (E),~~
 34 ~~Administration.~~

35
 36 ~~4. Variance. Public and private schools, religious institutions, private clubs and public facilities in~~
 37 ~~single-family zones with slopes of less than 15 percent may request a variance to increase the~~
 38 ~~impervious surface to a maximum 60 percent impervious surface and such variance application~~
 39 ~~will be granted if the hearing examiner determines that the applicant has demonstrated that the~~
 40 ~~following criteria are satisfied:~~

- 41
 42 ~~a. There will be no net loss of pervious surface from the existing pervious surface. No net loss~~
 43 ~~will be determined by the code official and may be achieved by off-site mitigation and/or by~~
 44 ~~reconstructing existing parking areas to allow stormwater penetration. This replacement will be~~

1 ~~an exception to subsection (D)(2)(b) of this section prohibiting parking areas from being~~
2 ~~considered as pervious surfaces;~~

3
4 ~~b. All stormwater discharged shall be mitigated consistent with the most recent Washington~~
5 ~~State Department of Ecology Stormwater Management Manual for Western Washington,~~
6 ~~including attenuation of flow and duration. Mitigation will be required for any and all new and~~
7 ~~replaced impervious surfaces. In designing such mitigation, the use of a continuous simulation~~
8 ~~hydrologic model such as KCRTS or WWHM shall be required; event based models will not be~~
9 ~~allowed. In addition, mitigation designs shall utilize flow control best management practices~~
10 ~~(BMPs) and low impact development (LID) techniques to infiltrate, disperse and retain~~
11 ~~stormwater on site to mitigate the increased volume, flow and pollutant loading to the~~
12 ~~maximum extent feasible;~~

13
14 ~~c. The director must approve a storm drainage report submitted by the applicant and prepared~~
15 ~~by a licensed civil engineer assuring the city that city infrastructure, in concert with the project~~
16 ~~design, is adequate to accommodate storm drainage from the project site, or identifying~~
17 ~~appropriate improvements to public and/or private infrastructure to assure this condition is~~
18 ~~met, at the applicant's expense;~~

19
20 ~~d. A deviation under subsection (D)(3) of this section may not be combined to exceed this~~
21 ~~maximum 60 percent impervious surface coverage;~~

22
23 ~~e. The hearing procedures and public notice requirements set forth in MICC 19.15.020 shall be~~
24 ~~followed in connection with this variance proceeding.~~

25
26 GE. Parking.

27
28 1. Applicability. This section shall apply to all new construction and remodels where more
29 than 40 percent of the length of the structure's external walls have been intentionally
30 structurally altered.

31 2. Parking required.

32 a. Each single-family dwelling with a gross floor area of 3,000 square feet or more shall
33 have at least three parking spaces sufficient in size to park a passenger automobile;
34 provided, at least two of the stalls shall be covered stalls.

35 b. Each single-family dwelling with a gross floor area of less than 3,000 square feet
36 shall have at least ~~three~~ two parking spaces sufficient in size to park a passenger
37 automobile; provided, at least ~~two~~ one of the stalls shall be a covered stalls.
38 ~~This provision shall apply to all new construction and remodels where more than 40~~
39 ~~percent of the length of the structure's external walls have been intentionally~~
40 ~~structurally altered;~~

41 c. ~~however, n~~ No construction or remodel shall reduce the number of parking spaces
42 on the lot below the number existing prior to the project unless the reduced parking
43 still satisfies the requirements set out above.
44

1 2. Except as otherwise provided in this chapter, each lot shall provide parking deemed
2 sufficient by the code official for the use occurring on the lot; provided, any lot that contains
3 10 or more parking spaces shall also meet the parking lot requirements set out in Appendix
4 A of this development code.

5
6 HF. Easements. Easements shall remain unobstructed.

7
8 1. Vehicular Access Easements. No structures shall be constructed on or over any vehicular
9 access easement. A minimum 510-foot yard setback from the edge of any easement that affords
10 or could afford vehicular access to a property is required for all structures; provided, that
11 improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed
12 within the 105-foot yard setback so long as such improvements do not interfere with emergency
13 vehicle access or sight distance for vehicles and pedestrians.

14
15 2. Utility and Other Easements. No structure shall be constructed on or over any easement for
16 water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within
17 the language of the easement or is mutually agreed in writing between the grantee and grantor
18 of the easement.

19
20 I. Large lots. The intent of this section is to ensure that the construction of a single family dwelling on a
21 large lot does not preclude compliance with applicable standards related to subdivision or short
22 subdivision of the large lot. Prior to approval of a new single family dwellings and associated site
23 improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete
24 one of the following:

25
26 1. Design for future subdivision. The proposed site design that shall accommodate potential
27 future subdivision of the lot as follows:

28
29 a. The proposed site design shall comply with the applicable design requirements of
30 Chapters 19.08 Subdivision, 19.09 Development, and 19.10 Trees MICC.

31
32 b. The proposed site design shall not result in a circumstance that would require the
33 removal of trees identified for retention, as part of a future subdivision.

34
35 c. The proposed site design shall not result in a circumstance that would require
36 modifications to wetlands, watercourses, and associated buffers as part of a future
37 subdivision.

38
39 d. Approval of a site design that could accommodate a potential future subdivision does
40 not guarantee approval of such future subdivision, nor does it confer or vest any rights
41 to a future subdivision.

42
43 2. Subdivide. Prior to application for a new single family dwelling, the property is subdivided or
44 short platted to create all potential lots and building pads permitted by zoning. The proposed

1 single family dwelling shall be located on a lot and within a building pad resulting from a
 2 recorded final plat.

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

7
 8 J. Building Pad. New buildings shall be located within a building pad established pursuant to Chapter
 9 19.09 MICC. Intrusions into yard setbacks authorized pursuant to MICC 19.02.020(C)(3) may be located
 10 outside of the boundaries of the building pad.

11 ...

12
 13
 14 **19.02.040 Garages, ~~and other accessory buildings,~~ and accessory structures.**

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

16
 17 B. Attached Accessory Building. An attached accessory building shall comply with the requirements of
 18 this code applicable to the main building.

19
 20 C. Detached Accessory Buildings and Accessory Structures.

21 1. Gross Floor Area.

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

27
 28 b. The gross floor area for a detached accessory building that is entirely or partially used
 29 for an accessory dwelling unit, may be increased by the additional floor area authorized
 30 pursuant to MICC 19.02.020(D)(3)(b).

31
 32 2. Height.

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

38
 39 b. Detached accessory buildings that are entirely or partially used for an accessory
 40 dwelling unit, shall meet the height limits established for the primary building.

41
 42 3. Detached Accessory buildings are not allowed in required yard setbacks; provided, one
 43 detached accessory building with a gross floor area of 200 square feet or less and a height of 12
 44 feet or less may be erected in the rear yard setback. If such an accessory building is to be

1 located less than five feet from any property line, a joint agreement with the adjoining property
 2 owner(s) must be executed and recorded with the King County Department of Records and
 3 thereafter filed with the city.

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

9
 10 D. Garages and Carports. Garages and carports may be built to within 10 feet of the front property line if
 11 the front yard of the lot, measured at the midpoint of the wall of the garage closest to the front yard
 12 property line, is more than four feet above or below the existing grade or finished grade, whichever is
 13 lower, at the point on the front property line closest to the midpoint of the wall of the garage at its
 14 proposed location. The height of such garage shall not exceed 12 feet from existing grade for that
 15 portion built within the front yard.

16
 17 E. Pedestrian Walkways. Enclosed or covered pedestrian walkways may be used to connect the main
 18 building to a garage or carport. Enclosed pedestrian walkways shall not exceed six feet in width and 12
 19 feet in height calculated from finished grade or 30 feet above average building elevation, whichever is
 20 less. (Ord. 08C-01 § 1; Ord. 01C-06 § 1; Ord. 99C-13 § 1).

21
 22
 23 **19.02.050 Fences, retaining walls and rockeries.**

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

26
 27 B. Location in Street.

28
 29 1. Fences. No fence shall be located in any improved street. Fences may be allowed in
 30 unimproved public streets subject to approval of the city engineer and the granting of an
 31 encroachment agreement as required by MICC 19.06.060.

32
 33 2. Retaining Walls and Rockeries. Retaining walls and rockeries may be allowed in any street
 34 subject to the approval of the city engineer and the granting of an encroachment agreement
 35 covering any public street as required by MICC 19.06.060.

36
 37 C. Height Measurement.

38
 39 1. Fences / gates. The height of a fence or gate is measured from the top of the fence or gate,
 40 including posts, to the existing grade or finished grade, whichever is lower, directly below the
 41 section of the fence or gate being measured.

1 2. Retaining Walls and Rockeries. The height of a retaining wall or rockery is measured from the
 2 top of the retaining wall or rockery to the existing grade or finished grade, whichever is lower,
 3 directly below the retaining wall or rockery.
 4

5 D. Retaining Walls and Rockeries – Requirements.
 6

7 1. Building Permit. A building permit is required for retaining walls or rockeries not exempted
 8 from permit by Section 105.2 of the Construction Administrative Code, Chapter 17.14 MICC.
 9

10 2. Engineer. Any rockery requiring a building permit shall be designed and inspected by a
 11 licensed geotechnical engineer.
 12

13 3. Drainage Control. Drainage control of the area behind the rockery shall be provided for all
 14 rockeries.
 15

16 4. Maximum Height in Required Yard – Cut Slopes.

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

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

23 c. ~~Retaining walls or rockeries may~~ be topped by a fence ~~up to 72 inches in height as~~
 24 ~~provided in MICC 19.02.050(E).~~ ~~or, if within that portion of any required yard that~~
 25 ~~lies within 20 feet of any improved street, by a fence up to 42 inches in height.~~
 26

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

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

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

34 c. ~~Retaining walls or rockeries may be topped by a fence as provided in MICC~~
 35 ~~19.02.050(E).~~
 36

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

43 E. Fences and gates.
 44

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

2 a. Height limits.

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

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

8 b. Exceptions to height limits.

9 i. Fences within front yards may be designed to incorporate an open
 10 latticework or similar architectural feature at the entrance of a
 11 walkway, provided the total height of the entryway feature shall not
 12 exceed 90 inches. The open latticework or architectural feature shall be
 13 designed such that at least 50 percent of its total surface area consists
 14 of evenly distributed open spaces.

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

17 1. The proposed fence or gate is located along a property line

18 contiguous to either: Island Crest Way north of SE 53rd Place, or SE
 19 40th Street between 92nd Avenue SE and 78th Avenue SE; and

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

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

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

30
 31 a. Exception. Open latticework or a similar architectural feature up to 18 inches above
 32 the maximum 72-inch height allowed may be constructed, provided it is of open work
 33 design with at least 50 percent of its total surface area consisting of evenly distributed
 34 open spaces. This exception does not apply to any fence, rockery or retaining wall, or
 35 any combination thereof, limited to a maximum height of 42 inches; however, where
 36 the height of any fence, rockery, retaining wall, or any combination thereof is limited to
 37 42 inches, an architectural feature of open work design as described above that is
 38 limited to the entrance of a walkway may be allowed if its total height is no greater than
 39 90 inches.

40
 41 2. Fill/Berms. No person shall place fill upon which to build a fence unless the total height of the
 42 fill plus the fence does not exceed the maximum height allowable for the fence without the fill.
 43

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.~~

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

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

~~...~~

19.02.60 Lot Coverage – Regulated improvements.

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

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

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%

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

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

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

2b. Pavers. Pavers installed with a slope of five percent or less and covering no more than 10 percent of the total lot area will be calculated as only 75 percent impervious. Provided, however, that all pavers placed in driveways, private streets, access easements, parking areas and critical areas shall be considered 100 percent impervious.

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

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

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

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

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

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

10
11 b. A residence and its associated impervious improvements, as described above, may
12 only be exempted if 4,999 square feet or less or up to 20% of lot area, whichever is less.
13 For these purposes, lot area means the lot or lots on which the place of worship is
14 located.

15
16 c. Impervious surface ~~lot~~ coverage exceeding 60% shall not be allowed whether by
17 variance ~~pursuant~~ to MICC 19.02.020(D) or by this exemption.

18
19 D. Variance. Regulated improvements in the R-8.4, R-9.6, R-12, and R-15 zoning designations may
20 request a variance to increase impervious surface pursuant to MICC 19.15.020(G).
21

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- ~~19.15.020~~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~~ be reviewed by 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 as type of
16 ownership, restrictive covenants, physiographic conditions, location or surroundings, or other
17 factors;
18
19 2. That the granting of the variance will not result in future uncoordinated development nor
20 alter the character of the neighborhood; and
21
22 3. That granting the variance will not conflict with the general purposes and objectives of the
23 comprehensive plan or the development code.

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

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

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

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

1 lot line revision. The submitted plans shall ~~demonstrate that a~~ identify the proposed building
2 pad ~~has been designated location~~ for each proposed lot ~~per pursuant to~~ MICC 19.09.090. ~~No~~
3 ~~cross-section dimension of a designated building pad shall be less than 20 feet in width.~~

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

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

12
13 a. Proposed restrictive covenants.

14
15 b. Draft deeds to the city for any land to be dedicated.

16
17 c. Proposed easements.

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

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

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

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

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

40
41 a. Width of pavement;

42
43 b. Location and width of sidewalks, trails, bike lanes, ditches, swales, etc.; and
44

1 c. Location of any utility mains.

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

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

8
9 ~~E. Notice.~~

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

14
15 ~~2. Long Subdivisions.~~

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

22
23 ~~b. If the owner of a proposed long subdivision owns land adjacent to the proposed long~~
24 ~~subdivision, that adjacent land shall be treated as part of the long subdivision for notice~~
25 ~~purposes, and notice of the application shall be given to all owners of lots located within~~
26 ~~300 feet of the proposed long subdivision or the applicant's adjacent land.~~

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

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

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

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

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

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

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

9
10 3. Long Subdivisions.

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

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

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

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

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

34
35 **~~5. Expiration of Approval.~~**

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

40
41 ~~b. Once the preliminary plat for a short subdivision has been approved by the city, the~~
42 ~~applicant has one year to submit a final plat meeting all requirements of this chapter. A~~
43 ~~plat that has not been recorded within one year after its preliminary approval shall~~
44 ~~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.

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

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.

43

1 d. Proper forms for the approvals of the city engineer and the mayor, on behalf of the
2 city council, in the case of a long subdivision; or the city engineer and the code official in
3 the case of short subdivisions or lot line revisions, with space for signatures.
4

5 e. Certificates by the county assessor showing that the taxes and assessments on the
6 land to be submitted have been paid in accordance with law, including a deposit for the
7 taxes for the following year.
8

9 f. Approval by the county department of records.

10 g. Conditions of approval created at preliminary subdivision approval that affect
11 individual lots or tracts.
12
13
14
15 ...
16

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. ~~e~~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~~a qualified professional determines that the criteria of MICC 19.07.060(D),
 15 Site Development, is satisfied; ~~(b)~~
 16 ii. ~~b~~B building pads are sited to minimize impacts to the extent ~~reasonably~~
 17 feasible; and
 18 ii. ~~(c) b~~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 19.02.020(I).

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.

1
2
3
4
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 owner 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 between October 1
34 and April 1 following 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 between October 1
44 and April 1 following removal (see section 19.10.070 for details).

19.10.020 Applicability and Permit required.

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

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

1. Permit approval to remove one or more non-hazardous trees may take the form of a tree removal permit or other construction permit approval.
2. Permit approval to remove one or more trees that pose an imminent threat to life or property in which event the permit must be applied for within fourteen (14) days of the removal. Prior notice of the impending tree removal should be provided to the City.
3. For the purposes of this section, tree removal includes the cutting or removing directly or indirectly through site grading of any tree, or root destruction that will result in a tree ultimately becoming a hazardous tree.

19.10.030 Exemptions.

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

- A. Small tree removal. Removal of trees with a diameter of less than ten (10) inches that meet the definition of small trees, except if the small tree is an exceptional tree, as defined, or was previously planted as a replacement tree.
- B. Removal of species identified in the weeds of concern, noxious, or invasive weed lists established by Washington State or King County, as amended.
- C. Tree pruning. Tree pruning, as defined in MICC 19.16.010, on private property.

19.10.040 General Provisions.

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

B. Public property.

1. A private property owner may apply for a tree permit to prune or cut trees on any city street, pursuant to MICC 19.10.100.
2. Pruning or cutting of trees within a public park by a private property owner is prohibited.

C. Private utility companies. A tree permit will be issued to private utility companies to cut trees located on public or private property if necessary for public safety, removal of hazardous trees, removal of diseased or dead trees, as part of any private utility tree maintenance program approved by the city, or for construction work. Regardless of whether or not a permit is required, all cutting or pruning of trees by private utility companies shall be performed under the supervision of a certified arborist and at the sole cost and expense of the utility company.

1 **19.10.050 Tree removal – Not associated with a development proposal.**

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

8
 9 **19.10.060 Tree removal associated with a development proposal.**

10 A. Single family zoning designations.

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

1 towards compliance with the retention requirements of subsection "2." above. Removal of
2 exceptional trees shall be limited to the following circumstances:

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

5 b. Retention of an exceptional tree(s) will limit the constructable gross floor area to
6 less than 75% of the maximum gross floor area allowed under Chapter 19.02 MICC;
7 or,

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

10 4. Calculation of rolling five year period. For the purposes of this section, the rolling five year
11 period begins five years prior to the date of application for a development approval that is
12 subject to tree retention.

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

21 B. Commercial or multifamily zoning designations - Tree removal.

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

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

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

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

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

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

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

42
43
44 19.10.070 Tree replacement.

1 Trees that are cut pursuant to a tree permit shall be replaced as specified in subsections "A" and "B."
 2 below, or a fee in lieu shall be paid as specified in subsection "C."

3
 4 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>Less than 10 inches</u>	<u>1</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 and any exceptional tree(s)</u>	<u>6</u>

5
 6 B. Replacement Trees.

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

- 9 a. On-site replacement adjacent to or within critical tree areas as defined in Chapter
 10 19.16 MICC;
 11 b. On-site replacement outside of critical tree areas adjacent to other retained trees
 12 making up a grove or stand of trees;
 13 c. On-site replacement outside of critical tree areas; and,
 14 d. Off-site in adjacent public right-of-way where explicitly authorized by the city.

15
 16 2. Species. Replacement trees shall primarily be those species native to the Pacific Northwest.
 17 In making a determination regarding the species of replacement trees, the city arborist shall
 18 defer to the species selected by the property owner unless the city arborist determines that the
 19 species selected is unlikely to survive for a period of at least 10 years, represents a danger or
 20 nuisance, would threaten overhead or underground utilities or would fail to provide adequate
 21 protection to any critical tree area.

22
 23 3. Size.

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

26 The city arborist may authorize the planting of smaller-sized replacement trees if the applicant
 27 can demonstrate that smaller trees are more suited to the species, the site conditions,
 28 neighborhood character, and the purposes of this section, and that such replacement trees will
 29 be planted in sufficient quantities to meet the intent of this section. The city arborist shall not
 30 authorize the planting of shrubs or bushes in lieu of required replacement trees.

31
 32 4. Reduction. The city arborist may reduce the number of replacement trees as follows, where
 33 other measures designed to mitigate the tree loss by restoring the tree canopy coverage and its
 34 associated benefits are considered to be effective and consistent with the purposes of this
 35 chapter. The city arborist may consider, but is not limited to, the following measures:

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

1
2 5. Timing. Replacement trees shall be planted in the wet season (October 1 through April 1),
3 following the applicable tree removal or, in the case of a development proposal, completion of
4 the development work, provided the city arborist may authorize an extension to ensure optimal
5 planting conditions for tree survival.
6

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

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

20 D. Maintenance of Replacement Trees. The applicant shall maintain all replacement trees in a healthy
21 condition for a period of five years after planting. The applicant shall be obligated to replant any
22 replacement tree that dies, becomes diseased, or is removed during this five-year time period.
23

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

30 **19.10.080 Tree protection standards.**

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

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

- 40 1. That such activity or work will not threaten the long term health of the retained tree(s); and,
41 2. That such activity or work complies with the protective methods and best building practices
42 established by the International Society of Arboriculture.
43

44 **19.10.090 Application requirements.**

1 The city shall establish and maintain a tree removal permit application form to allow property owners to
2 request city review of tree removal for compliance with applicable city regulations. The application shall
3 include at a minimum, the following:

4 A. General Information.

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

14
15 B. Critical Tree Area. An application covering a tree located in a critical tree area, as defined in Chapter
16 19.16 MICC, shall include a proposed time schedule for the cutting, land restoration, implementation of
17 erosion control and other measures that will be taken in order to prevent damage to the critical tree
18 area.

19
20 C. Development plan set. An application for a development proposal that requires tree retention, and
21 that will result in the removal of one or more trees and as a result of construction work, shall include the
22 following:

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

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

- 43 a. A tree inventory containing the following:

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

4 ii. Size (diameter);

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

6 iv. Tree type or species;

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

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

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

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

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

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

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

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

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

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

33
34 E. Peer review and conflict of interest.

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

38 2. The code official may require the applicant retain a replacement qualified arborist or may
39 require a peer review where the code official believes a conflict of interest exists. For example, if
40 an otherwise qualified arborist is employed by a tree removal company and prepares the
41 arborist report for a development proposal, a replacement qualified arborist or a peer review
42 may be required.

1 **19.10.100 Trees on public property.**

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

5
 6 A. By the city. An annual tree permit will be issued to the city to cut any public trees necessary for public
 7 safety, removal of hazardous trees, removal of diseased or dead trees, as part of the city's forest
 8 management program or regular tree maintenance program or for construction work on public
 9 property.

10
 11 B. By private property owners in city street. A private property owner may apply for a tree permit to cut
 12 or prune a public tree located on any city street if the owner demonstrates in the following order that all
 13 of the criteria are satisfied:

- 14 1. The owner establishes that the tree is located on a city street;
 15 2. The city arborist determines that the proposed pruning or cutting can be performed without
 16 adversely affecting any critical tree areas;
 17 3. Tree cutting. The city arborist determines that proposed tree removal is:
 18 i. Necessary for access to private property;
 19 ii. Necessary for installation of required public improvements (e.g. sidewalk, public
 20 utilities, etc);
 21 3. Tree pruning. The city arborist determines that proposed tree pruning is:
 22 i. Required to resolve a possible hazard to public or private health or safety; or,
 23 ii. Requested by a valid petition executed by at least 60 percent of the property owners
 24 located within a 300-foot radius of the subject tree in favor of the proposed pruning of
 25 the tree; and
 26 5. In the case of tree cutting, the private property owner provides tree replacement consistent
 27 with MICC 19.10.070.
 28 6. The owner pays a fee to cover all costs associated with reviewing the pruning or cutting
 29 request;
 30 7. The pruning or cutting is performed at the sole cost and expense of the private property
 31 owner; and,
 32 7. Tree topping is prohibited.

33
 34 C. Pruning or cutting of trees within a public park by a private property owner is prohibited.
 35

36 **19.10.110 Seasonal development limitations.**

37 No cutting of trees located in geologic hazard areas or protected slope areas is allowed between
 38 October 1 and April 1 unless: (i) a tree permit with explicit authorization for removal between October 1
 39 and April 1 has been granted; or (ii) removal is required due to an emergency situation involving
 40 immediate danger to life or property. The city arborist may authorize tree removal between October 1
 41 and April 1 if the city arborist determines that such environmentally critical areas will not be adversely
 42 impacted by the proposed cutting and the applicant demonstrates compelling justification based on a
 43 geotechnical evaluation of the site. The city arborist may require hydrology, soils and storm water
 44 studies, erosion control measures, restoration plans, and/or an indemnification/release agreement.

1
2 **19.10.120 Rounding.**

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

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

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

7
8 **19.10.130 Bald eagle and other federal and state requirements.**

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

12
13 **19.10.140 Nuisance abatement.**

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

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

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

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

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

28
29 a. No tree plantings are allowed within a 30-foot sight triangle at any street intersection.

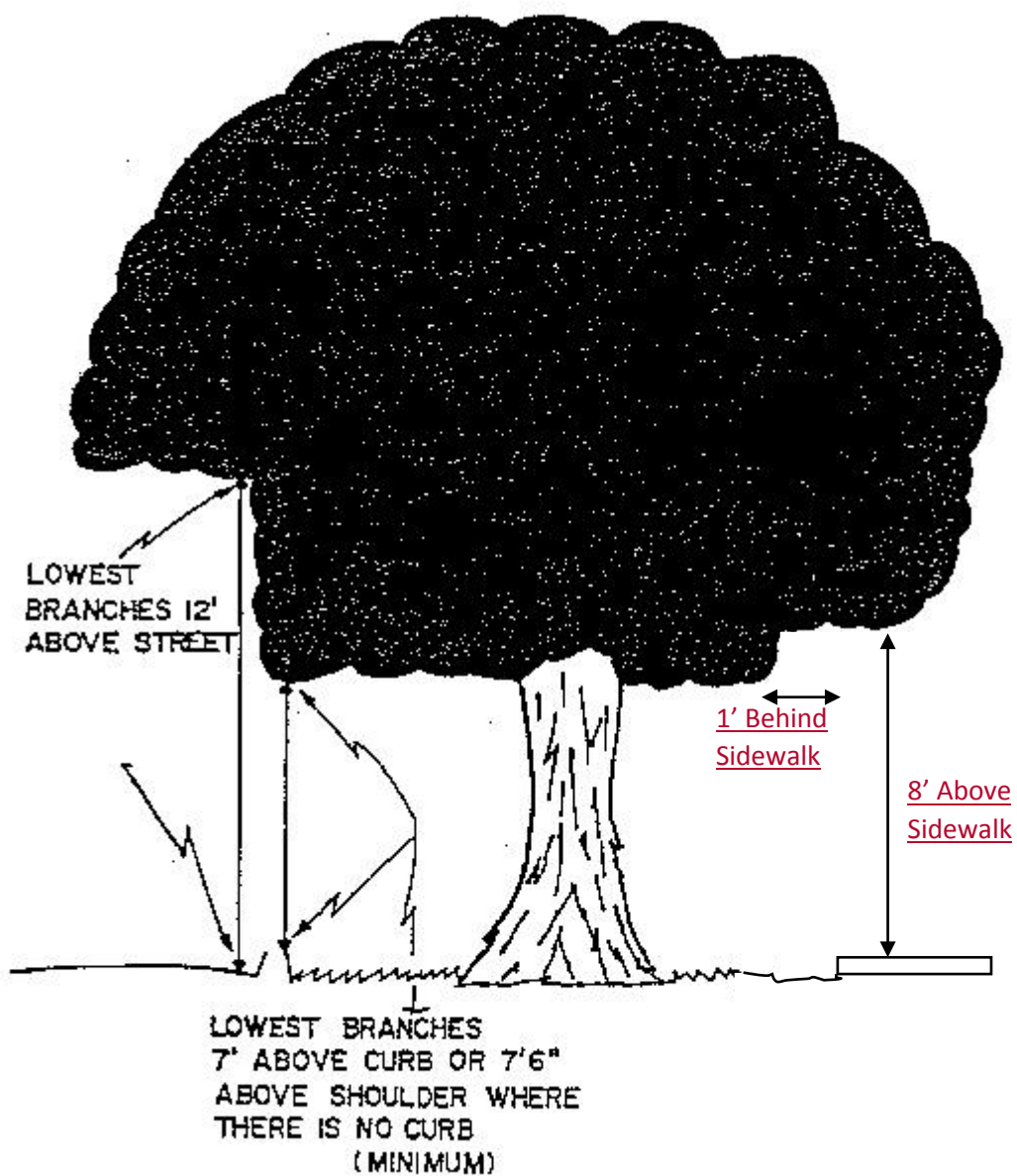
30
31 b. Shrubs shall not exceed 36 inches in height above the street level within this triangle.

32
33 c. Ten-foot minimum spacing shall be observed for small trees.

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

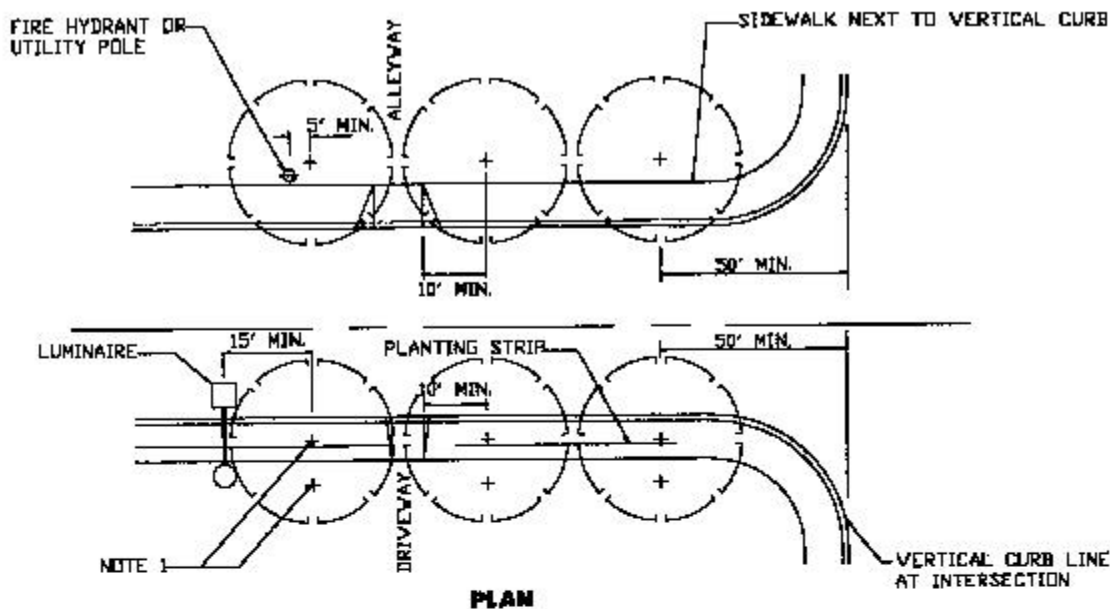
37
38 e. Hedges must be trimmed at least three feet behind the sidewalk.

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




1
2
3

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 IN 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.

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

1
2
3
4
5

Figure 2

19.10.150 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 **19.10.160 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 five 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
12 ~~B. Permit Required. A tree permit is required to cut a tree as follows:~~

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.

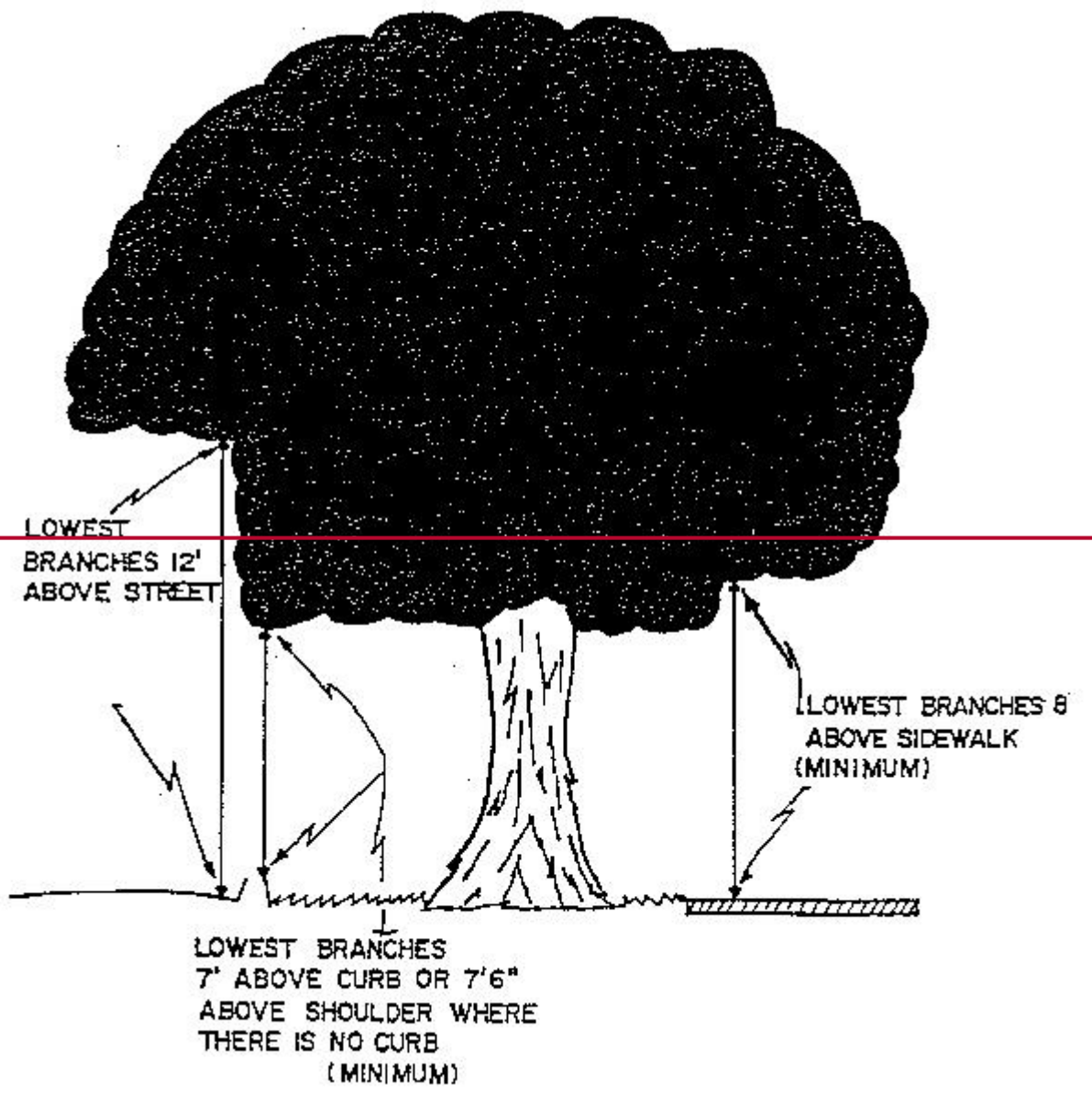
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

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.

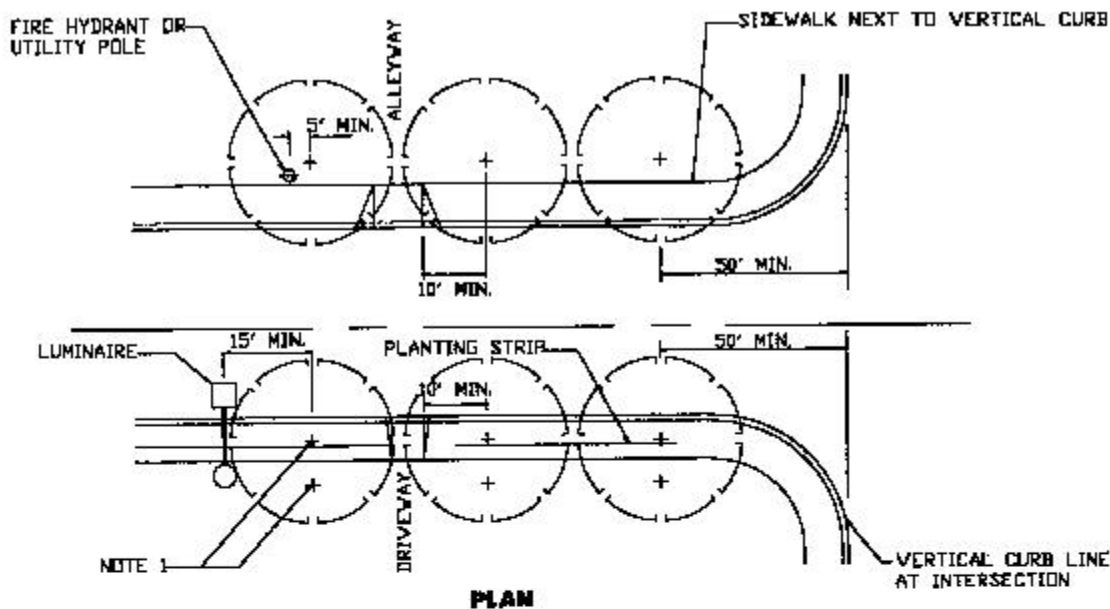
B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following requirements shall apply to trees and vegetation:

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.




1
2
3

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 IN 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.

	<p>CITY OF MERCER ISLAND STANDARD DETAILS URBAN FORESTRY</p>
<p>STREET TREE STANDARDS</p>	
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.

29

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
Ministerial Actions			
Tree Removal Permit	Code official	Chapter 19.10 MICC	Hearing examiner
Right-of-Way Permit	City engineer	Chapter 19.09 MICC	Hearing examiner
Home Business Permit	Code official	MICC 19.02.010	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC 19.06.080(A)	Hearing examiner

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

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

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

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.

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

1
2 D. Notice of Application.
3

4 1. Within 14 days of the determination of completeness, the city shall issue a notice of
5 application for all administrative, discretionary, and legislative actions listed in MICC
6 19.15.010(E) and major single-family dwelling building permits.
7

8 2. The notice of application shall include the following information:
9

10 a. The dates of the application, the determination of completeness, and the notice of
11 application;
12

13 b. The name of the applicant;
14

15 c. The location and description of the project;
16

17 d. The requested actions and/or required studies;
18

19 e. The date, time, and place of the open record hearing, if one has been scheduled;
20

21 f. Identification of environmental documents, if any;
22

23 g. A statement of the public comment period, which shall be not less than 30 days
24 following the date of notice of application; and a statement of the rights of individuals
25 to comment on the application, receive notice and participate in any hearings, request a
26 copy of the decision once made and any appeal rights. The City shall accept public
27 comments at any time prior to the closing of the record of an open record predecision
28 hearing, if any, or if no open record predecision hearing is provided, prior to the
29 decision on the project permit;
30

31 h. The city staff contact and contact information;
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;
38

39 k. A link to a website where additional information about the project can be found; and
40

41 l. Any other information that the city determines appropriate.
42

43 3. Open Record Hearing. If an open record hearing is required on the permit, the city shall:
44

1 a. Provide the notice of application at least 30 days prior to the hearing; and

2
3 b. Issue any threshold determination required under MICC 19.07.110 at least 30 days
4 prior to the hearing.

5
6 4. Notice shall be provided in the bi-weekly DSG bulletin, posted at City Hall and made available
7 to the general public upon request.

8
9 5. All comments received on the notice of application must be received by the development
10 services group by 5 pm on the last day of the comment period.

11
12 6. Except for a determination of significance, the city shall not issue a threshold determination
13 under MICC 19.07.110 or issue a decision on an application until the expiration of the public
14 comment period on the notice of application.

15
16 7. A notice of application is not required for the following actions; provided, the action is either
17 categorically exempt from SEPA or an environmental review of the action in accordance with
18 SEPA has been completed:

19
20 a. Building permit other than a major single-family dwelling building permit;

21 b. Lot line revision;

22 c. Right-of-way permit;

23 d. Storm drainage permit;

24 e. Home occupation permit;

25 f. Design review – minor new construction;

26 g. Final plat approval;

27 h. Shoreline exemption permit; and

28 i. Seasonal development limitation waiver; and,

29
30 k. Tree removal permit-

31
32
33
34
35
36
37
38
39
40 E. Public Notice and Information Availability.

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) and major single-family
44 dwelling building permits.

1
2 2. Public notice shall be provided at least 30 days prior to any required open record hearing. If
3 no such hearing is required, public notice shall be provided 14 days prior to the decision on the
4 application.

5
6 3. The public notice shall include the following:

- 7
8 a. A general description of the proposed project and the action to be taken by the city;
9
10 b. A nonlegal description of the property, vicinity map or sketch;
11
12 c. The time, date and location of any required open record hearing;
13
14 d. A contact name and number where additional information may be obtained;
15
16 e. A statement that only those persons who submit written comments or testify at the
17 open record hearing will be parties of record; and only parties of record will receive a
18 notice of the decision and have the right to appeal;
19
20 f. A description of the deadline for submitting public comments;
21
22 g. A link to a website where additional information about the project can be found.

23
24 4. Public notice shall be provided in the following manner:

25
26 a. Administrative and Discretionary Actions and Major Single-Family Dwelling Building
27 Permits. Notice shall be mailed to parties of record, all property owners within 300 feet
28 of the property and posted on the site in a location that is visible to the public right-of-
29 way.

30 i. Long Subdivisions. Additional notice for long subdivisions shall be provided as
31 follows:

32 (A) Public notice of an application for a long subdivision shall also be
33 published at least 30 days prior to the open record hearing on the
34 application in a newspaper of general circulation within the city.

35
36 (B) If the owner of a proposed long subdivision owns land contiguous to
37 the proposed long subdivision, that contiguous land shall be treated as
38 part of the long subdivision for notice purposes, and notice of the
39 application shall be given to all owners of lots located within 300 feet of
40 the proposed long subdivision and the applicant's contiguous land.

41
42 (C) The city shall provide written notice to the Department of
43 Transportation of an application for a long subdivision or short
44 subdivision that is located adjacent to the right-of-way of a state

1 highway. The notice shall include a legal description of the long
 2 subdivision or short subdivision and a location map.

3
 4 b. Legislative Action. Notice shall be published in a newspaper of general circulation
 5 within the city.

6 5. Every complete development permit application for which notice is to be provided under
 7 subsection (D)(1) of this section together with all information provided by the applicant for
 8 consideration by the decision authority shall be posted by the city to a website accessible
 9 without charge to the public. Information shall be posted at the time the city issues the notice of
 10 application under subsection (D)(1) of this section and shall be updated as needed and in any
 11 event within seven days after additional information is received from the applicant. The
 12 provisions of this subsection (E)(5) shall only apply to development permit applications filed on
 13 or after May 29, 2017.

14
 15 F. Open Record Hearing.

16
 17 1. Only one open record hearing shall be required prior to action on all discretionary and
 18 legislative actions except design review and street vacations.

19
 20 2. Open record hearings shall be conducted in accordance with the hearing body's rules of
 21 procedures. In conducting an open record hearing, the hearing body's chair shall, in general,
 22 observe the following sequence:

23
 24 a. Staff presentation, including the submittal of any additional information or
 25 correspondence. Members of the hearing body may ask questions of staff.

26
 27 b. Applicant and/or applicant representative's presentation. Members of the hearing
 28 body may ask questions of the applicant.

29
 30 c. Testimony by the public. Questions directed to the staff, the applicant or members of
 31 the hearing body shall be posed by the chairperson at his/her discretion.

32
 33 d. Rebuttal, response or clarifying statements by the applicant and/or the staff.

34
 35 e. The public comment portion of the hearing is closed and the hearing body shall
 36 deliberate on the action before it.

37
 38 3. Following the hearing procedure described above, the hearing body shall:

39
 40 a. Approve;

41
 42 b. Conditionally approve;

43
 44 c. Continue the hearing; or

1
2 d. Deny the application.
3

4 G. Decision Criteria. Decisions shall be based on the criteria specified in the Mercer Island City Code for
5 the specific action. An applicant for a development proposal shall have the burden of demonstrating
6 that the proposed development complies with the applicable regulations and decision criteria. A
7 reference to the code sections that set out the criteria and standards for decisions appears in MICC
8 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the
9 code, the following are the required criteria for decision:

10
11 1. Comprehensive Plan Amendment.

12 a. The amendment is consistent with the Growth Management Act, the county-wide
13 planning policies, and the other provisions of the comprehensive plan and city policies;
14 and:
15

16
17 i. There exists obvious technical error in the information contained in the
18 comprehensive plan; or

19
20 ii. The amendment addresses changing circumstances of the city as a whole.

21
22 b. If the amendment is directed at a specific property, the following additional
23 findings shall be determined:

24
25 i. The amendment is compatible with the adjacent land use and development
26 pattern;

27
28 ii. The property is suitable for development in conformance with the standards
29 under the potential zoning; and

30
31 iii. The amendment will benefit the community as a whole and will not adversely
32 affect community facilities or the public health, safety, and general welfare.
33

34 2. Reclassification of Property (Rezoning).

35
36 a. The proposed reclassification is consistent with the policies and provisions of the
37 Mercer Island comprehensive plan;

38
39 b. The proposed reclassification is consistent with the purpose of the Mercer Island
40 development code as set forth in MICC 19.01.010;

41
42 c. The proposed reclassification is an extension of an existing zone, or a logical transition
43 between zones;
44

1 d. The proposed reclassification does not constitute a “spot” zone;

2
3 e. The proposed reclassification is compatible with surrounding zones and land uses;
4 and

5
6 f. The proposed reclassification does not adversely affect public health, safety and
7 welfare.

8
9 3. Conditional Use Permit.

10
11 a. The permit is consistent with the regulations applicable to the zone in which the lot is
12 located;

13
14 b. The proposed use is determined to be acceptable in terms of size and location of site,
15 nature of the proposed uses, character of surrounding development, traffic capacities of
16 adjacent streets, environmental factors, size of proposed buildings, and density;

17
18 c. The use is consistent with policies and provisions of the comprehensive plan; and

19
20 d. Conditions shall be attached to the permit assuring that the use is compatible with
21 other existing and potential uses within the same general area and that the use shall not
22 constitute a nuisance.

23
24 4. Variances. An applicant or property owner may request a variance from any numeric
25 standard, except for the standards contained within Chapter 19.07 MICC. A variance shall be
26 granted by the city only if the applicant can meet all criteria in (a.) through (h.). A variance for
27 increased lot coverage for a regulated improvement pursuant to subsection (i.) shall be granted
28 by the city only if the applicant can meet criteria (a.) through (i.):

29
30 a. The strict enforcement of the provisions of Title 19 MICC will create an unnecessary
31 hardship to the property owner. For the purposes of this criterion, in the R-8.4, R-9.6, R-
32 12, and R-15 zoning designations, an “unnecessary hardship” is limited to those
33 circumstances where the adopted standards of Title 19 MICC prevent the construction
34 of a single family dwelling on a legally created, residentially zoned lot;

35
36 b. The variance is the minimum necessary to grant relief to the property owner;

37
38 ca. No use variance shall be allowed;

39
40 db. There are special circumstances applicable to the particular lot such as the size,
41 shape, topography, or location of the lot; ~~the trees, groundcover, or other physical~~
42 ~~conditions of the lot and its surroundings;~~ or factors necessary for the successful
43 installation of a solar energy system such as a particular orientation of a building for the
44 purposes of providing solar access;

1
2 ee. The granting of the variance will not be materially detrimental to the public welfare
3 or injurious to the property or improvements in the vicinity and zone in which the
4 property is situated;

5
6 ef. The granting of the variance will not alter the character of the neighborhood, nor
7 impair the appropriate use or development of adjacent property; and

8
9 eg. The variance is consistent with the policies and provisions of the comprehensive plan
10 and the development code.

11
12 h. The basis for requesting the variance is not the direct result of a past action by the
13 current or prior property owner.

14
15 i. Public and private schools, religious institutions, private clubs and public facilities in
16 single-family zones with slopes of less than 15 percent may request a variance to
17 increase the impervious surface to a maximum 60 percent impervious surface and such
18 variance application will be granted if the hearing examiner determines that the
19 applicant has demonstrated that the following criteria are satisfied:

20
21 i. There will be no net loss of permeable surface from the existing permeable
22 surface. No net loss will be determined by the code official and may be achieved
23 by off-site mitigation and/or by reconstructing existing parking areas to allow
24 stormwater penetration. This replacement will be an exception to subsection
25 (D)(2)(b) of this section prohibiting parking areas from being considered as
26 permeable surfaces;

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

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

1
2 iv. The variance may not be used with other provisions to exceed this maximum
3 60 percent impervious surface coverage.
4

5 5. Setback Deviation. A setback deviation shall be granted by the city only if the applicant
6 demonstrates all of the following:
7

8 a. Setback deviation criteria. Setback deviations shall be subject to the following
9 criteria:
10

11 ia. No use deviation shall be allowed;
12

13 bi. The granting of the deviation will not be materially detrimental to the public
14 welfare or injurious to the property or improvements in the vicinity and zone in
15 which the property is situated;
16

17 ciii. The granting of the deviation will not alter the character of the
18 neighborhood, nor impair the appropriate use or development of adjacent
19 property; and
20

21 d. The deviation is consistent with the policies and provisions of the
22 comprehensive plan and the development code.
23

24 v. The basis for requesting the deviation is not the direct result of a past action
25 by the current or prior property owner.
26

27 vi. The setback deviation is associated with the approval of development of a
28 single lot or subdivision that is constrained by critical areas or critical area
29 buffers.
30

31 vii. The building pad resulting from the proposed deviation will result in less
32 impact to critical areas or critical areas buffers.
33

34 viii. Yard setbacks shall not be reduced below the following minimums:
35

36 (A) . Front and rear setbacks may not be reduced to less than 10 feet
37 each;
38

39 (B) . Side setbacks may not be reduced to less than five feet.
40

41 ...

42
43 J. Administrative Appeals.

1 1. Any party of record on a decision that may be administratively appealed may file a letter of
 2 appeal on the decision. Administrative appeals shall be filed with the city clerk within 14 days
 3 after the notice of decision, if a notice of decision is required, or after the effective date of the
 4 decision subject to appeal if no notice of decision is required. The term "party of record," for the
 5 purposes of this chapter, shall mean any of the following:
 6

7 a. The applicant and/or property owner;

8
 9 b. Any person who testified at the open record public hearing on the application;

10
 11 c. Any person who individually submits written comments concerning the application for
 12 the open record public hearing, or to the code official prior to a decision on the project
 13 permit if there is no open record public hearing. Persons who have only signed petitions
 14 are not parties of record;

15
 16 d. The city of Mercer Island.
 17

18 2. Appeals shall include the following information:

19 a. The decision being appealed;

20
 21 b. The development code interpretation, if any, associated with the proposed appeal;

22
 23 c. The name and address of the appellant and his/her interest in the matter;

24
 25 de. The specific reasons why the appellant believes the decision to be wrong. The burden of
 26 proof is on the appellant to demonstrate that there has been substantial error, or the
 27 proceedings were materially affected by irregularities in procedure, or the decision was
 28 unsupported by evidence in the record, or that the decision is in conflict with the standards for
 29 review of the particular action;

30
 31 ed. The desired outcome or changes to the decision; and

32
 33 fe. The appeals fee, if required.
 34
 35 ...
 36

37 K. Expiration of Approvals.

38 1. General. Except for long and short subdivisions, building permits or ~~unless as~~ otherwise
 39 conditioned in the approval process, permits shall expire one year from the date of notice of
 40 decision if the activity approved by the permit is not exercised. ~~Responsibility for knowledge of~~
 41 ~~the expiration date shall be with the applicant.~~

42 2. Long and short subdivision.
 43

1 a. Once the preliminary plat for a long subdivision has been approved by the city, the
 2 applicant has five years to submit a final plat meeting all requirements of this chapter to
 3 the city council for approval.

4
 5 b. Once the preliminary plat for a short subdivision has been approved by the city, the
 6 applicant has one year to submit a final plat meeting all requirements of this chapter. A
 7 plat that has not been recorded within one year after its preliminary approval shall
 8 expire, becoming null and void. The city may grant a single one-year extension, if the
 9 applicant submits the request in writing before the expiration of the preliminary
 10 approval.

11
 12 c. In order to renew an expired preliminary plat, a new application must be submitted.

13
 14 3. Responsibility for knowledge of the expiration date shall be with the applicant.

15
 16 L. Code Interpretations.

17 1. Upon ~~request~~ formal application or as determined necessary, the code official ~~shall~~ may issue
 18 a written interpretation of ~~interpret~~ the meaning or application of provisions of the
 19 development code. In issuing the interpretation, the code official shall consider the following:

20 a. The plain language of the code section in question;

21 b. Purpose and intent statement of the chapters in question;

22 c. Legislative intent of the City Council provided with the adoption of the code sections
 23 in question;

24 d. Policy direction provided by the Mercer Island Comprehensive Plan;

25 e. Relevant judicial decisions;

26 f. Consistency with other regulatory requirements governing the same or similar
 27 situation;

28 g. The expected result or effect of the interpretation; and,

29 h. Previous implementation of the regulatory requirements governing the situation.

30 2. The code official may also bring any issue of interpretation before the planning commission
 31 for determination. Anyone in disagreement with an interpretation by the code official may also
 32 request a review appeal of the code official's interpretation ~~by to~~ the planning
 33 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.~~

1
2 Formula:

3
4 Average Building Elevation = (Mid-point Elevation of Individual Wall Segment) x (Length of
5 Individual Wall Segment) ÷ (Total Length of Wall Segments)
6

7 ...

8
9 Development proposal: The application for a permit or other approval from the City of Mercer Island
10 relative to the use or development of land.

11 ...

12
13
14 Development proposal site: The boundaries of the lot or lots for which an applicant has or should have
15 applied for approval from the City of Mercer Island to carry out a development proposal.

16
17 ...

18
19 Driveway: The vehicular access on to a lot containing one single family dwelling, or the required
20 vehicular access to, or through, an area designed for parking.

21 ...

22
23
24 Feasible ~~(SMP)~~: An action that is required to achieve project approval, such as a design requirement,
25 development project condition, mitigation, or preservation requirement; and that meets all of the
26 following conditions:

27 ~~(1)~~ 1. ~~†~~ The action can be accomplished with technologies and methods that have been used in
28 the past in similar circumstances, or studies or tests have demonstrated in similar circumstances
29 that such approaches are currently available and likely to achieve the intended results; ~~(2)~~
30 2. ~~†~~ The action provides a reasonable likelihood of achieving its intended purpose; and
31 ~~3.~~ ~~(3)~~ † The action does not physically preclude achieving the project's primary intended legal
32 use. In cases where these guidelines require certain actions unless they are infeasible, the
33 burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the
34 reviewing agency may weigh the action's relative public costs and public benefits, considered in
35 the short- and long-term time frames.

36 ...

37
38
39 Floor: The continuous, supporting surface extending horizontally through a building or structure that
40 serves as the level base of a room upon which a person stands or travels.

41 ...

42
43
44 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 the lower of existing grade or
10 finished grade as defined and 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> var <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>
<u>Non-native Species</u>	
<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 triancanthos</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>

- 1
2 ...
3
4 Tree, Grove: A grove means a group of 8 or more trees each 10 inches in diameter that form a
5 continuous canopy. Trees that are part of a grove shall also be considered exceptional trees, unless they
6 also meet the definition of a hazardous tree.
7
8 ...
9
10 Large (Regulated) Tree, Large (Regulated): Any conifer tree that is six feet tall with a diameter of 10
11 inches or more, and any tree that meets the definition of an exceptional tree, or any deciduous tree
12 with a diameter of more than six inches.
13
14 ...
15
16 Small Tree, Small: Any conifer tree that is less than six feet tall with a diameter of less than 10 inches or
17 any deciduous tree with a diameter of six inches or less. Small trees do not include any tree that meets
18 the definition of an exceptional tree.
19
20 ...
21
22 Hazardous Tree, Hazardous: Any tree that receives an 11 or 12 rating under the International Society of
23 Arboricultural rating method set forth in Hazard Tree Analysis for Urban Areas (copies of this manual are
24 available from from the city arborist) and may also mean any tree that receives a 9 or 10 rating, at the
25 discretion of the city arborist.
26
27 ...

1
2 Hardscape: The solid, hard, elements or structures that are incorporated into landscaping. The
3 hardscape includes, but is not limited to, structures other than buildings, paved areas other than driving
4 surfaces, stairs, walkways, decks, patios, and similar constructed elements. The hardscape within
5 landscaping is usually made up of materials that include, but are not limited to wood, stone, concrete,
6 gravel, and permeable pavements or pavers, and similar materials. Hardscape does not include solid,
7 hard elements or structures that are covered by a minimum of two feet of soil intended for softscape
8 (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape).
9 Hardscape areas do not include driving surfaces 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, where such easement is not also used for driveway access to the
32 lot encumbered by the public or private vehicle access easement.

33 For example, the net lot area of a lot encumbered by a private vehicle access easement with an area of
34 1,000 square feet and of which, 400 square feet of the vehicle access easement is used for a driveway to
35 a home on the encumbered lot, is the area within the established boundaries of the lot less 600 square
36 feet.

37
38 ...

39
40 Lot coverage, maximum: The maximum area of a residentially zoned lot that may be covered by a
41 combination of buildings and vehicular driving surfaces.

42
43 ...

1 Reasonable Best Efforts: In cases where the code requires “reasonable best efforts” to comply with
 2 standards, the burden of proving that reasonable best efforts have been taken, and compliance is
 3 infeasible, is on the applicant. In determining whether reasonable best efforts have been taken the Code
 4 Official may weigh the applicant’s actions to comply with the applicable standard and the action’s
 5 relative costs to the applicant and public benefits, considered in the short- and long-term time frames.
 6 The Code Official may also evaluate whether an applicant’s prior actions have contributed to the
 7 applicant’s inability to comply with the applicable standard.

8 ...

9
 10 Qualified Arborist: means an individual with relevant education and training in arboriculture or urban
 11 forestry, having the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification and
 12 one (1) of the following credentials:

- 13
- 14 1. ISA Certified Arborist;
- 15 2. ISA Certified Arborist Municipal Specialist;
- 16 3. ISA Board Certified Master Arborist;
- 17 4. American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
- 18 5. Society of American Foresters (SAF) Certified Forester for Forest Management Plans;
- 19

20 For tree retention reviews associated with a development proposal, a qualified arborist must have, in
 21 addition to the above credentials, a minimum of three (3) years’ experience working directly with the
 22 protection of trees during construction and have experience with the likelihood of tree survival after
 23 construction. A qualified arborist must also be able to prescribe appropriate measures for the
 24 preservation of trees during land development.

25
 26 ...

27
 28 Softscape: The living or unhardened elements that are incorporated into landscaping. The softscape
 29 generally includes plants, flower beds, tree retention areas, uncovered dirt, compost or mulched areas,
 30 wetlands, and wetland or watercourse buffers.

31
 32 ...

33
 34 **Street:** An improved or unimproved public or private right-of-way or easement which affords or could be
 35 capable of affording vehicular access to property.

- 36 1. Collector Arterial: A street designed to collect and distribute traffic from major arterials to the
 37 local access streets. The collector arterial is similar to a local access street except for stop and
 38 yield privileges over a local access street and restrictions for on street parking.
- 39 2. Local Access Street: A street designated for direct access to properties, and which is tributary
 40 to the arterial system.
- 41 3. Major Arterial Street: A street designed to collect and distribute large volumes of traffic from
 42 the freeway, Town Center and less important arterial streets. This type of arterial normally is
 43 designed to expedite through traffic.

1
2
3
4

4. Second Arterial Street: A street designed to collect and distribute traffic from the freeway or major arterials and less important streets.

6. Driveways are not streets.

DRAFT

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 =

Total Basement Area x $\frac{\Sigma(\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$

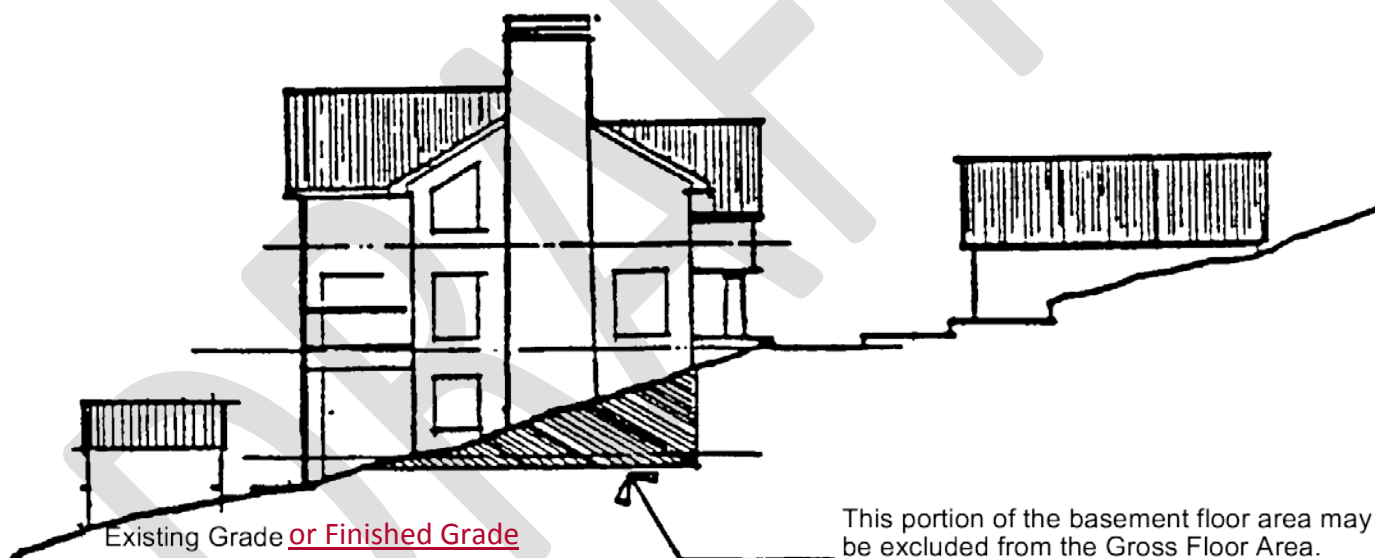
Total of all Wall Segment lengths

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.

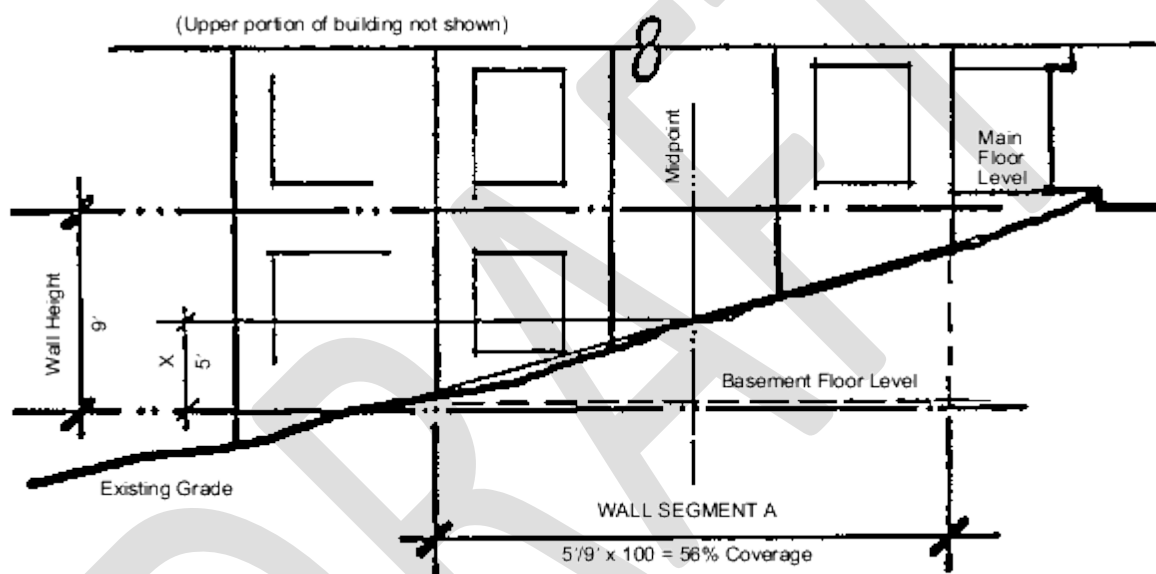
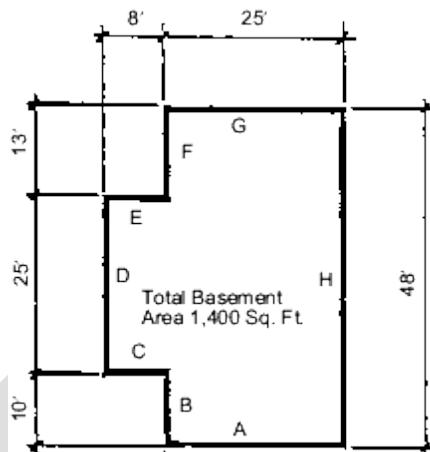
Step One

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

$$\frac{(25x \times 56\% + 10x \times 0\% + \dots + 25x \times 60\% + 48x \times 100\%)}{162x}$$

162x

=1,400 Sq. Ft. x 47.53%

=665.42 Sq. Ft. Excluded from the Gross Floor Area

4
5
6

1
2

APPENDIX G
CALCULATING AVERAGE BUILDING ELEVATION (ABE)

DRAFT

CITY OF MERCER ISLAND

9611 S. E. 36th Street, Mercer Island, Washington 98040 206.236.5300

CALCULATING AVERAGE BUILDING ELEVATION (ABE)

**NOTE:
INCOMPLETE
AVERAGE
BUILDING
ELEVATION
INFORMATION
COULD
SUBSTANTIALLY
DELAY THE
PROCESSING OF
YOUR
APPLICATION**

No part of a structure may exceed 30 feet in height above the "Average Building Elevation" to the top of the structure, except that on the downhill side of a sloping lot the structure shall not extend to a height greater than 35 feet measured from existing grade to the top plate of the roof; provided the roof ridge does not exceed 30 feet in height above the "Average Building Elevation."

ABE is defined as: The elevation established by averaging the elevation of the existing grade, prior to any development activity, at the center of all exterior walls of a building or structure.

AVERAGE BUILDING ELEVATION FORMULA

$$= \frac{(\text{Midpoint Elevations}) \times (\text{Length of Wall Segments})}{(\text{Total Length of Wall Segments})}$$

-OR-

$$= \frac{(Aa)+(Bb)+(Cc)+(Dd)+(Ee)+(Ff)+(Gg)+(Hh)}{a+b+c+d+e+f+g+h}$$

WHERE: A,B,C,D... = Existing Ground Elevation at Midpoint of Wall Segment

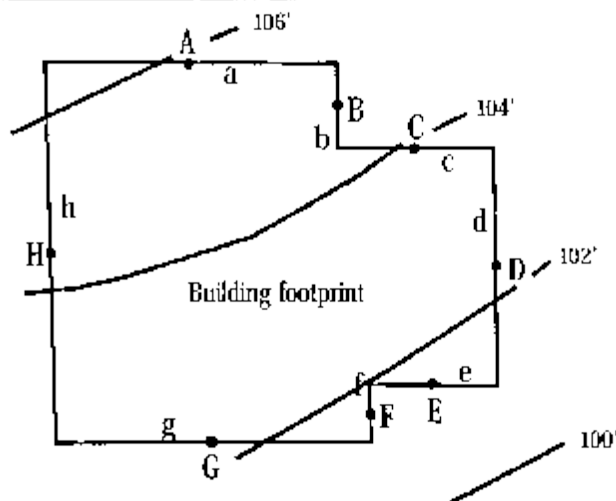
AND: a,b,c,d... = Length of Wall Segment Measured on Outside of Wall

MIDPOINT ELEVATION

A = 105.9'
B = 104.7'
C = 103.7'
D = 102.2'
E = 101.6'
F = 101.7'
G = 102.2'
H = 104.5'

WALL SEGMENT LENGTH

a = 30'
b = 9'
c = 17'
d = 25'
e = 13'
f = 6'
g = 34'
h = 40'



NOTE: This example is *not* to scale. Site plans submitted to the building department must be to scale.

CALCULATION:

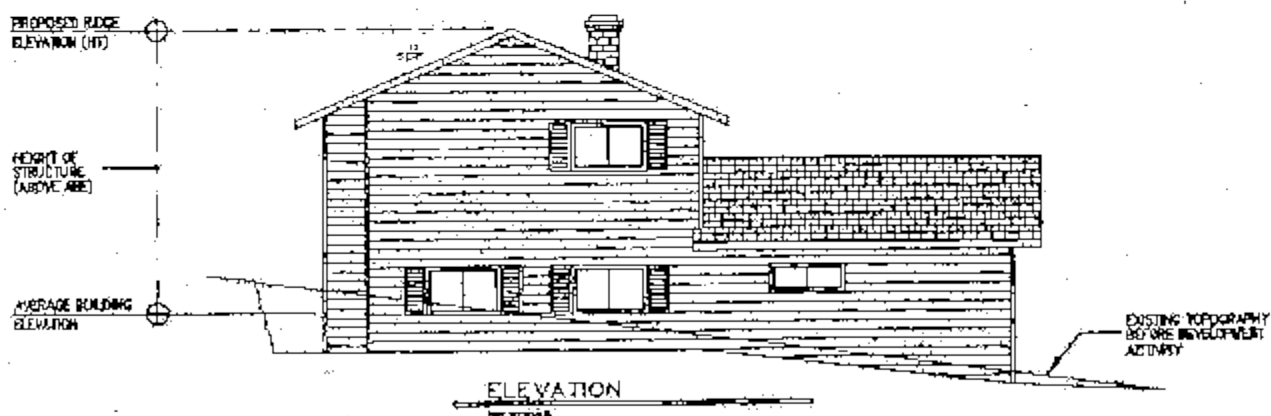
$$\frac{(105.9)(30)+(104.7)(9)+(103.7)(17)+(102.2)(25)+(101.6)(13)+(101.7)(6)+(102.2)(34)+(104.5)(40)}{30+9+17+25+13+6+34+40} =$$

$$\frac{18023}{174} = 103.6' = \text{Average Building Elevation (ABE)}$$

BEFORE SUBMITTING YOUR CONSTRUCTION DRAWINGS, CHECK TO SEE THAT YOU HAVE PROVIDED THE INFORMATION BELOW.

- The site plan and the elevation drawings must be drawn to scale, for example 1"=20', and based on a survey.
- Clearly show existing topography on your site plan. Topography should be shown in 2' increments.
- Submit (with the site plan) your average building elevation calculations using the formula provided on the front side of this page.
- Indicate on an elevation drawing where the average building elevation strikes the building and the proposed ridge elevation (see below for example).
- Indicate on the site plan the elevation of the finished floor or garage slab.
- Indicate the elevation and location of a fixed point (benchmark) within the ADJACENT RIGHT-OF-WAY or other point approved by the Building Official. The benchmark elevation and location must be provided and cannot be a part of the proposed structure. Note: Benchmark must be established, verified by a licensed surveyor and remain during construction so height can be verified when completed.
- Sections of the structure that are below the existing grade and do not have a wall that extends above the existing grade, are not used in the ABE calculation.
- ~~For additions, you must provide an average building elevation calculation for the entire structure.~~

CROSS-SECTION REPRESENTATION OF ABE



1
2

This page intentionally left blank

Residential Development Standards – Comparison Table

The following table is intended to summarize the changes to the current rules for residential development. The proposed changes are generally organized by subject area, and are listed in the order they appear in the draft code.

This document is a high level summary of the proposed changes to the regulations in a “before and after” format. The changes to the rules are sometimes complex and this table does not capture every nuance of the amendments. To see all of the proposed amendments, please review the draft regulations available on the City website.

Current Rule (As of 8/7/2017)	Proposed Change (Council Review through 8/7/2017)
<p>1. Noise:</p> <ul style="list-style-type: none"> • Rule focuses on construction related noise. • Rule does not distinguish between permitted and unpermitted work. • Noise is allowed from 7AM to 10PM, Monday through Friday • Noise is allowed from 9AM to 10PM, Saturday, Sunday and holidays 	<p>Noise:</p> <ul style="list-style-type: none"> • Rule focuses on construction related noise. • Rule distinguishes between permitted and unpermitted work. • For work authorized under a permit, noise is limited to: <ul style="list-style-type: none"> ○ 7AM to 7PM, Monday through Friday ○ 9AM to 6PM, Saturdays ○ Noise is prohibited on Sundays and holidays • For work that does not require a permit, noise is limited to: <ul style="list-style-type: none"> ○ 7AM to 8PM, Monday through Friday ○ 9AM to 8PM, Saturday, Sunday and holidays
<p>2. Building Permit:</p> <ul style="list-style-type: none"> • Building permit may be renewed up to one year after expiration • Building permit expiration date could be modified by building official upon request. 	<p>Building Permit:</p> <ul style="list-style-type: none"> • Building permit renewal must be requested prior to expiration • Residential building permit expiration dates are two years after date of issuance of the permit. • Request for renewal must be accompanied by a construction schedule and management plan • Clarify basis for building official to not authorize a renewal • Larger projects (e.g. >6,000 square feet of floor area) require a construction management plan and a construction schedule.
<p>3. Minimum Lot Area:</p> <ul style="list-style-type: none"> • Minimum lot area is based upon the gross area of the resulting lot(s). 	<p>Minimum Lot Area:</p> <ul style="list-style-type: none"> • Minimum lot area is based upon the net lot area of the resulting lot(s). Net lot area is generally the gross lot area, less areas used for vehicle access easements.

Current Rule (As of 8/7/2017)	Proposed Change (Council Review through 8/7/2017)
<p>4. Side Yard Setback:</p> <ul style="list-style-type: none"> Total combined width of all side yard setbacks has to equal 15 feet or more. Minimum individual side yard setback width of 5 feet. 	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> Total combined width of all side yard setbacks has to equal 15 feet or 17% of the width of the lot, whichever is more. The minimum side yard setback width is 33% of the total combined width of the side yards. Where single family homes will have a wall with a height of more than 15 feet located next to the side yard setback line, the minimum side yard setback width is increased to 7.5 feet. Where single family homes will have a wall with a height of more than 25 feet next to the side yard setback line, the minimum side yard setback width is increased to 10 feet.
<p>5. Gross Floor Area:</p> <ul style="list-style-type: none"> The gross floor area cannot exceed 45 percent of the lot area. The basement exclusion of gross floor area (an exemption from gross floor area) is based upon the existing grade pre-building. 	<p>Gross Floor Area:</p> <ul style="list-style-type: none"> The gross floor area cannot exceed the lesser of: <ul style="list-style-type: none"> R-8.4 zone – 5,000 square feet or 40% of the lot area R-9.6 zone – 8,000 square feet or 40% of the lot area R-12 zone – 10,000 square feet or 40% of the lot area R-15 zone – 12,000 square feet or 40% of the lot area The basement exclusion of gross floor area is based on the lower of the existing grade (pre-building) or finished grade (post-building). The gross floor area is modified by 150% or 200%, based upon ceiling heights within the proposed house. The gross floor area on a site with an accessory dwelling unit (ADU) may be increased by the lesser of: 5% of the lot area, or the actual size of a proposed accessory dwelling unit (NOTE: The current maximum size allowed for an ADU of 900 square feet is not changing.) 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.
<p>6. Building Height:</p> <ul style="list-style-type: none"> Building height is limited to 30 feet Maximum height of the downslope façade is 35 feet from the existing grade 	<p>Building Height:</p> <ul style="list-style-type: none"> Building height is limited to 30 feet Maximum height of the downslope façade is 30 feet from the existing or finished grade, whichever is less

Current Rule (As of 8/7/2017)	Proposed Change (Council Review through 8/7/2017)
<ul style="list-style-type: none"> The average building elevation (calculation that represents the ground level of the lot) is based upon the pre-existing site grade 	<ul style="list-style-type: none"> The average building elevation is based upon the lower of the existing grade (pre-building) or finished grade (post-building)
<p>7. Lot Coverage:</p> <ul style="list-style-type: none"> Limits impervious surface to between 40% and 20% of the lot area (based upon lot slope). Exemptions for impervious decks, pavers, patios, walkways, rockeries, etc. Allowed a lot coverage deviation to increase impervious surface areas by up to 5% of the lot area. 	<p>Lot Coverage:</p> <ul style="list-style-type: none"> Limit lot coverage (buildings and driveways) to between 40% and 20% of the net lot area (based upon slope). Allow up to 9% of the net lot area to be used for hardscape surfaces (e.g. deck, patios, etc). Allow a 5% increase in lot coverage for single story homes and to accommodate homes on sites that require a long driveway. Eliminate lot coverage deviations. The hardscape for lots with an area of 8,400 square feet or less may be the lesser of 800 square feet or 12 percent of the net lot area.
<p>8. Single Family Home Parking</p> <ul style="list-style-type: none"> Require three parking spaces, two of which have to be covered 	<p>Single Family Home Parking</p> <ul style="list-style-type: none"> For lots with a new home of 3,000 square feet or more of gross floor area, require three parking spaces, two of which have to be covered. For lots with a new home of less than 3,000 square feet of gross floor area, require two parking spaces, one of which has to be covered.
<p>9. New Construction on Large Lots (lots that can be subdivided):</p> <ul style="list-style-type: none"> No requirement to address subdivision or short subdivision design requirements 	<p>New Construction on Large Lots (lots that can be subdivided):</p> <ul style="list-style-type: none"> Require that new single family homes on lots that are large enough to be subdivided comply with one of the following: <ul style="list-style-type: none"> Design the house and site design to comply with subdivision standards; Complete the subdivision approval process; or, Agree not to subdivide the large lot for 5 years following the construction of the new home
<p>10. Detached, Accessory Buildings & Structures:</p> <ul style="list-style-type: none"> Detached, accessory buildings and structures (such as detached garages, pergolas, etc.) are generally regulated by the same setbacks, lot coverage limits, gross floor area, and height limits as the main building (house). 	<p>Detached, Accessory Buildings & Structures:</p> <ul style="list-style-type: none"> Detached, accessory buildings and structures are limited to a maximum height of 17 feet (formerly 30 feet). Detached accessory buildings cannot exceed 25% of the allowed gross floor area on the site (formerly no limit)

Current Rule (As of 8/7/2017)	Proposed Change (Council Review through 8/7/2017)
<p>11. Fences:</p> <ul style="list-style-type: none"> • Fence height along property lines next to a street is limited to 42 inches. For corner lots, this included fences on any side of the lot that abutted a street. • Allowed a fence height deviation to increase fence heights from 42 inches to 72 inches. 	<p>Fences:</p> <ul style="list-style-type: none"> • Fence heights are limited to 42 inches within required front yards. For corner lots, this only includes fences within the front yard; not side yards abutting a street. • Allow a fence of 72 inches along portions of Island Crest Way and SE 40th Street, subject to additional design requirements. • Eliminate fence height deviations.
<p>12. Building Pad:</p> <ul style="list-style-type: none"> • Designated as part of a subdivision process. • Building pads were generally established by taking into account critical areas, trees, and setbacks. 	<p>Building Pad:</p> <ul style="list-style-type: none"> • Designated as part of a subdivision process or at time of building permit (if not previously established) • Clarified standards for establishing building pads. Building pad location is still based upon the location of critical areas, trees, and setbacks. • Clarified that buildings must be placed within identified building pad.
<p>13. Trees – Overview Section:</p> <ul style="list-style-type: none"> • No current overview section 	<p>Trees – Overview Section:</p> <ul style="list-style-type: none"> • Added summary overview section intended to provide clarification.
<p>14. Trees – Permit Requirement:</p> <ul style="list-style-type: none"> • Permit required if: <ul style="list-style-type: none"> ○ Tree removal is part of construction work ○ Tree removal is in critical tree area ○ Tree removal is in a commercial zone • Permit not required for: <ul style="list-style-type: none"> ○ Tree removal outside a critical tree area ○ Pruning ○ Removal of small trees 	<p>Trees – Permit Requirement:</p> <ul style="list-style-type: none"> • Permit required to remove any tree unless specifically exempted. • Imminently hazardous trees may be removed first, followed by a permit application. • Exempt from permit if: <ul style="list-style-type: none"> ○ Tree is smaller than 10 inches and is not an exceptional tree or a previously required replacement tree. ○ Noxious or invasive plants. ○ Pruning
<p>15. Trees – Removal Not Associated with Development:</p> <ul style="list-style-type: none"> • No tree permit required 	<p>Trees – Removal Not Associated with Development:</p> <ul style="list-style-type: none"> • Tree permit required unless exempt • Tree replacement is required.
<p>16. Trees – Removal Associated with Development:</p> <ul style="list-style-type: none"> • Tree permit required. 	<p>Trees – Removal Associated with Development:</p> <ul style="list-style-type: none"> • Tree permit required.

Current Rule (As of 8/7/2017)	Proposed Change (Council Review through 8/7/2017)
<ul style="list-style-type: none"> Require property owner to use reasonable best efforts to retain trees. Replace trees at a ratio of between 0:1 and 4:1. 	<ul style="list-style-type: none"> Tree retention: <ul style="list-style-type: none"> Retain a minimum of 30% of the trees on site over a rolling 5-year period. New construction must be designed to minimize tree removal Prioritize retention of trees based upon size and expected likelihood of longevity post development. Require retention of exceptional trees, unless doing so would prohibit construction of 75% of the allowed gross floor area or creation of a lot. Replace trees at a ratio of between 2:1 and 6:1 <ul style="list-style-type: none"> Allow for a fee-in-lieu of replanting
<p>17. Tree Protection Standards:</p> <ul style="list-style-type: none"> A plan for protecting trees is required. 	<p>Tree Protection Standards:</p> <ul style="list-style-type: none"> Clarify that the protection standards shall be based upon best management practices established by the International Society of Arborists.
<p>18. Trees - Removal on Public Property:</p> <ul style="list-style-type: none"> Private property owners cannot remove trees in public right-of-way (streets). 	<p>Trees - Removal on Public Property:</p> <ul style="list-style-type: none"> Allow limited tree removal of trees in streets to provide for access to private property
<p>19. Variances:</p> <ul style="list-style-type: none"> Criteria for approving variances in several different chapters of Title 19 MICC. 	<p>Variance:</p> <ul style="list-style-type: none"> Consolidated criteria for approving variances into Chapter 19.15 MICC (Administration). Added criteria: <ul style="list-style-type: none"> Variance is the minimum necessary to grant relief to applicant. Failure to grant the variance would create an unnecessary hardship to the property owner. The basis for requesting the variance is not the direct result of actions by the property owner.
<p>20. Setback Deviations:</p> <ul style="list-style-type: none"> Criteria for approving variances in several different chapters of Title 19 MICC. 	<p>Setback Deviations:</p> <ul style="list-style-type: none"> Consolidated criteria for approving variances into Chapter 19.15 MICC (Administration). Clarified that the basis for requesting the deviation cannot be the direct result of actions by the property owner.

Current Rule (As of 8/7/2017)	Proposed Change (Council Review through 8/7/2017)
<p>21. Code Interpretations:</p> <ul style="list-style-type: none"> Code official authorized to issue an interpretation based upon a request or as deemed necessary. 	<p>Code Interpretations:</p> <ul style="list-style-type: none"> Code official authorized to issue an interpretation based upon a request or as deemed necessary. Clarified that the code interpretation is based upon a consideration of: <ul style="list-style-type: none"> The plain language of the code; The purpose / intent sections of the chapter; Legislative intent provided by the Council; Policy direction in the MI Comprehensive Plan; Case law; Consistency with other applicable regulations; The expected result; and, Past practice. Provided for the appeal of code interpretation as part of an appeal of a land use application that relied on the code interpretation.



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.

DSG ARBORIST AND CODE COMPLIANCE OFFICER CASELOADS

The DSG Arborist is currently a ½ time position (20 hours per week) but has been authorized to work some extra hours, averaging 29 hours per week. These hours do not include additional work that may be required after adoption of the new residential standards and tree code. The Arborist is currently responsible for the following:

- Pre-Design and Construction Assistance: Assist architects and contractors prior to and during construction, including preparing for and attending weekly pre-application and permit intake meetings.
- Project and Permit Reviews: Review arborist reports (and revisions) and tree removal and retention plans (and revisions) for development projects and critical area sites.
- Inspections: Inspect tree protection fencing and replanting for development projects and critical area sites.
- Customer Service: Provide assistance to residents concerned about trees proposed for removal.
- Coordination: Coordinates with right-of-way and parks Arborists related to trees that are close to a property line (may or may not be in the right-of-way or park).

The number of tree permits has increased 50% since 2003, up to more than 120 last year. The robust economy since 2012-2013 has created more construction projects requiring Arborist review and involvement. There is also significantly more resident interest in tree preservation and protection as construct activity has increased, requiring more arborist time to educate residents about trees.

The DSG Code Compliance Officer (CCO) is currently a ½ time position (20 hours per week) but has been authorized to work some extra hours, averaging 25 hours per week. The CCO generally handles cases on a complaint basis only, and does not have time to be more proactive. The CCO is responsible for handling complaints submitted to the City related to a variety of subjects, with some examples:

- Zoning and land use (illegal fences, setback encroachments, impervious surface violations, home businesses)
- Building and construction (no permits, illegal rockeries and retaining walls)
- Trees (illegal tree damage and removal)
- Right-of-way (illegal encroachments, damage and debris)
- Nuisances (noise, debris, junk)
- Critical area work (illegal grading, clearing, unpermitted shoreline structures, erosion issues)
- Utilities (mainly storm water issues).

Caseload:

Since 2003, the number of complaints received by the CCO has doubled from around 60 to around 120 per year, yet the position has remained at ½ time. There are currently 284 cases open. When a complaint is received, there are several stages it goes through:

1. Triage: Is there a violation? How serious is it? What other disciplines need to be involved (such as a planner or engineer)? This usually involves a conversation with the person who filed the complaint and potentially a field visit to do initial reconnaissance and gather information. ***There is currently a two-month backlog on getting cases into the tracking system and doing the initial triage.***

2. Investigation: Detailed review of the alleged violations, field visit, internal coordination (if needed), determining proper course of action and taking that action (usually an initial *Courtesy Notice* to request compliance).
3. Correspondence with Complainant and Violator: This involves keeping the complainant informed, and multiple contacts with the violator, especially if the violator is not cooperating.
4. Closing Cases: Once a violation has been resolved, the case is closed. This involves organizing the case information, ensuring a clear “paper trail” of what has occurred is in the file and final correspondence with complainant and violator.

Priorities:

The CCO needs to prioritize her workload. Cases involving life and health safety are the top priority. Follow-up on cases that are subject to a Notice of Violation, doing work without a permit and construction-related noise and parking are the other top priorities. Nuisance issues, fence complaints and sign code complaints are the lowest priorities. All other complaints are in between.



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

**AB 5340
September 5, 2017
Regular Business**

**REVISED PUBLIC ENGAGEMENT PLAN ON
CITY'S FINANCIAL CHALLENGES**

Proposed Council Action:

Review revised plan and provide direction to staff.

DEPARTMENT OF	Finance (Chip Corder)
COUNCIL LIAISON	n/a
EXHIBITS	1. Pro/Con Analysis of Levy Election Date Options 2. Telephone Town Hall Information
2017-2018 CITY COUNCIL GOAL	4. Address the City's Financial Challenges
APPROVED BY CITY MANAGER	

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

SUMMARY

PROBLEM STATEMENT

Significant deficits are projected in 2017-2018 in the General Fund and Youth & Family Services (YFS) Fund, which account for most of the City's services, excluding utilities. Using one-time resources, these projected deficits have been temporarily bridged, buying time to engage the community on the City's financial challenges.

What is driving these projected deficits? Simply put, annual revenue growth is not keeping pace with annual expenditure growth. At the root of the General Fund revenue growth problem is property tax, which makes up 41% of total General Fund revenues and is limited to 1% annual growth per state law plus an allowance for "new construction," which equates to another 1% per year on average. In addition, development activity, which experienced a spike in 2015-2016, resulting in record levels of construction-related sales tax and development fees, is projected to slow down in 2017-2019, returning to a more normal activity level based on what is known about future development on the Island.

For the YFS Fund, the revenue growth problem is directly related to the following:

1. The School District was compelled to reduce its financial support for YFS mental health counselors from 42% of the total cost to a fixed sum of \$60,000 beginning in 2010 due to the Great Recession; and
2. The City was compelled to reduce its financial support of YFS from \$465,000 per year to \$320,000 per year in 2011-2013 and then to \$200,000 per year in 2014 due to the Great Recession (note: this was increased to \$400,000 per year beginning in 2015);

As a service organization, most of the City's costs are tied to staff, accounting for 71% of total General Fund expenditures and 82% of total YFS Fund expenditures in 2017. Personnel costs grow faster than inflation (even in the private sector). However, unlike the private sector, the City cannot spread those personnel cost increases across the number of "widgets" sold or the number of clients served, with very few exceptions (e.g. parks & recreation fees and development fees).

To maintain current service levels, a new, ongoing revenue source is needed. Otherwise, it is estimated that 25% of the City's workforce will have to be cut in 2019-2024 to balance the budget due to a projected \$1.08 million average annual growth differential between total expenditures and total revenues in the General Fund and YFS Fund combined in 2019-2024.

BACKGROUND

At its July 17, 2017 meeting, the Council approved staff's recommended public engagement plan on the City's financial challenges, the timeline for which was driven by the February 13, 2018 special election. Despite significant concerns about voter fatigue (due to the passage of Sound Transit 3 and the state legislature's "McCleary fix") as well as major community issue fatigue (due to Town Center code update, I-90 loss of mobility negotiations, and residential code update), staff's recommendation attached more weight to the following:

1. Finance Director's concern, which is based on the forecasts of various national and regional economists, that the nation is due for another recession, which occurs about every 10 years on average;
2. Management's strong desire to know before the 2019-2020 Budget process begins if service level cuts in 2019 are going to be required or not; and
3. Management's concern that pushing a levy lid lift ballot measure to August or November 2018 invites greater risk from a staff perspective, negatively impacting morale and increasing the likelihood of losing our best employees.

In August, staff discovered that a six-year levy lid lift with annual increases greater than 1% can only be placed on an August or November ballot, not a February ballot. This oversight, while not critical, caused the City Manager and the Finance Director to press the "pause button" and to re-look at the public engagement process timeline. Pushing out and lengthening the engagement process will provide staff more time to work with the Citizen Advisory Group (CAG), as well as more time to inform and educate the larger community. Islanders will have more time to fully understand the issues and the options for addressing them. **As a result, staff recommends pushing the public engagement process from September-October 2017 to October 2017-April 2018, thereby pushing a potential ballot measure to the November 2018 general election.**

It should be noted that there is one very significant risk associated with a November 2018 ballot measure. If the levy fails, the City cannot go back to the voters until 2019, and a levy lid lift approved in 2019 would not take effect until 2020, leaving a projected operating budget deficit of \$2.0M in 2019. The pros and cons of a February 2018 special election versus an August 2018 primary election versus a November 2018 general election for a levy lid lift are summarized in Exhibit 1.

PROPOSED REVISED TIMELINE

The revised public engagement timeline recommended by staff is detailed below.

Action	Date
Council meeting: Review & approve revised public engagement plan on City's operating & capital funding challenges	Sep 5, 2017
City Manager: Solicit applications to serve on Citizen Advisory Group (limited to approximately 20 residents)	Sep 6-Oct 27, 2017
Chamber of Commerce meeting: First public presentation to a community group (open to the public)	Oct 5, 2017 (Thu) (12:00-1:00pm)
Telephone Town Hall: Intended to solicit questions from Islanders on the City's financial challenges	Oct 11, 2017 (Wed) (7:00-8:30pm)
Initial public notification: Advertise dates/times/locations of citizen advisory committee meetings & community meetings on City's website and via social media	Nov 3, 2017 (Fri)
Citizen Advisory Group kick-off meeting (MICEC): Get acquainted, address ground rules, find out what participants want to know, provide high level presentation on City's financial challenges, and distribute information binders (including 2017-2018 Budget Message, Mar 2016 citizen survey results, and other information)	Nov 15, 2017 (Wed)
Island-wide mailer: Distribute information summarizing the City's financial challenges & detailing the public engagement process in Jan-Apr 2018, noting dates/times/locations of Citizen Advisory Group meetings and community meetings	Dec 1, 2017 (Fri)
Citizen Advisory Group meetings (MICEC): <ul style="list-style-type: none"> • 1st meeting: Review operating funding challenges & options (3.5 hours) • 2nd meeting: Deliberate & make a recommendation on operating funding options (2.0 hours) • 3rd meeting: Review capital funding challenges & options (3.5 hours) • 4th meeting: Deliberate & make a recommendation on capital funding options (2.0 hours) 	Jan 6, 2018 (Sat) Feb 5, 2018 (Mon) Mar 3, 2018 (Sat) Apr 2, 2018 (Mon)
Other public engagement: Hold 3 community meetings, hold a second Telephone Town Hall meeting, and meet with various Island community groups	Feb-Apr 2018
Community survey: Conduct telephone survey on potential operating & capital levy lid lifts	Apr 22-28, 2018
Council meeting: Review Citizen Advisory Group's recommendation, review community survey results, review City Manager's recommendation, and decide whether or not to direct staff to prepare levy lid lift ordinance(s) for Nov 6, 2018 ballot	May 15, 2018
Council meetings: If the Council favors going to the voters, conduct first & second readings of proposed levy lid lift ordinance(s)	Jun 5, 2018 Jun 19, 2018
King County Elections Office: Submit levy lid lift ordinance(s), ballot measure(s), explanatory statement for voter's pamphlet, and pro/con committee appointments	Aug 7, 2018
King County Elections Office: Submit pro/con statements for voter's pamphlet	Aug 14, 2018
King County Elections Office: Submit rebuttal statements for voter's pamphlet	Aug 16, 2018
General election	Nov 6, 2018

TELEPHONE TOWN HALL

In an effort to reach as many residents as possible, staff has arranged to use an outside vendor, Telephone Town Hall Meeting (TTH), which conducts “telephone town halls” across the country. The way it works is that TTH will “recruit” MI residents to attend the town hall by calling them and asking them to attend, then dialing them in the day-of the scheduled telephone town hall. TTH works off phone lists, including anyone who would like to register to join the meeting (TTH will create a web registration page). Not all recruitment calls will reach everyone, so having the option to register in advance is helpful.

The telephone town hall will last for approximately one hour. TTH provides an experienced moderator to run the call, screen questions, etc. After staff provides basic information about the City’s financial challenges for approximately 4-6 minutes, the moderator will offer up some questions to cover the basics before opening it up to more citizen Q&A for the remainder of the hour. After the call, attendees can be offered the option of leaving comments on a voicemail line, which TTH records and provides to the City. The City also has the option of doing survey questions during the town hall (people use their phone to answer by pressing 1, 2, 3, etc.). Please see Exhibit 2 for a company overview and current customer feedback. Staff is excited to try this new approach and is hopeful that we can engage a group of residents who may not have considered attending an in-person meeting about the City’s financial challenges.

NEXT STEPS

In addition to promoting the new timeline, staff will update the Citizen Advisory Group application and continue to recruit applicants through October 27. Staff will also make a presentation to the Chamber of Commerce on October 5, 2017 (which will be open to the public), conduct a “telephone town hall” meeting on October 11, 2017, and hold a kick-off meeting with the Citizen Advisory Group on November 15, 2017. These meetings will help staff determine if there are any questions that have not been anticipated. If so, staff will have time to prepare answers for the public engagement meetings scheduled for January-April 2018.

RECOMMENDATION

Finance Director

Review revised plan and provide direction to staff.

Pro/Con Analysis of Levy Election Date Options

Upsides

Feb 2018 Special Election	Aug 2018 Primary Election	Nov 2018 General Election
Can place a 6 year levy lid lift on ballot, but the annual increases are limited to 1% in years 2-6	Can place a 6 year levy lid lift on ballot with annual increases >1% in all 6 years	Can place a 6 year levy lid lift on ballot with annual increases >1% in all 6 years
Would know future funding status before starting 2019-2020 Budget development process	Can extend public engagement process from 2 to 5-6 months, providing more time for Islanders to ask questions, weigh options, and make an informed decision	Can extend public engagement process from 2 to 5-6 months, providing more time for Islanders to ask questions, weigh options, and make an informed decision
If levy fails, the City could go back to voters in Nov 2018	Public engagement process would be completed by Apr 2018, which is when the City Manager and Finance Director begin an initial review of the 2019-2024 Preliminary CIP	Public engagement process would be completed by Apr 2018, which is when the City Manager and Finance Director begin an initial review of the 2019-2024 Preliminary CIP
	Would know future funding status before finalizing 2019-2020 Preliminary Budget in late Aug 2018	

Downsides

Feb 2018 Special Election	Aug 2018 Primary Election	Nov 2018 General Election
Cannot place a 6 year levy lid lift on ballot with annual increases >1% in all 6 years	If levy fails, the City cannot go back to the voters until 2019, and a levy lid lift approved in 2019 would not take effect until 2020, leaving a projected operating budget deficit of \$2.0M in 2019	If levy fails, the City cannot go back to the voters until 2019, and a levy lid lift approved in 2019 would not take effect until 2020, leaving a projected operating budget deficit of \$2.0M in 2019
Very compressed public engagement process (Sep-Oct 2017) for a difficult topic, running the risk of not giving residents enough time to ask questions, weigh options, and make an informed decision	Voter turnout is significantly less in Aug vs. Nov election, with many families on vacation in Jul-Aug	Would know future funding status after 2019-2020 Preliminary Budget is developed and presented to the Council
	Pushing ballot measure to Aug 2018 invites greater risk from a staff perspective, negatively impacting morale and increasing the likelihood of losing our best employees	Pushing ballot measure to Nov 2018 invites greater risk from a staff perspective, negatively impacting morale and increasing the likelihood of losing our best employees



TTHM Company Profile

Overview

Telephone TownHall Meeting (TTHM) was created in March of 2010 to bring this relatively new communications technology to municipalities, school districts and advocacy organizations.

Initially, Telephone TownHall Meetings were used almost exclusively as a means of connecting Congressmen and Senators in Washington, DC with their constituents in home districts. Using a full-service approach to orchestrating these forums, TTHM has been able to produce events for a much broader range of clientele.

The TTHM Advantage

We provide Screeners to ensure quality Q&A, a Moderator to facilitate the live event, and Collectors to acquire opt-in email addresses and other useful information. By taking care of the details, TTHM allows the client to focus on educating the audience in the context of a professionally rendered event.

Personnel

Telephone Town Hall Meeting has a core staff of just ten employees. Additional Screeners, Collectors and Sales Staff are hired as needed to ensure that even during the most demanding part of the year, each of our clients gets maximum value out of their communications dollars.

Telephone Town Hall Meeting Testimonials

In researching this Telephone Town Hall technology and vendor, staff spoke with the City of Dallas. They gave a 100% positive reference. They've used TTH annually for four years running, to talk with their community about the city budget. Some highlights from the conversation:

- *It's been a great success here.*
- *Attendance at our budget public meetings went from 10-20 (in person) to over 300 (using TTH)*
- *Feedback from our citizens has been glowing. They love it.*
- *It's a good solid product; a lot like talk radio*
- *The TTH moderator and staff does an amazing job screening and moderating.*
- *It's a good value for the money.*

Staff also spoke with the City of Frisco, Texas, who has been using TTH since 2011. "Attendance" averages 1500-2000 compared to about 200 people who'd attend in person prior to that. Essentially, the service works well, they like it, the public likes it a lot, and they "can count on one hand the number of people who've called over the years to complain about getting a robocall" (to invite them to join the call).

Arapahoe County in Colorado also reports a good experience. They've used TTH for one and a half years. They say, "TTH are awesome to work with; they do a really nice job."



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

**AB 5338
September 5, 2017
Regular Business**

**SECOND QUARTER 2017 FINANCIAL STATUS
REPORT & 2017-2018 BUDGET ADJUSTMENTS**

Proposed Council Action:

Receive report and adopt Ordinance No. 17-22,
amending the 2017-2018 Budget.

DEPARTMENT OF	Finance (Chip Corder)
COUNCIL LIAISON	n/a
EXHIBITS	1. Second Quarter 2017 Financial Status Report 2. 2017-2018 CIP Project Management Report 3. Ordinance No. 17-22
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$ 2,021,117
AMOUNT BUDGETED	\$
APPROPRIATION REQUIRED	\$ 2,021,117

SUMMARY

The Second Quarter 2017 Financial Status Report is attached as Exhibit 1. In addition, a comprehensive update on the status of each CIP project as of June 30, 2017 is included as Exhibit 2. Finally, an ordinance amending the 2017-2018 Budget is attached as Exhibit 3, which constitutes financial "housekeeping." Accordingly, the City Manager recommends that the procedural requirement for a second reading be suspended and that the ordinance be adopted on September 5, 2017.

The key takeaway items from the Second Quarter 2017 Financial Status Report are:

- **Accounting change:** Beginning in 2017, the Criminal Justice Fund was closed and combined with the General Fund. Accordingly, the budgeted and actual revenues and expenditures in the Criminal Justice Fund have been combined with the General Fund for the 2016 fiscal year for comparison purposes.
- **General Fund overall:** Through the first half of 2017, **total revenues trail total expenditures by \$705,972** due to \$1.57 million in I-90/light rail litigation and other related costs, which were funded by one-time resources rather than ongoing revenues. Relative to the 50 percent budget threshold, total revenues are 52.3 percent of budget and total expenditures are 52.6 percent of budget as of June 30, 2017. The modest expenditure overage, which is not typical, is due to the I-90/light rail issue.

- **General Fund revenues:** Comparing 2017 to 2016, total revenues are **up only \$151,362, or 1.0 percent**, through the first half of the year primarily due to the net effect of the following:
 - \$209,275, or 3.3 percent, increase in property tax;
 - \$138,345, or 78.3 percent, increase in miscellaneous general government fees;
 - \$136,604, or 6.6 percent, increase in utility taxes;
 - \$130,873, or 6.1 percent, decrease in licenses, permits & zoning fees; and
 - \$186,997, or 8.3 percent, decrease in general sales tax.
- **General sales tax:** Relative to the first half of 2016, actual revenue is **down \$186,997, or 8.3 percent**, in 2017 due to a **20.7 percent decrease in the construction sector**, which now makes up 46 percent of the City's total sales tax receipts.
- **Utility tax revenues:** Relative to the first half of 2016, actual revenues are **up \$136,604, or 6.6 percent**, in 2017 due to the net effect of the following:
 - 14.8 percent increase in electricity/gas utility tax (due to coldest winter in 32 years); and
 - 6.8 percent decrease in cellular utility tax.
- **Licenses, permits & zoning fees:** Relative to the first half of 2016, actual revenues are **down \$130,873, or 6.1 percent**, in 2017. Development activity for the first half of 2017 is summarized below, including and excluding an anomalous increase of 31 building permits for re-roofs at Shorewood Apartments in 2017.
 - Including 31 re-roofs in 2017:
 - Total number of building permits issued (all permit types): 6.0%
 - Total building valuation (all permit types): -3.1%
 - Excluding 31 re-roofs in 2017:
 - Total number of building permits issued (all permit types): -8.3%
 - Total building valuation (all permit types): -3.6%
- **Thrift Shop sales:** Relative to the first half of 2016, actual revenue is **up only 16,413, or 2.2 percent**, in 2017 due to staff turnover in the first quarter of the year.
- **Real estate excise tax:** Relative to the first half of 2016, actual revenue is **up \$147,479, or 8.1 percent**, in 2017, due to a 25.4 percent increase in the number of sales (from 205 in 2016 to 257 in 2017) and an 8.9 percent increase in the average sales price (from \$1.29 million in 2016 to \$1.40 million in 2017).

The requested budget adjustments to the 2017-2018 adopted budget are summarized on pages 27-29 of Exhibit 1 and included in the attached budget amending ordinance (see Exhibit 3).

RECOMMENDATION

Finance Director

- MOVE TO:
1. Suspend the City of Council Rules of Procedure 6.3, requiring a second reading for an ordinance.
 2. Adopt Ordinance No. 17-22, amending the 2017-2018 Budget.

City of Mercer Island
FINANCIAL STATUS REPORT
Second Quarter 2017

FOREWORD

The Financial Status Report provides a summary budget to actual comparison of revenues and expenditures for the General Fund (four times a year) and all other funds (twice a year) through the end of the most recently completed fiscal quarter. Revenue and expenditure comparisons are also made to the same period in the prior year. In addition, a comprehensive progress update on the City's Capital Improvement Program (CIP) is included twice a year in the second and fourth quarter reports. A separate fund balance analysis for every fund is included annually in the fourth quarter report as well. Finally, if needed, budget adjustments are identified in a separate section of this report, along with a budget amending ordinance.

This report is comprised of the following five sections:

- General Fund
- Utility Funds
- All Other Funds
- Capital Improvement Program
- Budget Adjustments

It should be noted that, where significant, revenues are recognized when earned, regardless of when cash is received, and expenditures are recognized when a liability has been incurred or when resources have been transferred to another fund. Also, in the case of the General Fund, the beginning fund balance, which corresponds to the Council approved "cash carryover" of net excess resources from the prior year, is separately identified.

GENERAL FUND

Beginning in 2017, the Criminal Justice Fund was closed and combined with the General Fund. Accordingly, the budgeted and actual revenues and expenditures in the Criminal Justice Fund have been combined with the General Fund for the 2016 fiscal year for comparison purposes below.

Through the first half of 2017, total revenues trail total expenditures by \$705,972 due to \$1.57 million in I-90/light rail litigation and other related costs, which were funded by one-time resources rather than ongoing revenues. Relative to the 50 percent budget threshold, total revenues are 52.3 percent of budget and total expenditures are 52.6 percent of budget as of June 30, 2017. The modest expenditure overage, which is not typical, is due to the I-90/light rail issue.

Revenues

Comparing total actual to total budgeted revenues (which excludes Beginning Fund Balance and Transfer from Other Funds) through the first half of the year, **the General Fund is 52.3 percent of budget in 2017 versus 54.3 percent of budget in 2016** primarily due to property tax; utility taxes; miscellaneous general government fees; and licenses, permits and zoning fees, which were all ahead of the 50 percent budget threshold, as shown in the table below.

GENERAL FUND: Revenues As of June 30, 2016 and 2017

Revenue Category	Actuals			Budget		% of Budget	
	6/30/2016*	6/30/17	% Chg	2016*	2017	2016	2017
Property Tax	6,289,117	6,498,392	3.3%	11,585,339	11,873,878	54.3%	54.7%
General Sales Tax	2,252,649	2,065,652	-8.3%	3,731,000	4,521,000	60.4%	45.7%
Utility Taxes	2,071,154	2,207,758	6.6%	4,632,350	4,164,200	44.7%	53.0%
Licenses, Permits & Zoning Fees	2,137,122	2,006,249	-6.1%	2,836,500	3,491,500	75.3%	57.5%
Recreation Program Fees	669,298	645,234	-3.6%	1,639,095	1,630,318	40.8%	39.6%
EMS Levy & Charges for Service	617,228	617,453	0.0%	1,279,507	1,290,369	48.2%	47.9%
Criminal Justice Sales Tax	312,549	315,254	0.9%	614,000	662,000	50.9%	47.6%
Intergovernmental Revenues	238,334	209,718	-12.0%	564,892	581,113	42.2%	36.1%
Utility Overhead Charges	220,097	226,086	2.7%	440,193	452,172	50.0%	50.0%
Court Fines	208,531	219,368	5.2%	400,000	415,000	52.1%	52.9%
CIP Administration	118,797	134,458	13.2%	237,595	268,915	50.0%	50.0%
Misc General Government	176,588	314,933	78.3%	240,360	224,700	73.5%	140.2%
Investment Interest	5,751	8,022	39.5%	3,100	6,000	185.5%	133.7%
Total Revenues	15,317,215	15,468,577	1.0%	28,203,931	29,581,165	54.3%	52.3%
Beginning Fund Balance	813,968	1,121,610	37.8%	813,968	1,121,610	100.0%	100.0%
Transfer from Other Funds	-	1,321,678	N/A	-	1,321,677	N/A	100.0%
Total Resources	16,131,183	17,911,865	11.0%	29,017,899	32,024,452	55.6%	55.9%

* The 2016 actuals and budget include the Criminal Justice Fund, which was combined with the General Fund in 2017.

Comparing 2017 to 2016, total actual revenues are up only \$151,362, or 1.0 percent, through the second quarter of the year primarily due to the net effect of the following:

- \$209,275, or 3.3 percent, increase in property tax;
- \$138,345, or 78.3 percent, increase in miscellaneous general government fees;
- \$136,604, or 6.6 percent, increase in utility taxes;
- \$130,873, or 6.1 percent, decrease in licenses, permits & zoning fees; and
- \$186,997, or 8.3 percent, decrease in general sales tax.

A more in-depth analysis is provided for the following revenues:

- **Property tax is 54.7 percent of budget in 2017 compared to 54.3 percent of budget in 2016.** This is normal reflecting King County's practice of distributing property taxes to cities primarily in April/May and October/November. Relative to 2016, actual revenue is up \$209,275, or 3.3 percent, in 2017 due to the following: 1) the 1.0 percent optional increase in the 2017 levy; and 2) "new construction" additions to the 2017 levy.
- **General sales tax is only 45.7 percent of budget in 2017 compared to 60.4 percent of budget in 2016.** Relative to 2016, actual revenue is down \$186,997, or 8.3 percent, in 2017. The following two tables compare sales tax revenue, which is broken down by business sector, through the first half of the year for 2015-2017, including and excluding significant one-time receipts.

2015-2017 Sales Tax Revenue (Including Significant, One-Time Receipts)

Business Sector	Revenue (Jan-Jun)			% Change		% of Total		
	2015	2016	2017	2016	2017	2015	2016	2017
Construction	826,656	1,193,071	946,072	44.3%	-20.7%	42.6%	53.0%	45.8%
Retail & Wholesale Trade	491,089	492,231	556,045	0.2%	13.0%	25.3%	21.9%	26.9%
Food Services	100,532	107,206	108,959	6.6%	1.6%	5.2%	4.8%	5.3%
Admin & Support Services	87,873	90,190	97,058	2.6%	7.6%	4.5%	4.0%	4.7%
Telecommunications	64,058	64,913	75,864	1.3%	16.9%	3.3%	2.9%	3.7%
Prof, Scientific & Tech Services	54,186	54,480	59,039	0.5%	8.4%	2.8%	2.4%	2.9%
Finance/Insurance/Real Estate	56,902	67,811	58,452	19.2%	-13.8%	2.9%	3.0%	2.8%
All Other Sectors	259,198	182,747	164,163	-29.5%	-10.2%	13.4%	8.1%	7.9%
Total	1,940,494	2,252,649	2,065,652	16.1%	-8.3%	100.0%	100.0%	100.0%

There is a significant, one-time receipt from a non-classified business in 2015 (\$109,395), which is backed out of the table below for comparison purposes.

2015-2017 Sales Tax Revenue (Excluding Significant, One-Time Receipts)

Business Sector	Revenue (Jan-Jun)			% Change		% of Total		
	2015	2016	2017	2016	2017	2015	2016	2017
Construction	826,656	1,193,071	946,072	44.3%	-20.7%	45.1%	53.0%	45.8%
Retail & Wholesale Trade	491,089	492,231	556,045	0.2%	13.0%	26.8%	21.9%	26.9%
Food Services	100,532	107,206	108,959	6.6%	1.6%	5.5%	4.8%	5.3%
Admin & Support Services	87,873	90,190	97,058	2.6%	7.6%	4.8%	4.0%	4.7%
Finance/Insurance/Real Estate	56,902	67,811	58,452	19.2%	-13.8%	3.1%	3.0%	2.8%
Telecommunications	64,058	64,913	75,864	1.3%	16.9%	3.5%	2.9%	3.7%
Prof, Scientific & Tech Services	54,186	54,480	59,039	0.5%	8.4%	3.0%	2.4%	2.9%
All Other Sectors	149,803	182,747	164,163	22.0%	-10.2%	8.2%	8.1%	7.9%
Total	1,831,099	2,252,649	2,065,652	23.0%	-8.3%	100.0%	100.0%	100.0%

The overall sales tax decrease of 8.3 percent is primarily driven by the “construction” sector, which is down 20.7 percent in 2017. Note the drop in the “construction” sector from 53.0 percent of total sales tax receipts in 2016 to 45.8 percent in 2017.

- **Utility taxes are 53.0 percent of budget in 2017 compared to 44.7 percent of budget in 2016.** The table below compares utility tax revenues, which are broken down by type of utility, through the second quarter of the year for 2015-2017.

2015-2017 B&O Tax Revenue

Utility Tax	Revenue (Jan-Jun)			% Change	
	2015	2016	2017	2016	2017
Electric/Gas	835,252	852,522	978,418	2.1%	14.8%
Water, Sewer & Storm Water	394,814	422,151	428,032	6.9%	1.4%
Cable TV	347,392	347,526	355,127	0.0%	2.2%
Cellular	243,023	214,802	200,274	-11.6%	-6.8%
Garbage	130,904	133,332	143,842	1.9%	7.9%
Long Distance	54,668	58,315	62,003	6.7%	6.3%
Telephone	46,115	42,505	40,062	-7.8%	-5.7%
Total	2,052,169	2,071,154	2,207,758	0.9%	6.6%

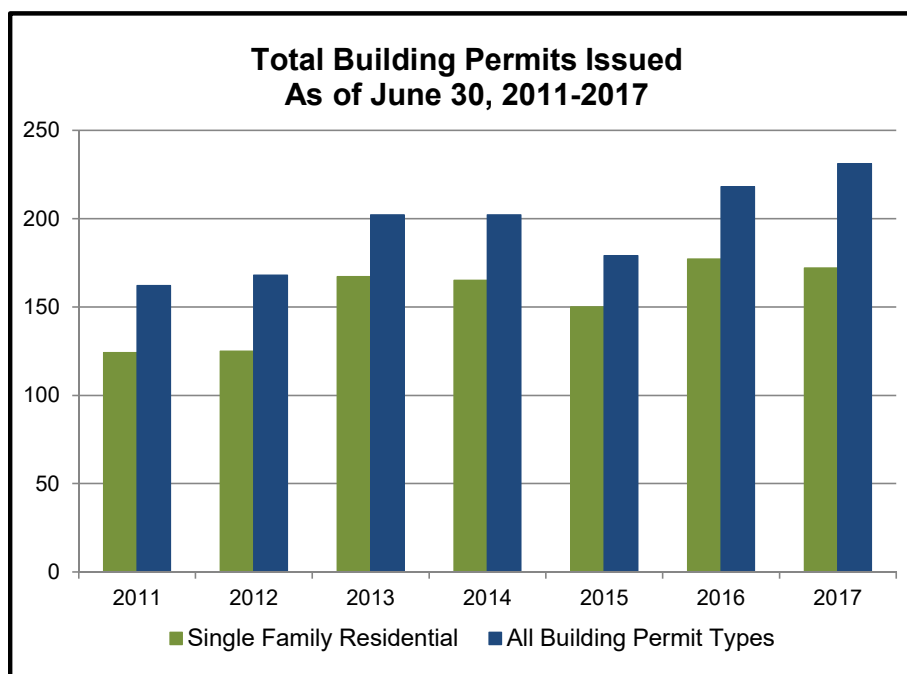
Relative to 2016, actual revenues are up \$136,604, or 6.6 percent, in 2017 primarily due to the net effect of the following: 1) 14.8 percent increase in electric/gas utility tax; and 2) 6.8 percent decrease in cellular utility tax. The unusually large increase in electric/gas utility tax is directly related to the Seattle metro area’s 2017 winter weather, which was the coldest in 32 years. The significant decrease in cellular utility tax, which represents an ongoing trend beginning in 2009, is directly related to the following: 1) a highly competitive business environment, which has resulted in less expensive monthly phone plans; 2) the availability of prepaid phone plans, which limit phone usage; 3) the popularity of texting over talking, which has reduced the use of voice minutes; and 4) the exclusion of data plans from utility taxes.

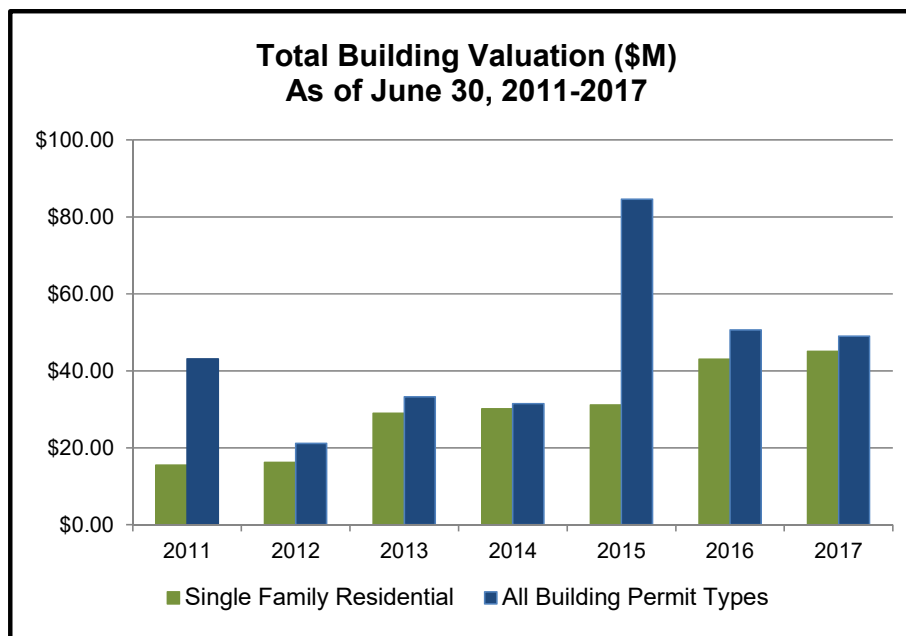
- **Licenses, permits, and zoning fees are 57.5 percent of budget in 2017 compared to 75.3 percent of budget in 2016.** Relative to 2016, which was a record year for development revenues, actual revenues are down \$130,873, or 6.1 percent, in 2017.

This revenue category consists of all fees related to development, business licenses, and a cable franchise. Development activity for the first half of 2017 versus the first half of 2016 is summarized in the table below, including and excluding an anomalous increase of 31 building permits in 2017 for re-roofs at Shorewood Apartments.

Building Permit Type	% Change: First Half 2017 vs. First Half 2016			
	Including Shorewood Apartment Re-roof Permits		Excluding Shorewood Apartment Re-roof Permits	
	# of Building Permits Issued	Building Valuation (\$)	# of Building Permits Issued	Building Valuation (\$)
Single family residential	-2.8%	4.7%	-2.8%	4.7%
All building permit types	6.0%	-3.1%	-8.3%	-3.6%

The following two graphs show the total number of building permits issued and the total building valuation for single family residential versus all building permit types for the period 2011-2017 (as of June 30th), including the 31 building permits issued to Shorewood Apartments in 2017 for re-roofs.





Finally, cable franchise fees are up 2.2 percent in 2017 compared to the prior year (\$253,662 in 2017 vs. \$248,233 in 2016).

- **Recreation program fees are only 39.6 percent of budget in 2017 compared to 40.8 percent of budget in 2016.** This is typical for this revenue category at this point in the year. Relative to 2016, actual revenue is down \$24,064, or 3.6 percent, in 2017.
- **Intergovernmental revenues are only 36.1 percent of budget in 2017 compared to 42.2 percent of budget in 2016.** Significantly trailing the 50.0 percent budget threshold is typical for this revenue category at this point in the year. The major revenue sources include the liquor excise tax and liquor profits that are shared by the state, vessel registration fees that are received from the state through King County, and contract revenue for marine patrol services provided to the cities of Bellevue and Renton. The vessel registration fees and the marine patrol contract revenue, which comprise about one quarter of what is budgeted in this category, will not be received, or otherwise recognized, until December 31, 2017. Relative to 2016, actual revenue is down \$28,616, or 12.0 percent, in 2017 primarily due to the Zone One emergency management coordination services contract, which ended June 30, 2016 (the City provided these services for 3 years).
- **Miscellaneous general government fees are 140.2 percent of budget in 2017 compared to 73.5 percent of budget in 2016.** Relative to 2016, actual revenue is up \$138,345, or 78.3 percent, in 2017 primarily due to the following: 1) \$81,667 increase in school district impact fees (which are remitted to the School District); 2) \$20,000 in unpermitted tree removal fines; 3) \$13,631 in administrative reimbursement fees for the Crown Castle franchise agreement; 4) \$9,531 increase in cell tower lease fees; and 5) \$6,579 in school bus camera fines (which are mostly remitted to the School District).

All other revenues are either within expected norms through the second quarter of the year or too insignificant to highlight.

Expenditures

Comparing total actual to total budgeted expenditures (which excludes Transfer of Prior Year's Surplus) through the first half of the year, **the General Fund is 52.6 percent of budget in 2017 compared to 48.4 percent of budget in 2016.** The following two tables compare budgeted to actual expenditures, first by category and then by department, as of June 30, 2016 and 2017.

GENERAL FUND: Expenditures by Category As of June 30, 2016 and 2017

Expenditure Category	Actuals			Budget		% of Budget	
	6/30/2016*	6/30/17	% Chg	2016*	2017	2016	2017
Salaries	7,465,220	7,778,773	4.2%	15,517,139	15,542,163	48.1%	50.0%
Benefits	2,796,685	2,866,712	2.5%	5,553,007	5,728,584	50.4%	50.0%
Contractual Services	743,771	2,286,366	207.4%	1,993,607	3,062,939	37.3%	74.6%
Equipment Rental	696,176	702,396	0.9%	1,422,287	1,429,185	48.9%	49.1%
Intergovernmental Services	487,163	532,649	9.3%	876,885	1,111,598	55.6%	47.9%
Supplies	342,027	402,978	17.8%	782,485	790,405	43.7%	51.0%
Utilities	238,708	226,848	-5.0%	586,699	625,404	40.7%	36.3%
Insurance	510,038	593,918	16.4%	467,433	601,150	109.1%	98.8%
Other Services & Charges	131,995	142,148	7.7%	371,238	398,388	35.6%	35.7%
Phone, Postage & Advertising	52,164	43,760	-16.1%	121,625	129,900	42.9%	33.7%
Jail	29,519	26,979	-8.6%	90,850	90,850	32.5%	29.7%
Capital	404	-	-100.0%	66,635	-	0.6%	N/A
Interfund Transfers:							
Transfer to YFS Fund	200,000	296,415	48.2%	400,000	592,831	50.0%	50.0%
Transfer to Tech/Equip Fund	171,000	171,000	0.0%	342,000	342,000	50.0%	50.0%
Transfer to Water Fund	47,030	36,977	-21.4%	113,350	139,000	41.5%	26.6%
Transfer to Non-Voted Bond Fund	9,456	8,499	-10.1%	93,911	96,999	10.1%	8.8%
Transfer to Street Fund	-	50,000	N/A	-	50,000	N/A	100.0%
Transfer to Equipment Rental Fund	12,778	8,131	-36.4%	15,000	21,000	85.2%	38.7%
Total Expenditures	13,934,134	16,174,549	16.1%	28,814,151	30,752,396	48.4%	52.6%
Transfer of Prior Year's Surplus	32,600	-	-100.0%	42,900	-	76.0%	N/A
Total Expenditures + PY Transfer	13,966,734	16,174,549	15.8%	28,857,051	30,752,396	48.4%	52.6%

* The 2016 actuals and budget include the Criminal Justice Fund, which was combined with the General Fund in 2017.

**GENERAL FUND: Expenditures by Department
As of June 30, 2016 and 2017**

Department	Actuals			Budget		% of Budget	
	6/30/2016*	6/30/17	% Chg	2016*	2017	2016	2017
Police	3,387,425	3,491,101	3.1%	6,888,191	6,808,565	49.2%	51.3%
Fire	3,063,984	3,179,242	3.8%	6,138,604	6,232,801	49.9%	51.0%
Parks & Recreation	2,114,573	2,190,324	3.6%	4,832,280	5,026,281	43.8%	43.6%
Development Services	1,390,641	1,564,099	12.5%	2,889,578	3,314,799	48.1%	47.2%
Non-Departmental	1,466,515	1,574,649	7.4%	2,750,794	2,892,476	53.3%	54.4%
City Manager's Office	579,317	2,058,584	255.3%	1,140,728	2,044,613	50.8%	100.7%
Public Works	744,295	766,229	2.9%	1,671,209	1,688,120	44.5%	45.4%
Finance	390,236	418,100	7.1%	833,609	896,465	46.8%	46.6%
Human Resources	290,443	318,115	9.5%	568,649	592,098	51.1%	53.7%
City Attorney's Office	294,625	365,272	24.0%	624,834	716,837	47.2%	51.0%
Municipal Court	195,557	218,744	11.9%	429,810	479,586	45.5%	45.6%
City Council	16,523	30,090	82.1%	45,865	59,755	36.0%	50.4%
Total Expenditures	13,934,134	16,174,549	16.1%	28,814,151	30,752,396	48.4%	52.6%
Transfer of Prior Year's Surplus	32,600	-	-100.0%	42,900	-	76.0%	N/A
Total Expenditures + PY Transfer	13,966,734	16,174,549	15.8%	28,857,051	30,752,396	48.4%	52.6%

* The 2016 actuals and budget include the Criminal Justice Fund, which was combined with the General Fund in 2017.

In reviewing **expenditures by category**, the following are noteworthy:

- **Salaries, which equal 51 percent of total budgeted expenditures in 2017, are 50.0 percent of budget in 2017 compared to 48.1 percent of budget in 2016.** Relative to 2016, actual expenditures are up \$313,553, or 4.2 percent, in 2017 primarily due to the following: 1) cost of living allowances for all employees (2.33% for Police and Fire employees and 2.10% for all other employees); 2) higher than expected overtime in the Police Department (see "expenditures by department" below); 3) step increases for represented employees; and 4) "pay for performance" for unrepresented employees.
- **Benefits, which equal 19 percent of total budgeted expenditures in 2017, are 50.0 percent of budget in 2017 compared to 50.4 percent of budget in 2016.** Typically, actual costs are slightly below the 50 percent budget threshold due to position vacancies; however, early retirement incentive payments to 5 firefighters pushed actual costs to the 50 percent budget threshold in 2017. Relative to 2016, actual expenditures are up \$70,027, or 2.5 percent, in 2017 primarily due to medical insurance premium increases (5.5 percent for firefighters and 4.5 percent for all other employees).
- **Contractual services, which equal 10 percent of total budgeted expenditures in 2017, are 74.6 percent of budget in 2017 compared to 37.3 percent of budget in 2016.** This expenditure category includes outside legal counsel, software support, development and engineering support, recreation instructors, repairs and maintenance, and other professional services. It typically trails the 50.0 budget threshold significantly, because many services are contracted for during the second and third quarters of the year. The significant overage relative to the 50 percent budget threshold is wholly due to I-90/light rail litigation and other related costs, which amounted to \$1.57 million in the

first half of 2017. A \$700,000 budget adjustment for these costs, which are estimated to total \$1.7 million in 2017, was approved by the Council on May 1, 2017 and is included in the attached budget amending ordinance.

- **Insurance, which equals 2 percent of total budgeted expenditures in 2017, is 98.8 percent of budget in 2017 compared to 109.1 percent of budget in 2016.** The City pays its annual insurance assessment to the Washington Cities Insurance Authority (WCIA) in the first quarter of the year. Relative to 2016, the cost is up \$83,880, or 16.4 percent, in 2017 based on significant increases in the City's claims experience and the total number of worker hours over the past five years.
- **Transfer of prior year's surplus** represents that portion of the General Fund's revenue surplus and expenditure savings from the prior year that has been approved by the Council to be distributed to other funds for various purposes in the current year. In 2016, the total available General Fund surplus was \$1,020,599, the disposition of which will be decided by the Council at its September 5, 2017 meeting.

In reviewing **expenditures by department**, the following deserve explanation:

- **The Police Department has spent 51.3 percent of its budget through the first half of 2017** primarily due to having one new officer in the academy, one new officer in field training, and one officer on medical leave for 2 months, resulting in a significant increase in Patrol and Investigations overtime.
- **The Fire Department has spent 51.0 percent of its budget through the first half of 2017** primarily due to early retirement incentive payments to 5 firefighters, enabling the City to hire 5 entry-level firefighters and to secure significant salary savings beginning in 2018.
- **Non-Departmental has spent 54.4 percent of its budget through the first half of 2017**, because the City paid its annual insurance assessment to the Washington Cities Insurance Authority (WCIA) in the first quarter of the year, as noted above under "insurance."
- **The City Manager's Office has spent 100.7 percent of its budget through the first half of 2017** wholly due to I-90/light rail litigation and other related costs, which amounted to \$1.57 million in the first half of 2017. The budget overage is temporary and will be corrected once a \$700,000 budget adjustment, which was noted above under "contractual services," is formally approved as part of the attached budget amending ordinance.

All other expenditures are either within expected norms through the second quarter of the year or too insignificant to highlight.

UTILITY FUNDS

Water Fund

Comparing 2017 to 2016 through the second quarter of the year, total operating revenues are down 1.5 percent, and total operating expenditures are down 4.2 percent. See the summary of revenues and expenditures in the table below.

WATER FUND: Revenues and Expenditures
As of June 30, 2016 and 2017

Category	Actuals			Budget		% of Budget	
	6/30/16	6/30/17	% Chg	2016	2017	2016	2017
Operating Revenues:							
Charges for Services	2,789,864	2,755,593	-1.2%	6,635,823	6,686,564	42.0%	41.2%
Water Utility Tax (Gen Fund Xfr)	47,030	36,977	-21.4%	113,340	114,756	41.5%	32.2%
Miscellaneous	7,192	7,894	9.8%	27,300	27,300	26.3%	28.9%
Total Operating Revenues	2,844,086	2,800,464	-1.5%	6,776,463	6,828,620	42.0%	41.0%
Operating Expenditures:							
Water Purchased for Resale	823,109	674,402	-18.1%	1,872,770	1,854,040	44.0%	36.4%
Maintenance & Operations	1,207,269	1,269,742	5.2%	2,585,124	2,679,134	46.7%	47.4%
Total Operating Expenditures	2,030,378	1,944,144	-4.2%	4,457,894	4,533,174	45.5%	42.9%
Operating Income (Loss)	813,708	856,320	5.2%	2,318,569	2,295,446	35.1%	37.3%
Non-Operating Items:							
Water Connection Charges	115,982	253,080	118.2%	153,226	145,682	75.7%	173.7%
Interest	20,695	38,032	83.8%	7,615	22,977	271.8%	165.5%
Debt Service	(18,859)	(18,115)	-3.9%	(110,263)	(108,475)	17.1%	16.7%
Capital Projects	(881,180)	(533,273)	-39.5%	(4,270,967)	(3,378,463)	20.6%	15.8%
Total Non-Operating Items	(763,362)	(260,276)	-65.9%	(4,220,389)	(3,318,279)	18.1%	7.8%
Net Increase (Decrease)	50,346	596,044	N/A	(1,901,820)	(1,022,833)	N/A	N/A

Of particular note are the following:

- **Charges for services (i.e. water utility customer charges) are only 41.2 percent of budget in 2017**, because the high water usage months are in the summer. Relative to 2016, charges for services are down \$34,271, or 1.2 percent, in 2017 due to the net effect of the following: 1) 5.5 percent water rate increase; and 2) 16.0 percent decrease in water purchases (by volume) from Seattle Public Utilities.
- **Water purchased for resale is down \$148,707, or 18.1 percent, in the first half of 2017 compared to the prior year** primarily due to a 16.0 percent decrease in water purchases (by volume) from Seattle Public Utilities.
- **Water connection charges are up \$137,098, or 118.2 percent, in the first half of 2017 compared to the prior year** due to the high level of single family development on the Island, with the number of building permits issued up 14.7 percent in the first half of 2017.

- **Capital projects are only 15.8 percent of budget in 2017** primarily due to the following:
 - **East Mercer Way 5400-6000 Block Water Main Replacement** (\$1,276,000 budget vs. \$27,663 actual expenditures): The design phase is on hold while staff work with property owners on easements and other issues.
 - **Booster Chlorination Station** (\$406,400 budget vs. \$47,984 actual expenditures): Design is 60 percent complete.
 - **Hydrant Replacements** (\$265,000 budget vs. \$32,760 actual expenditures): This replacement/upgrading of 26 fire hydrants started in May 2017 and will be completed by July 2017.

At the mid-year point, it is typical to have spent only 10-20 percent of the capital budget, because the construction season for many projects does not begin until June. See the 2017-2018 CIP Project Management Report, which is attached as Exhibit 2, for detailed project information.

Sewer Fund

Comparing 2017 to 2016 through the second quarter of the year, total operating revenues are up 4.1 percent, and total operating expenditures are up 5.9 percent. See the summary of revenues and expenditures in the table below.

SEWER FUND: Revenues and Expenditures
As of June 30, 2016 and 2017

Category	Actuals			Budget		% of Budget	
	6/30/16	6/30/17	% Chg	2016	2017	2016	2017
Operating Revenues:							
Charges for Services	4,316,091	4,485,563	3.9%	8,512,235	9,069,634	50.7%	49.5%
Miscellaneous	13,244	21,253	60.5%	-	-	N/A	N/A
Total Operating Revenues	4,329,335	4,506,816	4.1%	8,512,235	9,069,634	50.9%	49.7%
Operating Expenditures:							
King County Sewage Treatment	2,220,319	2,339,857	5.4%	4,463,322	4,727,212	49.7%	49.5%
Maintenance & Operations	867,485	931,632	7.4%	2,038,793	2,138,329	42.5%	43.6%
Total Operating Expenditures	3,087,804	3,271,489	5.9%	6,502,115	6,865,541	47.5%	47.7%
Operating Income (Loss)	1,241,531	1,235,327	-0.5%	2,010,120	2,204,093	61.8%	56.0%
Non-Operating Items:							
Sewer Connection Charges	44,393	36,834	-17.0%	6,301	20,600	704.5%	178.8%
Interest	11,303	20,157	78.3%	3,247	17,707	348.1%	113.8%
Debt Service	(523,200)	(518,172)	-1.0%	(1,102,222)	(1,099,753)	47.5%	47.1%
Capital Projects	(56,153)	(131,104)	133.5%	(2,059,424)	(1,737,887)	2.7%	7.5%
Total Non-Operating Items	(523,657)	(592,285)	13.1%	(3,152,098)	(2,799,333)	16.6%	21.2%
Net Increase (Decrease)	717,874	643,042	N/A	(1,141,978)	(595,240)	N/A	N/A

Of particular note are the following:

- **Charges for services (i.e. sewer utility customer charges) are up \$169,472, or 3.9 percent, in the first half of 2017 compared to the prior year** due to the net effect of the following: 1) 5.7 percent rate increase in City sewer maintenance services; 2) 5.2 percent “pass through” rate increase in King County sewage treatment charges; and 3) 1.7 percent decrease in the single family residential winter water usage average, which is updated annually and is used to determine the bi-monthly sewer bill for each residential customer. Note that the City sewer maintenance services and the King County sewage treatment charges each represent about half of the total bi-monthly sewer bill.
- **King County sewage treatment costs are up \$119,538, 5.4 percent, in the first half of 2017 compared to the prior year** due to the 5.2 percent “pass through” rate increase noted above.
- **Maintenance and operations are only 43.6 percent of budget in 2017** primarily due to the following: 1) the sewer crew has backfilled for the water crew, which has been down 3 employees in the first half of 2017 due to injuries; and 2) most of the contracted maintenance work (i.e. sewer video inspection and wet well cleaning) is scheduled for the second half of 2017.
- **Capital projects are only 7.5 percent of budget in 2017** primarily due to the following:
 - **Sewer Special Catch Basins** (\$300,000 budget vs. \$2,681 actual expenditures): This project is underway and is scheduled to be completed by December 2017.
 - **General Sewer System Improvements** (\$250,000 budget vs. \$363 actual expenditures): This project entails the emergency installation of a lake line clean-out near pump station #14. Construction is scheduled for September 2017.
 - **Sewer Repair at Sub-Basin 27** (\$248,356 budget vs. \$7,191 actual expenditures): This project, which was combined with the Sub-Basin 27a Watercourse project, was divided into two phases, because no bids were received back in 2016. One bid was received for phase 1 work, with construction beginning in June 2017. Four bids were received for phase 2 work in June 2017.

At the mid-year point, it is typical to have spent only 10-20 percent of the capital budget, because the construction season for many projects does not begin until June. However, spending less than 10 percent of the capital budget is not typical and is a direct result of the continuing impact of the water contamination event follow-up work on staff, which has been very time consuming, and the design and permitting of the emergency installation of a lake line clean-out near pump station #14. See the 2017-2018 CIP Project Management Report, which is attached as Exhibit 2, for detailed project information.

Storm Water Fund

Comparing 2017 to 2016 through the second quarter of the year, total operating revenues are up 6.9 percent, and total operating expenditures are up 22.4 percent. See the summary of revenues and expenditures in the table below.

STORM WATER FUND: Revenues and Expenditures
As of June 30, 2016 and 2017

Category	Actuals			Budget		% of Budget	
	6/30/16	6/30/17	% Chg	2016	2017	2016	2017
Operating Revenues:							
Charges for Services	901,735	939,133	4.1%	1,817,782	1,864,465	49.6%	50.4%
Grants	-	25,000	N/A	75,000	25,000	0.0%	100.0%
Total Operating Revenues	901,735	964,133	6.9%	1,892,782	1,889,465	47.6%	51.0%
Operating Expenditures:							
Maintenance & Operations	520,584	637,170	22.4%	1,224,964	1,367,049	42.5%	46.6%
Total Operating Expenditures	520,584	637,170	22.4%	1,224,964	1,367,049	42.5%	46.6%
Operating Income (Loss)	381,151	326,963	-14.2%	667,818	522,416	57.1%	62.6%
Non-Operating Items:							
Fee in Lieu	119,938	149,457	24.6%	110,000	100,000	109.0%	149.5%
Interest	12,765	19,523	52.9%	5,700	16,060	223.9%	121.6%
Capital Projects	(129,479)	(132,043)	2.0%	(2,063,475)	(1,608,117)	6.3%	8.2%
Total Non-Operating Items	3,224	36,937	1045.7%	(1,947,775)	(1,492,057)	-0.2%	-2.5%
Net Increase (Decrease)	384,375	363,900	N/A	(1,279,957)	(969,641)	N/A	N/A

Of particular note are the following:

- **Charges for services (i.e. storm water utility customer charges) are up \$37,398, or 4.1 percent, in the first half of 2017 compared to the prior year** due to a 3.8 percent storm water rate increase.
- **Maintenance and operations are up \$116,586, or 22.4 percent, in the first half of 2017 compared to the prior year** primarily due to NPDES Phase II permit requirements for storm water pipe, ditch, and catch basin inspections, which began in June 2016 and were completed in the first half of 2017. Inspections of all storm water pipes and ditches are required within the authorized permit window, and all catch basins are required to be inspected by August 1, 2017, and every two years thereafter.
- **Fees in lieu are up \$29,519, or 24.6 percent, in the first half of 2017 compared to the prior year** due to an \$118,692 payment by a new assisted living facility (Aegis), which commenced site work in June 2017.
- **Capital projects are only 8.2 percent of budget in 2017** primarily due to the following:
 - **Sub-Basin 49b Watercourse** (\$292,000 budget vs. \$12,128 actual expenditures): Conceptual design is complete. Drafting work will be contracted out in October 2017.

- **Sub-Basin 27a Watercourse** (\$288,384 budget vs. \$10,022 actual expenditures): This project, which was combined with the Sewer Repair at Sub-Basin 27 project, was divided into two phases, because no bids were received back in 2016. One bid was received for phase 1 work, with construction beginning in June 2017. Four bids were received for phase 2 work in June 2017.
- **Sub-Basin 6 Madrona Crest West** (\$205,000 budget vs. \$0 actual expenditures): Construction work on drainage improvements has been pushed to 2018.
- **Sub-Basin 51a Watercourse** (\$197,000 budget vs. \$5,533 actual expenditures): Conceptual design is complete. Drafting work will be contracted out in October 2017.

At the mid-year point, it is typical to have spent only 10-20 percent of the capital budget, because the construction season for many projects does not begin until June. However, spending less than 10 percent of the capital budget is not typical and is a direct result of construction not aligning with the authorized (i.e. permitted) work windows. See the 2017-2018 CIP Project Management Report, which is attached as Exhibit 2, for detailed project information.

ALL OTHER FUNDS

Highly summarized revenue and expenditure information is displayed for all other funds in the table below.

ALL OTHER FUNDS: Revenues and Expenditures As of June 30, 2016 and 2017

Fund Name	Actuals			Budget		% of Budget	
	6/30/16	6/30/17	% Chg	2016	2017	2016	2017
Self Insurance Claim							
Revenues	-	-	N/A	10,000	10,000	0.0%	0.0%
Expenditures	-	-	N/A	10,000	10,000	0.0%	0.0%
Youth Services Endowment							
Revenues	963	1,463	51.9%	500	500	192.6%	292.6%
Expenditures	-	-	N/A	500	500	0.0%	0.0%
Street							
Revenues	1,500,140	1,542,252	2.8%	2,352,500	2,541,500	63.8%	60.7%
Expenditures	598,632	565,639	-5.5%	4,550,490	3,506,514	13.2%	16.1%
Transportation Benefit District							
Revenues	189,704	183,130	-3.5%	350,000	350,000	54.2%	52.3%
Expenditures	221,859	175,000	-21.1%	350,000	350,000	63.4%	50.0%
Criminal Justice							
Revenues	*	-	N/A	*	-	N/A	N/A
Expenditures	*	1,100,614	N/A	*	1,100,614	N/A	100.0%
Beautification							
Revenues	385,235	372,723	-3.2%	986,200	1,168,982	39.1%	31.9%
Expenditures	455,800	357,328	-21.6%	1,085,867	1,196,759	42.0%	29.9%
Contingency							
Revenues	67,342	97,404	44.6%	35,000	25,000	N/A	389.6%
Expenditures	-	-	N/A	-	-	N/A	N/A
1% for the Arts							
Revenues	3,500	-	-100.0%	24,000	15,000	14.6%	0.0%
Expenditures	4,362	1,819	-58.3%	41,170	39,914	10.6%	4.6%
Youth & Family Services							
Revenues	1,188,293	1,352,414	13.8%	2,522,407	2,675,915	47.1%	50.5%
Expenditures	1,268,127	1,305,468	2.9%	2,555,345	2,754,719	49.6%	47.4%
Bond Redemption (Voted)							
Revenues	-	-	N/A	-	-	N/A	N/A
Expenditures	-	-	N/A	-	-	N/A	N/A
Bond Redemption (Non-Voted)							
Revenues	329,656	328,049	-0.5%	1,004,311	1,011,099	32.8%	32.4%
Expenditures	57,156	48,049	-15.9%	1,004,311	1,011,099	5.7%	4.8%

* Beginning in 2017, the Criminal Justice Fund was closed and combined with the General Fund. Accordingly, the budgeted and actual revenues and expenditures in the Criminal Justice Fund have been combined with the General Fund for the 2016 fiscal year for comparison purposes.

ALL OTHER FUNDS: Revenues and Expenditures (cont'd)
As of June 30, 2016 and 2017

Fund Name	Actuals			Budget		% of Budget	
	6/30/16	6/30/17	% Chg	2016	2017	2016	2017
Capital Improvement							
Revenues	1,137,818	1,376,038	20.9%	2,149,166	3,283,250	52.9%	41.9%
Expenditures	776,860	602,565	-22.4%	4,502,243	5,821,415	17.3%	10.4%
Technology & Equipment							
Revenues	170,898	517,076	202.6%	528,441	810,988	32.3%	63.8%
Expenditures	103,638	169,316	63.4%	819,740	860,136	12.6%	19.7%
Fire Station 92 Construction							
Revenues	181,553	330,000	81.8%	181,553	330,000	100.0%	100.0%
Expenditures	622,146	366,195	-41.1%	440,936	366,195	141.1%	100.0%
Capital Reserve							
Revenues	-	-	N/A	-	-	N/A	N/A
Expenditures	181,553	-	-100.0%	181,553	-	100.0%	N/A
Equipment Rental							
Revenues	695,415	672,204	-3.3%	1,491,140	1,315,291	46.6%	51.1%
Expenditures	621,607	688,670	10.8%	1,496,639	1,856,768	41.5%	37.1%
Computer Equipment							
Revenues	415,821	461,680	11.0%	828,125	921,412	50.2%	50.1%
Expenditures	445,304	557,249	25.1%	813,805	975,926	54.7%	57.1%
Firemen's Pension							
Revenues	45,686	49,679	8.7%	60,033	57,910	76.1%	85.8%
Expenditures	42,920	42,808	-0.3%	93,000	97,000	46.2%	44.1%

In reviewing revenues and expenditures through the first half of the year, the following funds are particularly noteworthy:

- **Street Fund:**
 - **Total revenues are up \$42,112, or 2.8 percent, in the first half of 2017 compared to the prior year** primarily due to the net effect of the following:
 - \$70,857, or 7.8 percent, increase in real estate excise tax;
 - \$48,788, or 314.2 percent, increase in transportation impact fees;
 - \$46,859, or 21.1 percent, decrease in vehicle license fees transferred from the Transportation Benefit District Fund (the transfer in the first half of 2016 included surplus vehicle license fees from 2015); and
 - \$22,656, or 53.1 percent, decrease in payments from the City of Seattle for its share of the Mercer Island shuttle service to/from Seattle (note: a \$22,656 payment was received from Seattle in May 2016 for its share of the shuttle service in 2015).

- **Total expenditures are only 16.1 percent of budget in 2017** primarily due to the following capital projects:
 - **Residential Street Improvements** (\$563,000 budget vs. \$7,594 actual expenditures): Construction is scheduled for July through September 2017.
 - **Island Crest Way—3100 to SE 27th** (\$390,000 budget vs. \$1,096 actual expenditures): Project bidding and construction has been moved to 2018.
 - **Island Crest Way Crosswalk at SE 32nd** (\$350,000 budget vs. \$18,980 actual expenditures): Installation of signal equipment is slated for September 2017.
 - **Safe Routes to School** (\$345,746 budget vs. \$3,000 actual expenditures): Project bidding and construction has been moved to 2018. In addition, this project will be combined with the SE 40th Street project.
 - **SE 40th Street—ICW to 86th Ave** (\$252,000 budget vs. \$12,238 actual expenditures): Design is slated for fall of 2017, and construction is planned for summer of 2018.

At the mid-year point, it is typical to have spent only 10-20 percent of the capital budget, because the construction season for many projects does not begin until June. See the 2017-2018 CIP Project Management Report, which is attached as Exhibit 2, for detailed project information.

- **Beautification Fund:**

- **Total revenues are only 31.9 percent of budget in 2017 compared to 39.1 percent of budget in 2016.** This underage relative to the 50.0 percent budget threshold is typical, because 98 percent of the City's registered businesses file an annual, instead of a quarterly, B&O tax return that is not due until January 31st of the following year. Also, in 2016, \$32,600 of the 2015 General Fund surplus was transferred into the Beautification Fund for a Town Center parking study.
- **Total expenditures are only 29.9 percent of budget in 2017 compared to 42.0 percent of budget in 2016.** The underage relative to the 50.0 percent budget threshold is directly related to Aubrey Davis Park maintenance and Town Center median and planter maintenance, which both occur primarily during the summer and fall months. In addition, of the \$50,000 budgeted for light rail station planning in 2017, nothing has been spent to date.

- **Youth & Family Services Fund:**

- **Total revenues are up \$164,121, 13.8 percent, in the first half of 2017 compared to the prior year** primarily due to the following:
 - \$96,416, or 48.2 percent, increase in General Fund support (a one-time increase of \$192,831 was needed to balance the 2017 YFS Fund budget; half of this amount has been transferred to the YFS Fund through June 30, 2017);
 - \$23,500, or 30.3 percent, increase in MIYFS Foundation donations, reflecting the Foundation's commitment to increase annual funding from \$155,000 in 2016 to \$202,000 in 2017; and

- \$16,413, or 2.2 percent, increase in Thrift Shop sales, which was hampered by staff turnover in the first quarter of the year.
- **Bond Redemption (Non-Voted) Fund:**
 - **Total expenditures are only 4.8 percent of budget in 2017 compared to 5.7 percent of budget in 2016.** The underage relative to the 50.0 percent budget threshold is directly related to the limited tax general obligation (LTGO) and refunding bonds issued in February 2013: 1) to finance the replacement of Fire Station 92 and a fire rescue truck; and 2) to re-finance the City's outstanding, callable 2003 LTGO bonds (related to the purchase of the Mercerview property) and 2004 LTGO bonds (related to the construction of the new community center). The principal payments on this bond issue occur annually on December 1st.
- **Capital Improvement Fund:**
 - **Total revenues are up \$238,220, or 20.9 percent, in the first half of 2017 compared to the prior year** primarily due to the following:
 - \$97,967, or >1,000.0 percent, increase in private donations (which are dedicated to the Island Crest Park Sportsfield Improvements project and the South Mercer Playfields Park Improvements project);
 - \$70,677, or 7.8 percent, increase in real estate excise tax;
 - \$37,167, or 78.5 percent, increase in field use fees; and
 - \$19,032, or 154.4 percent, increase in park impact fees.
 - **Total expenditures are only 10.4 percent of budget in 2017** primarily due to the following capital projects:
 - **Island Crest Park Sportsfield Improvements** (\$2,190,160 budget vs. \$39,559 actual expenditures): In April 2017, the Council rejected all bids on the original project, which entailed installing a synthetic turf infield at the South Field and replacing the ball field lights at the North and South Fields. In addition, the Council directed staff to re-scope the project, converting the North Field's outfield to synthetic turf. The re-scoped project was approved by the Council in June 2017. Construction is slated to begin in September 2017.
 - **Swim Beach Repairs—Groveland Beach** (\$430,155 budget vs. \$31,136 actual expenditures): Design is 95 percent complete.
 - **Aubrey Davis Park Multi-use Corridor Plan** (\$350,000 budget vs. \$172 actual expenditures): Initial meeting with WSDOT has been set.

At the mid-year point, it is typical to have spent only 10-20 percent of the capital budget, because the construction season for many projects does not begin until June. See the 2017-2018 CIP Project Management Report, which is attached as Exhibit 2, for detailed project information.

- **Technology & Equipment Fund:**
 - **Total revenues are up \$346,178, or 202.6 percent, in the first half of 2017 compared to the prior year** due to the following:

- \$233,240 gift to the Fire Department from the Mary K. Vacchieri estate;
 - \$76,042 interfund transfer from the Criminal Justice Fund as part of the fund closeout process, moving \$41,345 Eastside Narcotics Task Force (ENTF) reserve and \$34,697 U.S. Treasury reserve to the Technology & Equipment Fund; and
 - \$36,918 final distribution from the City of Bellevue related to the ENTF dissolution.
- **Total expenditures are only 19.7 percent of budget in 2017** primarily due to the following capital project:
 - **Enterprise Asset Management System** (\$507,940 budget vs. \$44,019 actual expenditures): This is a major business system implementation that will continue through the year and into 2018.

See the 2017-2018 CIP Project Management Report, which is attached as Exhibit 2, for detailed project information.
- **Fire Station 92 Construction Fund:**
 - **Total expenditures are 100.0 percent of budget in 2017**, with the project being closed out in April 2017 following the receipt of a \$330,000 roof settlement payment from Corp, Inc.
- **Equipment Rental Fund:**
 - **Total expenditures are only 37.1 percent of budget in 2017 compared to 41.5 percent of budget in 2016.** The underage relative to the 50.0 percent budget threshold in 2017 is primarily related to the planned replacement of fleet vehicles, which is only 18 percent of budget as of June 30, 2017.

All other variances are either within expected norms through the second quarter of the year or too insignificant to highlight.

CAPITAL IMPROVEMENT PROGRAM

This section of the Financial Status Report includes a comprehensive overview of the City's capital improvement program (CIP), with a more detailed look at real estate excise tax receipts, highlights of particularly notable projects, and a Project Management Report (see Exhibit 2), which provides an update on the status of every CIP project.

Financial Overview

Six months into the 2017-2018 biennium, many capital projects are either in the design phase or early in the construction phase. **In aggregate, CIP-related expenditures are only 7.0 percent of the adopted biennial budget**, which breaks down as follows:

- **Capital Reinvestment Plan (CRP): 6.3 percent of biennial budget**
- **Capital Facilities Plan (CFP): 15.1 percent of biennial budget**

About \$28.3 million in projects are planned for the biennium, including \$9.6 million in water, sewer, and storm water projects; \$6.5 million in general government facilities projects; \$5.6 million in street improvement projects; and \$6.6 million in parks/open space projects.

Real Estate Excise Tax

Real estate excise tax (REET) is the 0.5 percent tax paid by the seller in property transactions, and its use is restricted by state law for specific capital purposes. REET 1 (the 1st quarter of 1.0 percent of the sales price) may be used for streets, parks, facilities, or utilities. REET 2 (the 2nd quarter of 1.0 percent of the sales price) may be used for the same capital purposes as REET 1, except for facilities, which are specifically prohibited. Neither REET 1 nor REET 2 may be used for equipment or technology.

Through the first half of the year, REET is 62.0 percent of budget in 2017 compared to 57.7 percent of budget in 2016, as shown in the table below.

**REET Revenue: Actual vs. Budget
As of June 30, 2016 and 2017**

Actual			Budget		% of Budget	
6/30/16	6/30/17	% Change	2016	2017	2016	2017
1,814,726	1,962,205	8.1%	3,147,000	3,165,000	57.7%	62.0%

Relative to 2016, actual revenue is up \$147,479, or 8.1 percent, in the first half of 2017.

The primary drivers of REET are number of sales, average sales price, and property sales greater than \$5.0 million. As noted in the table below, the number of sales are up 25.4 percent, and the average sales price is up 8.9 percent in 2017.

Property Sale Statistics
As of June 30, 2016 and 2017

Number of Sales			Average Sales Price		
6/30/16	6/30/17	% Change	6/30/16	6/30/17	% Change
205	257	25.4%	\$1,287,068	\$1,401,250	8.9%

Please note that the average sales price encompasses all property sales—namely, land, single family residential homes, condominiums, businesses, and below market property sales from one family member to another.

In the table below, REET is broken down according to property sales (i.e. ≤\$5.0 million and >\$5.0 million) for the period 2007-2016. In addition, the average property sales price and the number of sales are identified for those properties that sold for \$5.0 million or less.

2007-2016 REET Revenue (Dollars in Thousands)
Property Sales ≤\$5.0M and >\$5.0M

Property Sale Breakdown	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Avg
Property Sales ≤\$5.0M:											
Average Sales Price	\$1,072	\$1,237	\$854	\$994	\$916	\$899	\$1,046	\$1,119	\$1,182	\$1,318	\$1,064
% Change in Avg Sales Price	11.4%	15.4%	-30.9%	16.3%	-7.8%	-1.9%	16.4%	7.0%	5.6%	11.5%	4.3%
Number of Property Sales	429	260	267	318	367	418	492	493	499	454	400
REET Revenue	\$2,277	\$1,592	\$1,129	\$1,565	\$1,665	\$1,860	\$2,548	\$2,742	\$2,919	\$2,955	\$2,125
Property Sales >\$5.0M:											
Number of Property Sales	14	5	3	3	5	6	2	9	10	7	6
REET Revenue	\$653	\$755	\$129	\$642	\$162	\$300	\$57	\$527	\$350	\$746	\$432
Total REET Revenue	\$2,930	\$2,347	\$1,258	\$2,207	\$1,827	\$2,160	\$2,605	\$3,269	\$3,269	\$3,701	\$2,557

Project Highlights

A brief update is provided for the following projects: Island Crest Park Sportsfield Improvements, Roadside Shoulder Improvements on West Mercer Way, 3838 West Mercer Way Water System Improvements, Sub-Basin 27a.9 Sewer and Drainage Improvement (Phase I), and the Wayfinding Signage Program.

Island Crest Park Sportsfield Improvements

Island Crest Park Sportsfield Improvements will replace the 30 year old lighting system on the north field with efficient LED lights and replace the failing sand-based north outfield with a synthetic turf surface that includes shock-absorbing underlayment and cork infill material. This project has been in planning and design phases for over six years. The light replacement was originally proposed in the City's budget for 2012. After being delayed, Parks and Recreation staff applied for a grant from Washington Wildlife and Recreation Program (WWRP) to convert the south field to synthetic turf, using the light replacement as a matching source. The project was ranked in the mid-range by the Recreation and Conservation Office (RCO) and funding seemed unlikely. In early 2015, staff decided to move forward with the light replacement as a stand-alone project.



Then in the summer of 2015, RCO notified the City that a special appropriation by the State Legislature for \$500,000 was made for the Island Crest Park field project. Design of the field began that fall and was completed in early 2016. Engineer's estimates for the two projects were significantly higher than what was budgeted. In spring of 2016, the City Council decided to redirect funding from other projects to support the Island Crest Park project. By that time, it was too late to construct in 2016. Accordingly, a bid package was prepared for early 2017. Bids received in March 2017 were well over the new budget.

The City Council and the sports community worked together to come up with a new scope that would fit the available funding. They decided to switch the synthetic turf to the north field and only replace lights on the north field side of the complex. The sports community redoubled fundraising efforts and ultimately raised over \$150,000 for the project. Construction is expected to start in August and be completed in November 2017. The project will be constructed through the King County Directors Association (KCDA), resulting in significant cost savings in an unfavorable bid climate.

Roadside Shoulder Improvements on West Mercer Way

A new section of paved shoulder was recently completed on West Mercer Way from the 7400 to the 8100 block. This project constructed just over half of a mile of asphalt paved shoulder and also included 600 feet of new storm drainage piping, new catch basins, and relocation of 6 fire hydrants.

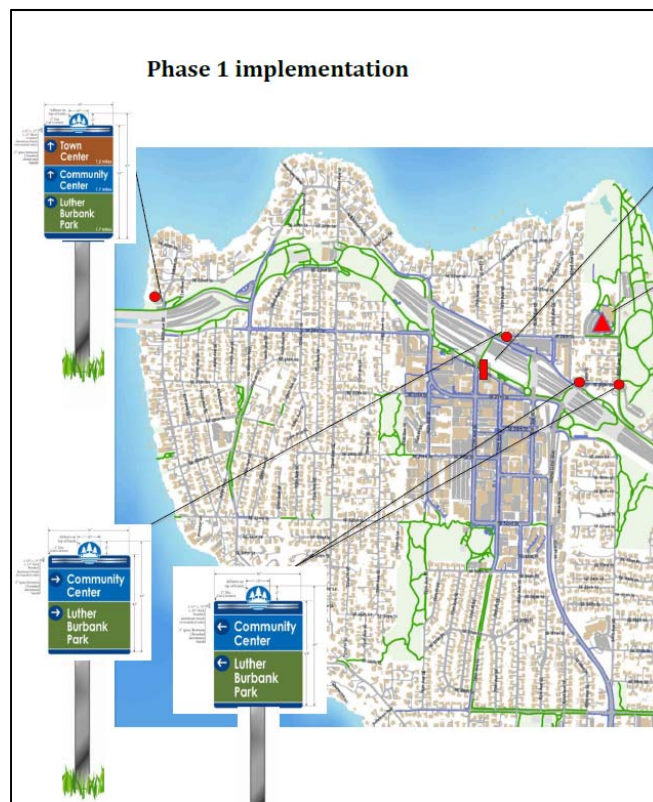
Construction activities began in January, but were soon hampered by unusually heavy winter rains, utility conflicts, and wet soil conditions. Several hundred feet of natural gas supply main had to be relocated by Puget Sound Energy in order for new gravity storm drainage piping to be installed. The contractor had the project substantially completed in June. The total cost of the project was \$448,480. The City has been improving roadside shoulders along the Mercer Ways since 2004. Another shoulder project is planned on East Mercer Way in 2018.



Wayfinding Signage Program

In partnership with the Port of Seattle and with grant funding received from the Port through their Economic Development Partnership Program, staff began work in January on developing a Wayfinding Signage program. The scope of the project is to develop a signage system to direct motorists to the Town Center and guide pedestrians and bicyclists from the Aubrey Davis Park I-90 regional trail to local amenities and attractions in the Town Center.

With the help of a consultant and a community stakeholder group, the program created and designed wayfinding signage that embraces the City's character, delivers unified messaging to direct visitors to the Town Center and guides pedestrians to local amenities. The stakeholder group, representing the Town center, the Chamber of Commerce and the community, was convened in March, meeting several times over a two-month period to develop the wayfinding signs.



In August, the Port approved the City's request for a grant of \$23,660 (fabrication and installation) for the wayfinding signage project, with a City match of \$11,830 (for estimated staff time). The total estimated cost for this project is \$35,490.

3838 West Mercer Way Water System Improvements

Replacement of a water main in the 3800 block of West Mercer Way started on March 17, 2017 and reached completion at the end of May 2017. The project consists of the replacement and installation of 990 linear feet of water main, 2 fire hydrants, 1 air vacuum release valve assembly, and 13 water services. The project also includes looping the water main from the neighborhood to 76th Ave SE, resulting in improvements to fire flow and water quality.



The total estimated cost of the project is \$56,233 for the design phase in 2016 (relative to \$65,000 budget) and \$370,000 for the construction phase, which will be completed in the fall of 2017 (relative to \$415,000 budget).

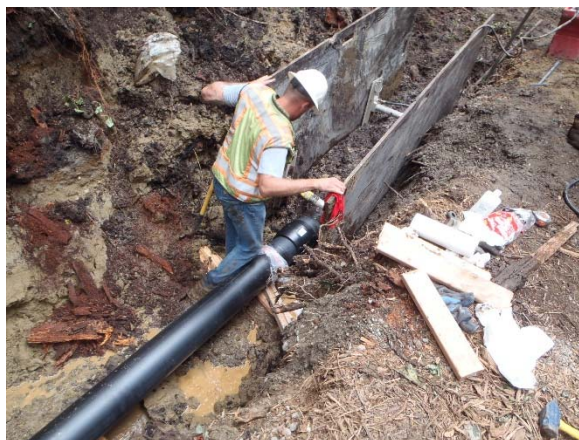
Sub-Basin 27a.9 Sewer and Drainage Improvement (Phase I)

Runoff and high flow events have caused stream bed erosions, exposing a sewer main and risking breakage. Public bid solicitation was not successful in April 2017. The project was quickly divided into two phases with the removal of non-essential work from the design in order to attract bidders and have the exposed sewer main relocated this year before the Washington State Department of Fish and Wildlife and U.S. Army Corps of Engineers' permits expire.

Phase 1 of the project will relocate the exposed sewer main out of the watercourse before stabilizing the watercourse. Phase I work began in mid-June to install approximately 260 feet of new HDPE sewer main off the eroded watercourse. Due to access constraints, the contractor utilized small equipment which can fit through an 8-foot space between two properties on West Mercer Place. The contractor encountered ground water and had to be mindful of adjacent wetlands as well. Phase 1 was substantially complete at the end of July. Final site planting work will begin in October when weather is favorable for plant establishment.



Exposed sewer line in watercourse
(before)



New sewer main installation



Manhole connection



Watercourse stabilization with stream
rocks and log weirs

BUDGET ADJUSTMENTS

In the interest of administrative ease, a budget amending ordinance is prepared and submitted to the Council quarterly, if needed, along with the Financial Status Report. Budget adjustments are divided into three groups: 1) those previously approved by the Council but not formally adopted via a budget amending ordinance; 2) new requests; and 3) carryover requests. New requests typically encompass financial housekeeping items, minor requests, and unanticipated expenditures that the City had to incur and was unable to absorb within the authorized budget. Carryover requests of unspent budget from the prior year to the current year are typically included only in the fourth quarter financial status report for the second year of the biennium. Council approval is required when unspent budget is being moved from the prior biennium to the current biennium, not when unspent budget is being moved within the biennium and within the same fund.

Budget adjustments previously approved but not formally adopted via a budget amending ordinance by the Council are summarized in the table below.

Fund	Department	Description	Agenda Bill	Budget Year	Amount	Funding Source(s)
General	City Manager's Office	Additional funding for I-90/light rail litigation and other related costs (increases total budget to \$1.70M)	AB 5289 5/1/17	2017	\$700,000	Interfund transfer from Contingency Fund
Street	Public Works	Use Sound Transit settlement agreement funding for traffic congestion mitigation and safety improvement plan, spending no more than \$50,000 until settlement funds are received	AB 5317, 6/19/17	2017	\$300,000	Sound Transit settlement agreement funding
	Non-Departmental	Transfer 2016 REET surplus to Island Crest Park Sportsfield Improvements project in Capital Improvement Fund	AB 5311, 6/5/17	2017	\$74,870	Unappropriated fund balance
Contingency	Non-Departmental	Interfund transfer to General Fund to fund I-90/light rail litigation and other related costs (to be reimbursed through temporary increase in the utility tax rate on the City's water, sewer, and storm water utilities from 7/1/17 through 12/31/18)	AB 5289 5/1/17	2017	\$700,000	Unappropriated fund balance

Fund	Department	Description	Agenda Bill	Budget Year	Amount	Funding Source(s)
Youth & Family Services	YFS	Use MIYFS Foundation donation to restore Youth Development Coordinator to full-time status in 2018 and to fund an additional 5 hours per week for the Donor Development Officer and an additional 10 hours per week for the Administrative Assistant from 7/17/17 through 12/31/18	AB 5305, 7/17/17	2017-2018	\$66,880	MIYFS Foundation donation
Capital Improvement	Parks & Recreation	Adjust budget for re-scoped Island Crest Park Sportsfield Improvements, converting outfield at North Field to synthetic turf, adding a shock pad, using cork infill, and replacing lights at North Field	AB 5311, 6/5/17	2017	\$110,260	Interfund transfer of 2016 REET surplus in Street Fund (\$74,870) + 2016 REET surplus in Capital Improvement Fund (\$74,870) + additional community donations (\$5,520) – Puget Sound Energy grant (\$45,000), which wasn't awarded to City

Regarding the Island Crest Park Sportsfield Improvements project, it should be noted that the Council approved a project budget increase of \$406,190 at its June 5, 2017 meeting. However, only a \$145,403 project budget increase is needed after finalizing the cost through the King County Directors Association purchasing cooperative and better-than-expected community donations. The reason that the appropriation increase is only \$110,260 is that \$35,143 is being redirected from a currently budgeted parks project, which is funded by the King County parks levy, to the Island Crest Park Sportsfield Improvements project. In addition, the City did not have to use any of the following funding sources, which the Council approved at its June 5, 2017 meeting: 1) re-directing \$148,000 budgeted for the Mercerdale Park Playground project in 2018; and 2) transferring \$74,918 from the Capital Reserve Fund.

New requests not approved or formally adopted by the Council are summarized in the table below.

Fund	Department	Description	Budget Year	Amount	Funding Source(s)
General	Fire	New gas detectors and equipment to keep them functional and mental health training for firefighters (THRIVE)	2017	\$41,208	King County EMS levy (BLS Core Services)

Fund	Department	Description	Budget Year	Amount	Funding Source(s)
General	Police	Stationary speed radar signs	2017	\$5,426	Traffic safety grant from WA Association of Sheriffs & Police Chiefs
Street	Public Works	Pave existing gravel trail located immediately west of Upper Luther Burbank Park on the SE 28 th St/84 th Ave SE curve	2017	\$22,473	Contribution from Coval plat developer (was a condition of plat approval)

Additional information is provided below for the Fire and Public Works new budget adjustment requests:

- Fire:** The King County BLS (Basic Life Support) Core Services program provides funding to help cover the costs of unanticipated expenses due to system changes and demands. Funds may be used for expenditures related to operations, capacity and/or equipment that are incurred outside standard or planned operations, such as when:
 - 1) expenditures are higher than those anticipated at the time of budget preparation;
 - 2) service demands exceed forecasted levels; or
 - 3) adjustments are made to EMS protocols that affect BLS response and add operational costs.
 The amount of money allocated for the Mercer Island Fire Department is \$41,208.

The Fire Department has identified two needs that can be addressed with this additional funding: 1) new gas detectors on all call types, including aid calls that may involve carbon monoxide (\$9,500 cost, which includes equipment to keep the gas detectors functional); and 2) mental health training for firefighters to address the increase over the past few years in the number of firefighter suicides due to PTSD and other mental health issues (\$31,708 cost). This training is designed to enable firefighters to recognize the signs and symptoms in themselves and their peers at an early period in the process leading to suicide. Dr. Maureen Pierce has designed a course called "THRIVE," which is divided into six training blocks. The Fire Department plans to provide this course to every firefighter while not on duty, so they may benefit from the entire course without the interruption of calls for service.

- Public Works:** As a permit condition, the developers of the Coval Plat paid \$50,000 toward the City's improvement of a pedestrian path. In 2015-2016, the Parks Maintenance staff constructed a gravel trail and shoulder along 84th Avenue connecting to Upper Luther Burbank Park. The cost of this construction was \$27,427. The balance of these funds (\$22,473), which was reserved in the Street Fund, is being applied to this project, with the west end of the trail connecting to the existing concrete sidewalk.

A budget amending ordinance is attached as Exhibit 3. Two summary listings of the originally adopted 2017-2018 Budget (expenditures only), broken down by year, and all subsequent amendments, including Exhibit 2, are presented below.

**2017 Budget Adjustment Summary
Expenditures by Fund**

Fund Type / Fund Name	Original 2017 Budget	2017 Budget Adjustments				Amended 2017 Budget
		Q4 2016 FSR, 5/1/2017	Q2 2017 FSR, 9/5/2017			
General Purpose Funds:						
General	29,436,000	1,316,396	746,634			31,499,030
Self-Insurance	10,000					10,000
Youth Services Endowment	500					500
Special Revenue Funds:						
Street*	2,728,368	778,146	397,343			3,903,857
Transportation Benefit District	350,000					350,000
Criminal Justice	599,441	501,173				1,100,614
Beautification	966,829	229,930				1,196,759
Contingency	-		700,000			700,000
1% for the Arts	15,000	24,914				39,914
Youth & Family Services	2,748,719	6,000	8,100			2,762,819
Debt Service Funds:						
Bond Redemption (Voted)	-					-
Bond Redemption (Non-Voted)	1,011,099					1,011,099
Capital Projects Funds:						
Capital Improvement*	4,706,243	1,115,172	110,260			5,931,675
Technology & Equipment*	731,000	129,136				860,136
Fire Station 92 Construction*	-	366,195				366,195
Capital Reserve*	-					-
Enterprise Funds:						
Water*	7,317,818	702,295				8,020,113
Sewer*	9,271,431	431,750				9,703,181
Storm Water*	2,574,312	400,854				2,975,166
Internal Service Funds:						
Equipment Rental*	1,658,766	198,002				1,856,768
Computer Equipment*	975,926					975,926
Trust Funds:						
Firemen's Pension	97,000					97,000
Total	65,198,452	6,199,963	1,962,337	-	-	73,360,752

* Capital Improvement Program (CIP) projects are budgeted and accounted for in these funds.

**2018 Budget Adjustment Summary
Expenditures by Fund**

Fund Type / Fund Name	Original 2018 Budget	2018 Budget Adjustments				Amended 2018 Budget
		Q4 2016 FSR, 5/1/2017	Q2 2017 FSR, 9/5/2017			
General Purpose Funds:						
General	29,413,162	1,479,003				30,892,165
Self-Insurance	10,000					10,000
Youth Services Endowment	500					500
Special Revenue Funds:						
Street*	3,455,837					3,455,837
Transportation Benefit District	350,000					350,000
Criminal Justice	622,722	(622,722)				-
Beautification	939,900					939,900
Contingency	-					-
1% for the Arts	15,000					15,000
Youth & Family Services	2,444,250	343,886	58,780			2,846,916
Debt Service Funds:						
Bond Redemption (Voted)	-					-
Bond Redemption (Non-Voted)	847,159					847,159
Capital Projects Funds:						
Capital Improvement*	3,459,461					3,459,461
Technology & Equipment*	732,000					732,000
Fire Station 92 Construction*	-					-
Capital Reserve*	-					-
Enterprise Funds:						
Water*	7,246,078					7,246,078
Sewer*	9,079,675					9,079,675
Storm Water*	1,934,956					1,934,956
Internal Service Funds:						
Equipment Rental*	2,139,515					2,139,515
Computer Equipment*	1,063,193					1,063,193
Trust Funds:						
Firemen's Pension	103,000					103,000
Total	63,856,408	1,200,167	58,780	-	-	65,115,355

* Capital Improvement Program (CIP) projects are budgeted and accounted for in these funds.

This page intentionally left blank

2017-2018 CIP - PROJECT MANAGEMENT REPORT (Biennium) --- Project Expenditures Reported as of 6/30/2017

PROJECT NUMBER	PROJECT NAME	PROJECT MANAGER	APPROVED BUDGET (2017-2018)	TOTAL EXPENDED (as of Jun 30, 2017)	% EXPEND TO DATE	EST. COMPLTN DATE	% WORK COMPLETE	PROJECT STATUS & COMMENTS
----------------	--------------	-----------------	-----------------------------	-------------------------------------	------------------	-------------------	-----------------	---------------------------

CAPITAL REINVESTMENT PLAN

PARKS, RECREATION AND OPEN SPACE

WP106R	Homestead Park Repairs	P. West	\$55,000	\$36,465	66%	12/18	66%	Tennis court resurfacing completed; path restoration and drainage in design.
WP113R	South Mercer Playfields Improvements	P. West	\$885,000	\$0	0%	12/18	5%	Playground design completed; MIPA donation of \$40k received; construction planned for Fall 2017.
WP115S	Island Crest Park Sportsfield Improvements	P. West	\$2,254,160	\$39,559	2%	11/17	2%	City Council rejected bids and rescoped on 4/17/17; rescoped design of project completed for North Field.
WP122P WP122R	Open Space - Vegetation Management	A. Sommargren	\$996,893	\$104,549	10%	12/18	25%	All 2017 restoration work scoped, bid, and contracted; seasonal crew hired; all knotweed populations monitored and signed; 1.2 miles of boundary/trail tree assessment performed; volunteer management contracted and 26 volunteer restoration events held.
WP506R	Swim Beach Repairs (Groveland Beach)	P. West	\$430,155	\$31,136	7%	12/17	10%	95% project design completed; prepared and applied for City permits; prepared state and federal permit applications.
WP506S	Swim Beach Repairs (Clarke Beach)	P. West	\$55,000	\$0	0%	12/17	0%	Investigating scope and permitting requirements. Repairs to water infrastructure requires extensive planning and design
WP700R	Aubrey Davis Park Regional Multiuse Corridor Master Plan	P. West	\$350,000	\$172	0%	12/17	1%	The first step of planning will be meeting with WSDOT. The initial meeting date has been set.
WP710C	Street End - Lincoln Landing	A. Sommargren	\$650,000	\$179	0%	12/18	10%	RFQ process for design consultant initiated; four consultant teams interviewed; consultant team chosen and contracted; design kickoff meeting to be held in early July.
WP720R	Recurring Park Projects	P. West	\$260,000	\$46,519	18%	12/18	25%	Bathroom repairs, trash and recycling cans, debris vacuum purchase, light replacement at LB waterfront, playground repair parts
WP907R	Mercerdale Park Repairs	P. West	\$148,000	\$0	0%	12/18	N/A	Project on hold. Project budget is being considered for reallocation to fund ICP sportsfield project on 4/17/17

STREETS, PEDESTRIAN AND BICYCLE FACILITIES

WR101R	Residential Street Improvements	C. Morris	\$1,352,000	\$7,594	1%	10/18	0%	2017 overlay areas include SE 61st and SE 62nd Streets (near 84th Ave) as well as 85th, 89th, and 90th Avenues (south of SE 40th). Design work completed in May and construction contract awarded in June. Work to occur July through September 2017.
WR103F	Emergency Repair - Freeman Landing	J. Kintner	\$108,400	\$46,180	43%	12/17	85%	Vacation for portion of Freeman Avenue completed in July 2017. Design for remaining roadway is underway with construction anticipated in October 2017.
WR110R	Arterial Preservation Program	C. Morris	\$140,000	\$363	0%	11/18	0%	Asphalt patching work combined with Residential Streets (WR101R) for construction in summer 2017.
WR111R	Pavement Marking Replacement	B. Hartvigson	\$150,000	\$7,064	5%	12/18	10%	Right-of-Way crews applied 354 LF of thermoplastic crosswalk & stop bar striping to 66th Ave SE at SE 24th Street & 77th Ave SE at Sunset Highway. The City Hall parking lot stalls were repainted. Contractor is scheduled to re-stripe arterials in September.
WR140C - WR140K	Pedestrian & Bicycle Facility	A. Tonella-Howe	\$180,000	\$10,450	6%	12/18	5%	Project repaired gravel trail and decommissioned stairway near Island Park Elem, reconstructed stairway at SE 42nd St and 85th Ave SE and installed smooth rail wood fence at SE 42nd St and 86th Ave SE. Construction for this portion of work occurred in summer 2017 using Parks Maintenance staff.
WR517R	SE 40th Street (ICW to 86th Ave)	C. Morris	\$914,000	\$12,238	1%	10/18	0%	Project will construct curbs and bicycle lane on south side of roadway between ICW and 86th Ave. Design work to begin in fall 2017 for construction in summer 2018.
WR517S	SE 40th Street (86th Ave to 88th Ave)	C. Morris	\$344,000	\$108	0%	10/18	0%	Project will construct curbs and sidewalk on the north side from 86th Ave to 88th Ave and will also repave the roadway. Design work to begin in fall 2017 for construction in summer 2018.
WR544C	PBF ICW Crossing at SE 32nd	A. Tonella-Howe	\$350,000	\$18,980	5%	12/17	45%	Project advertised in March. Contract awarded on April 3rd. Construction began May 21st. Curb, gutter, sidewalk and ADA curb ramps installed, slope excavated and wall constructed for area to install signal service cabinet and controller cabinet. Installation of signal equipment to occur in September.
WR716R	ICW (SE 27th to 3100 block)	C. Morris	\$390,000	\$1,096	0%	10/18	0%	Project will repave ICW from SE 27th Street to the 3100 block. Originally planned for 2017, staff has moved project bidding and construction to 2018 to balance staff workload.
WR717R	Preservation WMW (I-90 to Roanoke)	C. Morris	\$152,000	\$614	0%	10/17	0%	Project will repave the existing WMW roadway from I-90 Lid to Roanoke Way. This work is combined with 2017 Residential Streets (WR101R) contract for construction in summer 2017.

2017-2018 CIP - PROJECT MANAGEMENT REPORT (Biennium) --- Project Expenditures Reported as of 6/30/2017

PROJECT NUMBER	PROJECT NAME	PROJECT MANAGER	APPROVED BUDGET (2017-2018)	TOTAL EXPENDED (as of Jun 30, 2017)	% EXPEND TO DATE	EST. COMPLTN DATE	% WORK COMPLETE	PROJECT STATUS & COMMENTS
WR718R	SE 53rd Place (ICW-EMW)	C. Morris	\$153,000	\$0	0%	10/18	0%	This project will chip seal SE 53rd Place from ICW to EMW in summer 2018. Design work will begin in early 2018. Work will be combined with EMW project (WR719R).
WR719R	East Mercer Way (SE 70th to WMW)	C. Morris	\$395,000	\$0	0%	10/18	0%	This project will chip seal EMW from SE 70th Place to WMW in summer 2018. Design work will begin in early 2018. Work will be combined with SE 53rd Place project (WR718R).

GENERAL GOVERNMENT - BUILDING REINVESTMENT

WG101R	City Hall Building Repairs	M. Olson	\$463,907	\$16,348	4%	12/18	15%	Police kitchen remodel complete. Fire Alarm Panel and device upgrade in progress. Downstairs ADA restroom complete.
WG102R	Maintenance Building Repairs	M. Olson	\$271,027	\$28,857	11%	12/18	20%	Security locks installed. Office reconfiguration complete. Signage design in progress.
WG103R	South Fire Station Building Repairs	M. Olson	\$33,000	\$1,913	6%	12/18	15%	Apparatus bay door controls upgraded.
WG104R	Thrift Shop Building Repairs	M. Olson	\$82,000	\$14,460	18%	12/18	25%	Donation area equipment purchased. Phase I of the security upgrade in progress. Product display configuration in progress. Exterior sign upgrade/replacement completed.
WG105R	Community Center Building Repairs	M. Olson	\$438,665	\$25,009	6%	12/18	12%	Elevator upgrades completed. Parking lot drainage and asphalt repair design complete. Actual repair in progress. HVAC improvements completed.
WG106R	North Fire Station Building Repairs	M. Olson	\$162,000	\$3,022	2%	12/18	5%	Shop storage replacement completed.
WG107R	Luther Burbank Admin Building Repairs	M. Olson	\$242,695	\$45,435	19%	12/18	35%	Window replacement completed. Downstairs counselor office build out in progress. Some brick repairs completed.

GENERAL GOVERNMENT - TECHNOLOGY

WG110T	Computer Equipment Replacements	M. Kaser	\$402,000	\$108,350	27%	12/18	75%	56 PC/Laptop units have been purchased and installed. Nine Fire mobile computers are anticipated to be deployed by end of 2017 to early 2018 to accommodate CAD software updates. Four network switches, a primary firewall, and two servers have been deployed.
WG314T	Permitting System Upgrades	M. Kaser	\$57,000	\$487	1%	12/18	0%	Project is in the 2018 work plan.
WG513T	Recreation & Facility Booking System	M. Kaser	\$105,750	\$53,257	50%	12/18	53%	RFP was issued in late 2016 and contract signed in January of 2017. Parks is currently completing configuration which includes inputting data related to facilities, users, and fees. Testing is scheduled for 4th quarter 2017 and go live is currently scheduled for January 2018.
WG702T	Document Management	M. Kaser	\$32,000	\$0	0%	12/17	5%	The scope of work is currently under review for this project. Project kickoff is expected in September 2017 with completion by end of year.
WG716T	Thrift Shop Point of Sale System	M. Kaser	\$37,000	\$0	0%	12/18	0%	Project is in the 2018 work plan.
WG717T	Watercourse GIS Layer	L. Llamas	\$62,000	\$0	0%	12/18	0%	Project is in the 2018 work plan.
WG920T	High Accuracy Orthophotos	M. Kaser	\$32,000	\$0	0%	12/18	38%	An opportunity to partner with the cities of Bellevue and Kirkland was taken and this project moved forward from 2018 to 2017. Imagery has been delivered and is in QA/QC with GIS Plan
WG921T	Server Software Upgrades	M. Kaser	\$112,000	\$0	0%	12/18	30%	Planning work has begun and licensing discussions are occurring.
WG926T	Web Based GIS Information	M. Kaser	\$34,000	\$0	0%	12/18	6%	Due to coordination needs with the Enterprise Asset Management project and end of life for Silverlight this project is currently underway. A contract has been signed with the vendor and initial steps are being initiated. This project is expected to complete by the end of the year.

GENERAL GOVERNMENT - VEHICLES AND EQUIPMENT

WG130E	Fleet (Vehicle) Replacements	J. Kintner	\$1,749,002	\$186,160	11%	12/18	45%	Nine vehicles/equipment for 2017 have been purchased. Fleet #0374 (Ford Escape) was replaced with a Kia Soul Electric Vehicle. Fleet #0388 (Hydroexcavator) was scheduled to be replaced in 2017 but has been delayed until 2019 due to replacement of the secondary engine, extending the useful life of the machine.
WG550R	Fuel Clean Up / Soil Remediation	J. Kintner	\$62,000	\$11,760	19%	12/18	25%	Golder Associates continues to provide ongoing monitoring and administrative support for soil remediation efforts including compliance with King County Metro Discharge Authorization permit and Department of Ecology requirements.

2017-2018 CIP - PROJECT MANAGEMENT REPORT (Biennium) --- Project Expenditures Reported as of 6/30/2017

PROJECT NUMBER	PROJECT NAME	PROJECT MANAGER	APPROVED BUDGET (2017-2018)	TOTAL EXPENDED (as of Jun 30, 2017)	% EXPEND TO DATE	EST. COMPLTN DATE	% WORK COMPLETE	PROJECT STATUS & COMMENTS
XG710F	Fire Apparatus (Pumper) Replacement	L. Kenworthy	\$745,000	\$0	0%	12/18	2%	A Fire Department committee is working on defining the specs for the new maxi pumper. Replacement of the pumper is planned for 2018.
WG730E	Self-Contained Breathing Apparatus	L. Kenworthy	\$266,000	\$0	0%	12/18	2%	Several demos of SCBA equipment have been reviewed by the Fire Department. Replacement of SCBA equipment is planned for 2018.
WG131E	Firefighting Equipment	L. Kenworthy	\$75,000	\$12,458	17%	12/18	17%	Hose and applicances for firefighting apparatus were purchased. A bunker gear dryer for Station 91 was purchased and is awaiting install. Additional hose trays installed in engines for regional hose loading capability. Rescue cord was purchased for firefighter emergency procedures.
WG141E	MICEC Technology & Equip Replacement	Z. Houvener	\$156,000	\$36,595	23%	12/18	15%	Gymnasium floor carpet/mats purchased in July. Furniture and equipment replacement scheduled for fall 2017 to winter 2017-18.

WATER UTILITY

WW101P	Water System Plan	R. Lin	\$75,000	\$1,246	2%	12/18	0%	Update of the Emergency Response Plan (ERP) will start in spring of 2018.
WW102P	Water Model and Fire Flow Analysis	R. Lin	\$33,000	\$23,812	72%	12/18	60%	2016 water modeling work continues into this year. Working through differing perspectives of Fire and Public Works for the 'use' of the model data, additional model runs were done using various scenarios & criteria. Final result is expected in July. A new contract for next round will follow immediately after.
WW117R	Street Related Water CIP Projects	R. Lin	\$400,000	\$6,773	2%	12/18	10%	Six fire hydrants were replaced under the 2016 Hydrant Replacement project (WW520C) in advance of 2017 Residential Street Overlays. Most of the street related construction expenditures will be processed at the end of construction, late June or early July.
WW120S	Meter Replacement Program	B. McDaniel	\$200,000	\$546	0%	12/18	0%	Consultant has been selected to develop a master plan. Project kick-off is scheduled 1st Quarter 2018.
WW520C	Hydrant Replacements	R. Lin	\$565,000	\$32,760	6%	12/18	50%	The replacement/upgrade of 26 fire hydrants, including 6 from the Street-Related Water CIP (WW117) project, started on May 1st. The work was completed at the end of June.
WW521C	Water System Components	B. McDaniel	\$129,470	\$49,325	38%	12/18	60%	Six fire hydrants upgraded on West Mercer Way. Water quality analyzer installed at Boat Ramp to measure and report parameters to Supervisory Control And Data Acquisition (SCADA) system.
WW522R	Reservoir Generator Replacement	B. McDaniel	\$100,000	\$0	0%	12/18	0%	Project on hold until design of booster chlorination station has been completed. Booster station dictates the size of the generator to be installed.
WW523R	EMW 5400-6000 Block Watermain (Design)	R. Lin	\$1,276,000	\$27,663	2%	12/18	5%	The design remains on hold while staff and the design team continue working with property owners on easements and other concerns from residents. A 2nd Open House meeting with residents was held in February. Staff plan to resume design soon once the final easement is granted to the City.
WW527R	3838 WMW Water Improvements (Design)	R. Lin	\$415,000	\$276,108	67%	6/17	100%	Construction began in mid-March and completed at the end of May. A total of 990 LF of water main, 2 fire hydrants, 13 water services, and 1 air vac assembly were installed. Project contingency of \$17,500 was used for unplanned tree removal and additional property restoration.
WW535C	PRV Air Vac Replacements Phase III	R. Lin	\$100,000	\$8,434	8%	12/17	5%	The remaining 7 large and/or challenging AIR VACS and about 2 dozen AIR VACS, originally planned for in-house repair, will be packaged together as the Phase III AIR VACS Upgrade project. The construction is anticipated for fall of this year.
WW535D	Booster Chlorination Station	A. Tonella-Howe	\$966,400	\$69,285	7%	12/18	5%	60% of the Final Design plans submitted to DSG in April. Coordinating timeline of the SCADA Master Planning and the Final Design of this project, staff hope to select the control system recommended by SCADA Master Planning to eliminate the possibility of a complete system change-over in the near future.
WW716R	82nd and Forest Ave Watermain	R. Lin	\$102,000	\$0	0%	12/18	0%	Design work is planned for July - December of 2018.
WW717R	SE 22nd Street Watermain	R. Lin	\$839,000	\$0	0%	12/18	0%	Design of this project is expected to start in July 2017.
WW718R	87th and 88th Ave SE Watermain	R. Lin	\$135,000	\$0	0%	12/18	0%	Design work is planned for July - December of 2018.

SEWER UTILITY

WS101U	Backyard Sewer System Improvements	B. McDaniel	\$200,000	\$0	0%	12/18	0%	Project scoped 6500 Blk 81st St and 82nd St to install new manholes and access points. Project is in design with construction scheduled to begin Q3 2017
WS103P	General Sewer Plan Update	A. Tonella-Howe	\$21,454	\$27,901	130%	12/18	75%	Draft Chapters on Capacity, O/M, and Rehabilitation/Repair (R/R) complete. Presented to Utility Board in March & Council in April. Work ongoing in drafting CIP chapter and development of 20-year CIP planning tool.
WS160R	Street Related Sewer CIP Projects	B. McDaniel	\$60,000	\$0	0%	12/18	0%	Manhole frames and grates to be replaced Q3 2017 in conjunction with street paving.

2017-2018 CIP - PROJECT MANAGEMENT REPORT (Biennium) --- Project Expenditures Reported as of 6/30/2017

PROJECT NUMBER	PROJECT NAME	PROJECT MANAGER	APPROVED BUDGET (2017-2018)	TOTAL EXPENDED (as of Jun 30, 2017)	% EXPEND TO DATE	EST. COMPLTN DATE	% WORK COMPLETE	PROJECT STATUS & COMMENTS
WS511R	Sewer Special Catch Basins	B. McDaniel	\$300,000	\$2,681	1%	12/17	17%	Pilot baffel plate has been constructed and is scheduled to be installed Q3-2017.
WS512R	Sewer Repair at Sub-Basin 27	F. Gu	\$248,356	\$7,191	3%	12/18	30%	This project is combined with watercourse repair project, WD531C. The project was divided in two phases due to lack of public bid interest. One bid was received in June for phase I. Construction began in mid June to relocation an exposed sewer main. Phase II was bided out in mid June, four bids were received.
WS590R	King County Sewer Interceptor Project	A. Tonella-Howe	\$0	\$1,547	0%	12/18	25%	survey, both in-water and on-land in early 2017. Met with DSG staff at pre-app meeting to discuss North Mercer Pump Station permit process. 30% design expected in Sept.
WS710R	General Sewer System Improvements	B. McDaniel	\$500,000	\$363	0%	12/18	0%	Project identified to excavate and install emergency clean out in Sewer Lake Line 320 feet south of Pump station #14. Construction scheduled September 2017.
WS711R	Lake Line Access	A. Tonella-Howe	\$150,000	\$0	0%	12/17	0%	Project to evaluate feasibility of and confirm locations for access points into the Lake Line. Work scheduled for second half of 2017.
WS712R	Pump Station Access Evaluation	A. Tonella-Howe	\$150,000	\$0	0%	12/17	0%	Project to evaluate access at all pump stations, identify conditions, concerns and needs and prioritize future work for improving access. Work scheduled for second half of 2017.
WS713R	SCADA System Upgrade	B. McDaniel	\$150,000	\$0	0%	12/18	0%	Supervisory Control And Data Acquisition (SCADA) master planning effort scheduled for completion Q4 2017.
WS901D	Sewer System - Pump Station Improvements	B. McDaniel	\$150,000	\$11,657	8%	12/17	20%	Pump equipment at Pump station #18 to be replaced. Project in design Q2 2017. Construction scheduled to begin Q4 2017.
WS901E	Sewer System - Emergency Repairs	B. McDaniel	\$100,000	\$3,702	4%	12/18	N/A	Emergency repairs to generator for damage caused by a flooded vault at sewer pump station 18. Replacement for sewer pump station 18 is currently in design. An emergency excavation was done at sewer pump station 14 to attempt to rescue a stuck cleaning tool. This project is currently out to bid under WS902D.
WS901G	Sewer System - Generator Replacement	B. McDaniel	\$466,700	\$25,168	5%	12/18	11%	Project to replace generators at sewer pump stations 17, 18, and 24. Design started Q2 2017. Construction scheduled Q4 2017
WS902D	PS 14 Lake Line Cleaning	B. McDaniel	\$0	\$33,574	0%	12/18	1%	Project identified to excavate and install emergency clean out in Sewer Lake Line 320 feet south of Pump station #14. Construction scheduled September 2017.
WS905C	Sewer Basin 40 Inflow and Infiltration	B. McDaniel	\$0	\$4,675	0%	12/18	25%	Initial flow monitoring study has been completed and scheduled to continue study during wet season to identify additional sources of inflow and infiltration.

STORM WATER UTILITY

WD104D	Watercourse Condition Assessments	P. Yamashita	\$40,000	\$0	0%	12/18	0%	This work is scheduled for Oct. 2017-April 2018 (the rainy season) to assess condition of watercourse systems and update prioritized list of watercourse improvements for 2019-2020 CIP budget process.
WD105R	Watercourse Minor Repairs/Maintenance	F. Gu	\$40,000	\$553	1%	12/18	1%	Project sites are being selected.
WD130R	Street Related Storm Drainage	C. Morris	\$200,000	\$15,557	8%	12/18	0%	Project consists of drainage pipe repairs and extensions on streets scheduled for repaving under WRI01R. Locations have been identified and construction is set to begin in July 2017.
WD301S	Neighborhood Spot Drainage Improvements	C. Morris	\$180,000	\$762	0%	12/18	0%	Staff has identified a project need in East Seattle. Work will occur in September/October 2017.
WD320R	Drainage System Emergency Repairs	B. Hartvigson	\$40,000	\$0	0%	12/18	N/A	No emergency repairs were made in the first half of 2017.
WD321R	Drainage System Video Inspection	C. Morris	\$42,230	\$42,339	100%	1/17	100%	The budget for this project was carried over from 2016. Drainage pipe cleaning and inspections were performed in several neighborhoods in Dec 2016 to Jan 2017 prior to street resurfacing projects.
WD531C	Sub Basin 27a Watercourse	F. Gu	\$288,384	\$10,022	3%	12/18	30%	This project is combined with sewer repair project, WR512R. The project was divided in two phases due to lack of public bid interest. One bid was received in June for phase I. Construction began in mid June to relocation an exposed sewer main. Phase II was bided out in mid June, four bids were received.
WD533C	Sub Basin 49b Watercourse	F. Gu	\$292,000	\$12,128	4%	12/18	10%	Project site has been surveyed. Conceptual design is completed. Due to the departure of in-house CADD drafting personnel, drafting work will be contracted out in the Fall of 2017.
WD534C	Sub Basin 51a Watercourse	F. Gu	\$197,000	\$5,533	3%	12/18	10%	Project site has been surveyed. Conceptual design is completed. Due to the departure of in-house CADD drafting personnel, drafting work will be contracted out in the Fall of 2017.
WD722R	Sub Basin 3b.4 Watercourse	F. Gu	\$15,000	\$0	0%	12/18	0%	Design work is scheduled to begin in 2018.

2017-2018 CIP - PROJECT MANAGEMENT REPORT (Biennium) --- Project Expenditures Reported as of 6/30/2017								
PROJECT NUMBER	PROJECT NAME	PROJECT MANAGER	APPROVED BUDGET (2017-2018)	TOTAL EXPENDED (as of Jun 30, 2017)	% EXPEND TO DATE	EST. COMPLTN DATE	% WORK COMPLETE	PROJECT STATUS & COMMENTS
WD723R	Sub Basin 6 Madrona Crest West	C. Morris	\$205,000	\$0	0%	12/18	0%	Work on drainage improvements in the Madrona Crest West neighborhood (outside of the limits of the 2016 Madrona Crest Safe Routes to School project) in planned to begin in 2018.
WD724R	Sub Basin 29.2 Watercourse	F. Gu	\$25,000	\$0	0%	12/18	0%	Design work is scheduled to begin in 2018.
CAPITAL REINVESTMENT PLAN TOTAL			\$25,729,648	\$1,608,681	6.3%			

2017-2018 CIP - PROJECT MANAGEMENT REPORT (Biennium) --- Project Expenditures Reported as of 6/30/2017

PROJECT NUMBER	PROJECT NAME	PROJECT MANAGER	APPROVED BUDGET (2017-2018)	TOTAL EXPENDED (as of Jun 30, 2017)	% EXPEND TO DATE	EST. COMPLTN DATE	% WORK COMPLETE	PROJECT STATUS & COMMENTS
----------------	--------------	-----------------	-----------------------------	-------------------------------------	------------------	-------------------	-----------------	---------------------------

CAPITAL FACILITIES PLAN

PARKS, RECREATION AND OPEN SPACE

XP520R	Regional Trail Connections (KC Levy)	A. Sommargren	\$227,872	\$61,220	27%	12/18	25%	I-90 Trail bollard removal project 90% complete (City property only); Bike Ped conflict resolution concept design 50% complete; planning for new Luther Burbank Overlook Trail complete
WP503R XP710R	Luther Burbank (MI Levy) Improvements	P. West	\$265,584	\$44,463	17%	12/18	25%	Shoreline repairs to Off-leash area complete; Boiler Building feasibility study completed; permitting for dock repairs initiated
XG501A	Mural at I-90 and WMW Onramp	D. Mortenson	\$24,914	\$0	0%	12/17	5%	Artists Rachel Holloway and Elissa Eng were selected for this project. The wall will be pressure washed by the end of Aug., and the artists will start work in September 2017.

STREETS, PEDESTRIAN AND BICYCLE FACILITIES

XR310R	EMW Shoulders - Phase 10	C. Morris	\$309,000	\$87	0%	6/18	0%	This project will construct new paved shoulder from SE 71st Street to Clarke Beach. Design work will begin in summer 2017 and construction is planned for early 2018.
XR320R	Safe Routes to School	A. Tonella-Howe	\$345,746	\$3,000	1%	12/18	50%	engineers estimate and the project budget. The project will be packaged with the SE 40th Street (West Leg, WR517R and East Leg WR517S) for construction in 2018.
XR543C	WMW Roadside Shoulders (7400-8000 Block)	C. Morris	\$324,000	\$222,831	69%	7/17	95%	This project constructed new paved shoulder along east side of roadway. Construction began in January, but poor weather and utility conflicts hampered progress. Project is currently complete except for minor punch list work.

GENERAL GOVERNMENT

XG118T	Enterprise Asset Management System (Maintenance Management System)	M. Kaser	\$507,940	\$44,019	9%	12/17	62%	The implementation consultant has been working with Public Works, IT/GIS, and other departments including Finance and DSG on workflows, assets, performance measures, and other elements of the system.
XG150T	Small Technology and Equipment	C. Corder	\$100,000	\$7,055	7%	12/18	10%	An emergency repair was made to the City's fiber network during the snow storm in January. Repairs were also made to Council Chambers projection and sound system.
XG152C	Sustainability Projects	R. Freeman	\$25,000	\$0	0%	12/18	0%	A project has not been identified yet for 2017-2018.
XG721P	Light Rail Station Planning	K. Taylor	\$50,000	\$0	0%	12/18	0%	This project will be coordinated with the Aubrey Davis Park Regional Multiuse Corridor Plan (WVP700R) and the final design process for the 80th Avenue entrance and bus integration with the Ligh Rail Station.
XG700D	Maintenance Building Addition Design	M. Olson	\$150,000	\$0	0%	12/17	20%	Maintenance shop addition design is in progress.

STORM WATER UTILITY

XD310C	Basin 10 & 32b Dissolved Metals	P. Yamashita	\$80,000	\$81	0%	12/18	2%	King Co. on behalf of MI successfully obtained 325K grant from DOE to implement pilot project to determine effectiveness of using oyster shells in catch basins to improve water quality with a focus on removing dissolved metals. Planning, monitoring, and reporting scheduled 2018-2020.
XD311C	Water Quality Treatment	B. Hartvigson	\$75,000	\$0	0%	12/18	0%	Project sites are being reviewed by Staff.
XD701C	Sub Basin 40b Pipe Extension	B. Hartvigson	\$50,000	\$0	0%	12/18	100%	Storm water extension added 188 LF of 12" drain pipe and 4 new catch basins along SE 93rd Ave SE. Excavation areas were repaved with hot mix asphalt.

CAPITAL FACILITIES PLAN TOTAL			\$2,535,056	\$382,755	15.1%			
GRAND TOTAL (CRP + CFP)			\$28,264,704	\$1,991,436	7.0%			

**CITY OF MERCER ISLAND
ORDINANCE NO. 17-22**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
INCORPORATING CERTAIN BUDGET REVISIONS TO THE 2017-2018
BIENNIAL BUDGET AND AMENDING ORDINANCE NOS. 16-17 AND 17-13.**

WHEREAS, the City Council adopted the 2017-2018 Budget by Ordinance No. 16-17 on December 5, 2016, representing the total for the biennium of estimated resources and expenditures for each of the separate funds of the City; and

WHEREAS, budget adjustments have been approved by the City Council in 2017 in an open public meeting but have not been formally adopted via ordinance, as noted in the following table; and

Fund	Department	Description	Agenda Bill	Budget Year	Amount	Funding Source(s)
General	City Manager's Office	Additional funding for I-90/ light rail litigation and other related costs (increases total budget to \$1.70M)	AB 5289 5/1/17	2017	\$700,000	Interfund transfer from Contingency Fund
Street	Public Works	Use Sound Transit settlement agreement funding for traffic congestion mitigation and safety improvement plan, spending no more than \$50,000 until settlement funds are received	AB 5317, 6/19/17	2017	\$300,000	Sound Transit settlement agreement funding
	Non-Departmental	Transfer 2016 REET surplus to Island Crest Park Sportsfield Improvements project in Capital Improvement Fund	AB 5311, 6/5/17	2017	\$74,870	Unappropriated fund balance
Contingency	Non-Departmental	Interfund transfer to General Fund to fund I-90/ light rail litigation and other related costs (to be reimbursed through temporary increase in the utility tax rate on the City's water, sewer, and storm water utilities from 7/1/17 through 12/31/18)	AB 5289 5/1/17	2017	\$700,000	Unappropriated fund balance
Youth & Family Services	YFS	Use MIYFS Foundation donation to restore Youth Development Coordinator to full-time status in 2018 and to fund an additional 5 hours per week for the Donor Development Officer and an additional 10 hours per week for the Administrative Assistant from 7/17/17 through 12/31/18	AB 5305, 7/17/17	2017-2018	\$66,880	MIYFS Foundation donation

Fund	Department	Description	Agenda Bill	Budget Year	Amount	Funding Source(s)
Capital Improvement	Parks & Recreation	Adjust budget for re-scoped Island Crest Park Sportsfield Improvements, converting outfield at North Field to synthetic turf, adding a shock pad, using cork infill, and replacing lights at North Field	AB 5311, 6/5/17	2017	\$110,260	Interfund transfer of 2016 REET surplus in Street Fund (\$74,870) + 2016 REET surplus in Capital Improvement Fund (\$74,870) + additional community donations (\$5,520) – Puget Sound Energy grant (\$45,000), which wasn't awarded to City

WHEREAS, budget adjustments are needed that have not been previously approved by the City Council, as noted in the following table;

Fund	Department	Description	Budget Year	Amount	Funding Source(s)
General	Fire	New gas detectors and equipment to keep them functional and mental health training for firefighters (THRIVE)	2017	\$41,208	King County EMS levy (BLS Core Services)
	Police	Stationary speed radar signs	2017	\$5,426	Traffic safety grant from WA Association of Sheriffs & Police Chiefs
Street	Public Works	Pave existing gravel trail located immediately west of Upper Luther Burbank Park on the SE 28 th St/84 th Ave SE curve	2017	\$22,473	Contribution from Coval plat developer (was a condition of plat approval)

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

Section 1. Amending the 2017-2018 Budget

The 2017-2018 Budget for the City of Mercer Island, as adopted in Ordinance No. 16-17 and amended by Ordinance No. 17-13, is hereby amended to incorporate increases in resources and expenditures in the following funds for the 2017-2018 biennium:

Fund No.	Fund Name	Resources	Expenditures
001	General	\$746,634	\$746,634
104	Street	397,343	397,343
130	Contingency	700,000	700,000
160	Youth & Family Services	66,880	66,880
343	Capital Improvement	110,260	110,260
Totals		\$2,021,117	\$2,021,117

Section 2. Amending Previously Adopted Budget Ordinances

City Ordinance Nos. 16-17 and 17-13, as previously adopted and as hereby amended, are hereby ratified, confirmed, and continued in full force and effect.

Section 3. Effective Date

This Ordinance shall take effect and be in force 5 days after passage and publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON THE 5TH DAY OF SEPTEMBER 2017.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

ATTEST:

Allison Spietz, City Clerk

APPROVED AS TO FORM:

Kari Sand, City Attorney

Date of Publication: _____



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

**AB 5339
September 5, 2017
Regular Business**

2016 YEAR-END SURPLUS DISPOSITION

Proposed Council Action:

Transfer \$1.04 million General Fund surplus to Contingency Fund.

DEPARTMENT OF	Finance (Chip Corder)
COUNCIL LIAISON	n/a
EXHIBITS	n/a
2017-2018 CITY COUNCIL GOAL	4. Address the City's Financial Challenges
APPROVED BY CITY MANAGER	

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

SUMMARY

The 2016 year-end surplus consists of the following:

- **General Fund:** Excess revenues (actual > budget) + expenditure savings (actual < budget)
- **Real estate excise tax (REET):** Excess revenue (actual > budget)

The disposition of the year-end surplus gives the Council an opportunity to address one-time operating, capital, and reserve funding needs outside of the biennial budget process. The major funding needs are noted below:

- **Projected 2019 deficit:** \$2.0 million in General Fund and Youth & Family Services Fund combined.
- **Contingency Fund 2017 target balance:** \$199,115 needed to meet target at end of 2017 (target = 10% of General Fund budgeted expenditures).
- **Soil remediation fix at Maintenance Center/Honeywell property:** \$392,000-\$788,000 estimate per Farallon Consulting.
- **Maintenance Center renovation/expansion:** \$5.92 million updated cost estimate per architect.

The calculation of the \$199,115 in additional funding needed to meet the 2017 Contingency Fund target is provided below:

Originally adopted 2017 General Fund budget	\$29,436,000
Originally adopted 2017 Criminal Justice Fund budget (combined with General Fund in 2017)	+ 599,441
Total 2017 General Fund budget	\$30,035,441
Per Contingency Fund budget policy	x 10%
2017 Contingency Fund target balance	\$3,003,544
Contingency Fund balance, 12/31/16	- 2,629,429
Estimated 2017 interest revenue in Contingency Fund	- 175,000
Additional funding needed to meet target at end of 2017	\$199,115

The 2016 year-end surplus calculation for the General Fund and REET, along with staff's recommendation, are summarized below.

2016 General Fund Surplus

Budgeted beginning fund balance (2016)	\$1,726,226
Plus 2016 actual revenues	+ 29,204,164
Less 2016 actual expenditures	- 28,547,893
Total 2016 surplus before deductions	\$2,382,497
Less property tax and investment interest dedicated to LEOFF I retiree long-term care reserve	- 89,815
Less DSG technology surcharge net of related expenditures (dedicated to DSG technology reserve)	- 22,609
Less unused balance of \$80K budgeted for LEOFF I retiree long-term care costs (goes to reserve)	-39,640
Less 2016 expenditure carryovers to 2017 budget	-106,555
Less budgeted beginning fund balance in 2017 and 2018 (use of 2016 surplus)	- 1,103,279
Total 2016 available surplus	\$1,020,599
Plus unused portion of 2015 General Fund surplus	+ 15,105
Total 2015 & 2016 available surplus	\$1,035,704

The 2016 surplus was driven by the high level of development activity on the Island, resulting in construction-related sales and development fees that were much higher than what was budgeted. **Staff recommends transferring all of the \$1,035,704 available General Fund surplus to the Contingency Fund given the operating financial challenges the City is facing.** This funding would remain in the Contingency Fund until the outcome of potentially placing an operating levy lid lift on the November 6, 2018 ballot is known.

2016 REET Surplus

2016 actual REET	\$3,700,746
Less 2016 budgeted REET	- 3,147,000
Less excess 2016 REET programmed to be spent in 2017-2022 CIP	-404,006
Total 2016 available surplus	\$149,740

Per state law, REET can only be used for capital projects related to streets, parks, facilities, and utilities. At its June 5, 2017 meeting, the Council committed the \$149,740 available REET surplus to the Island Crest Park Sportsfields Improvements project. The project budget will be formally adjusted by Ordinance No. 17-22, which will be presented to the Council at its September 5, 2017 meeting as part of AB 5338 (Second Quarter 2017 Financial Status Report & 2017-2018 Budget Adjustments).

RECOMMENDATION

Finance Director

MOVE TO: Direct staff to transfer the \$1.04 million General Fund surplus from the 2015 and 2016 fiscal years to the Contingency Fund.



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.

STARTING SEPTEMBER 2017 COUNCIL MEETINGS WILL BE HELD ON THE FIRST AND THIRD **TUESDAYS** OF EACH MONTH

SEPTEMBER 5		DUE TO:	8/25 D/P	8/28 FN	8/28 CA	8/29 Clerk	
ITEM TYPE TIME TOPIC			STAFF		SIGNER		
EXECUTIVE SESSION (5:00-7:00 pm)							
60	Executive session to review the performance of a public employee pursuant to RCW 42.30.110(1)(g) for one hour						
60	Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for one hour						
SPECIAL BUSINESS (7:00 pm)							
5	Letter to the Community – Speaking Out Against Hate Groups and Defending Fundamental Rights			Julie Underwood		Kirsten	
10	Flash Family Inspiration Award			Derek Franklin		--	
5	Mayor's Day of Concern for the Hungry Proclamation			Derek Franklin		--	
5	National Recovery Month Proclamation			Derek Franklin		--	
CONSENT CALENDAR							
--	Vacchiery Estate Gift to Mercer Island Fire Department			Steve Heitman		Chip	
REGULAR BUSINESS							
60	Residential Development Standards Code Amendments (6th Reading)			Evan Maxim		Kirsten	
30	Revised Public Engagement Plan on City's Operating & Capital Funding Challenges			Chip Corder		Julie	
30	2016 General Fund & REET Year-End Surplus Disposition			Chip Corder		Julie	
30	Second Quarter 2017 Financial Status Report & Budget Adjustments			Chip Corder		Julie	

SEPTEMBER 19		DUE TO:	9/08 D/P	9/11 FN	9/11 CA	9/12 Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
60	Right of Way (ROW) Trees			Jason Kintner		Julie
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
--	Port of Seattle Grant Acceptance for Wayfinding Sign Program			Anne Tonella-Howe		Julie
PUBLIC HEARING						
REGULAR BUSINESS						
60	Essential Public Facilities Code Amendment (1 st Reading)			Scott Greenberg		Julie

60	Transportation Concurrency Code Amendment (1 st Reading)	Scott Greenberg	Julie
60	Residential Development Standards Code Amendments (7th Reading and Adoption)	Evan Maxim	Julie
EXECUTIVE SESSION			

OCTOBER 3		DUE TO:	9/22 D/P	9/25 FN	9/25 CA	9/26 Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
60	Town Center Vision Implementation Presentation				Julie Underwood	
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	Transportation Concurrency Code Amendment (2 nd Reading & Adoption)				Scott Greenberg	Julie
30	Essential Public Facilities Code Amendment (2nd Reading and Adoption)				Scott Greenberg	Julie
EXECUTIVE SESSION						

OCTOBER 17		DUE TO:	10/06 D/P	10/09 FN	10/09 CA	10/10 Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
60	Aubrey Davis Park Master Plan				Paul West	Julie
SPECIAL BUSINESS (7:00 pm)						
10	MIFD Citizen Recognition				Steve Heitman	--
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
60	2017 Comprehensive Plan Amendments (1 st Reading)				Evan Maxim	
10	"Turf Field" Definition Code Amendment				Paul West	Kirsten

EXECUTIVE SESSION					

OCTOBER 26 – 5:00-6:45 PM (SPECIAL MEETING)					
Special Joint Meeting with MISD Board					

NOVEMBER 7		DUE TO:	10/27 D/P	10/30 FN	10/30 CA	10/31 Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	2017 Comprehensive Plan Amendments (2nd Reading & Adoption)			Evan Maxim		
30	2018 Comprehensive Plan Amendment Docket			Evan Maxim		
EXECUTIVE SESSION						

NOVEMBER 21		DUE TO:	11/09 D/P	11/13 FN	11/13 CA	11/14 Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
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		

EXECUTIVE SESSION				
DECEMBER 5	DUE TO:	11/22 D/P	11/27 FN	11/27 CA
ITEM TYPE TIME TOPIC			STAFF	SIGNER
STUDY SESSION (6:00-7:00 pm)				
SPECIAL BUSINESS (7:00 pm)				
CONSENT CALENDAR				
PUBLIC HEARING				
REGULAR BUSINESS				
30	I-90/Light Rail Project Update		Julie Underwood	Kirsten
EXECUTIVE SESSION				

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
- Parks waterfront structures long-term planning – P. West
- Six Year Sustainability Plan – R. Freeman
- Aubrey Davis Park Master Planning – P. West (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:

Bassett: October 17

MISD BOARD JOINT MEETING DATES:

- Thursday, October 26, 2017, 5:00-6:45 pm
- Thursday, April 26, 2018, 5:00-6:45 pm



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Tuesday
September 19, 2017
5:00 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, 5:00 PM

AGENDA APPROVAL

EXECUTIVE SESSION

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for one hour

STUDY SESSION, 6:00 PM

- (1) AB 5344 Right of Way (ROW) Services Report

CITY MANAGER REPORT, 7:00 PM

APPEARANCES

CONSENT CALENDAR

- (2) Payables: \$392,835.76 (08/03/2017), \$531,223.43 (09/07/2017)
Payroll: \$811,962.76 (09/01/2017)
Minutes: September 5, 2017 Regular Meeting Minutes
AB 5342 Port of Seattle Grant Acceptance for Wayfinding Sign Program

REGULAR BUSINESS

- (3) AB 5345 Residential Development Standards Code Amendments (7th Reading and Adoption)
(4) AB 5339 2016 General Fund & REET Year-End Surplus Disposition

OTHER BUSINESS

Councilmember Absences

Planning Schedule

Board Appointments

Councilmember Reports

EXECUTIVE SESSION

Executive Session to review the performance of a public employee pursuant to RCW 42.30.110(1)(g) for one hour

ADJOURNMENT



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

**AB 5344
September 19, 2017
Study Session**

RIGHT OF WAY (ROW) SERVICES REPORT

Proposed Council Action:

No action necessary. Recieve report.

DEPARTMENT OF	Public Works (Jason Kintner)
COUNCIL LIAISON	n/a
EXHIBITS	n/a
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

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

SUMMARY

Trees are a defining characteristic of Mercer Island, contributing greatly to its rural feel. The City has encouraged preservation and protection of steep slopes, watercourses, ravines and other environmentally sensitive areas on public lands. The continued health and viability of trees within the public Rights-of Way (ROW) requires planning and funding programs that ensure trees and other native vegetation are preserved, maintained, removed and replaced where necessary. ROW Tree Maintenance is an ongoing program to identify, evaluate, remove and replant hazardous trees within the public ROW. It is a single programmatic element within the scope of the ROW Team.

This report is intended to take a closer look at the current operational and projected priorities for the ROW Team, and further define and prioritize Council's goals for urban management of the ROW. Simply put, due to resource constraints, the ROW Team cannot continue to maintain current service levels, address organizational priorities, and increase ROW urban forest program service levels. Further discussion and evaluation of services with the Council is needed to help outline the ROW service priorities.

BACKGROUND

The Right-of-Way Team, responsible of essential ongoing maintenance programs within the public Rights-of-Ways, is funded by the General Fund, Beautification Fund, and Stormwater Utility. Routine maintenance activities include:

- pavement markings
- street sign maintenance
- pothole repairs
- roadway shoulder work
- street sweeping
- street light maintenance

- sidewalk maintenance
- vegetation work
- planter bed beautification (Town Center portion paid for from the Beautification Fund)
- special event support (Farmer's Market, Rotary Run, Seafair, Art Uncorked, etc.).

In total, over 84 miles of roadway and over 300 acres of undeveloped rights-of-way (unopened ROW) are maintained by the ROW Team.

Additionally, the ROW Team is responsible for maintaining the stormwater utility. Guided by the requirements set forth in the Western Washington Phase II National Pollutant Discharge Elimination System (NPDES) permit, the ROW team maintains:

- 117 miles of stormwater pipes
- 4,640 catch basins
- Surface water inspection and testing of flow control facilities
- 20 miles of roadside ditches
- 13 miles of watercourses

Street sweeping (including a 0.75 FTE) was moved to the Stormwater Utility (from the General Fund) starting in 2015.

The ROW team is comprised of seven (7) full-time employees and a half-time (0.5) contracted certified arborist. ROW and Stormwater services are completed largely utilizing existing City staff. Maintenance activities that require specialized equipment or services are contracted. On average, between the years 2013 and 2016, the ROW Team responded to over 570 reactive maintenance requests per year. These are often citizen generated phone calls or inquiries specific to the ROW functions. These requests are in addition to regularly scheduled preventative, predictive, or corrective maintenance functions.

While the workload for this work group remains high, the citizen survey results continue to show high levels of satisfaction in the community. According to the results from the 2014 citizen survey, maintenance of sidewalks, pedestrian paths and bike paths were rated as "good" or "excellent" by 72% of respondents, and 75% of respondents rated street maintenance as "good" or "excellent." There is not a category within the citizen survey related to vegetation or urban forest management specific to the City's ROW. However, 88% of respondents in the 2014 citizen survey rated maintaining parks, trails and open space as "good" or "excellent."

RIGHT OF WAY STAFFING AND BUDGET HISTORY

The budget for ROW services was significantly reduced in 2009 (1 FTE), in 2011 (0.5 Contract FTE) and again in 2015 (1 FTE) for a total net reduction of 2.5 FTE's. An additional Trails Maintenance position (1.0 FTE) was eliminated in 2011, however this work was moved to the Parks Maintenance Team. Beginning in 2013, a small portion of the ROW Team was allocated to Capital Projects (0.05 FTE). Beginning in 2015, roadway street sweeping services (0.75 FTE) was programmed as a Stormwater Utility Service as outlined in the NPDES permit. In 2017 a half time contract position (0.5 FTE) was restored as part of the ROW Tree Assessment Plan Service Enhancement to the 2017-2018 Budget. The following table represents the staffing and approved expenditure history since 2007.

Staffing	2007-2008	2009-2010	2011-2012	2013-2014	2015-2016	2017-2018
Summary	Budget	Budget	Budget	Budget	Budget	Budget
Right-of-Way Services - Regular	7.50	6.50	5.50	5.45	3.70	3.70
Right-of-Way Services - Contract	0.50	0.50	0.00	0.00	0.00	0.50
Stormwater Services - Regular	2.20	2.70	2.50	2.50	3.25	3.25
Total Regular Employees	10.20	9.70	8.00	7.95	6.95	7.45

Average Annual Budget	2007-2008	2009-2010	2011-2012	2013-2014	2015-2016	2017-2018
by Function	Budget	Budget	Budget	Budget	Budget	Budget
Right-of-Way Services	\$1,250,356	\$1,291,519	\$1,074,854	\$990,666	\$889,993	\$1,020,010
Stormwater Utility Services	616,589	704,019	743,528	810,175	810,175	810,175
Towncenter Beautification	115,000	169,000	166,701	163,677	156,050	170,339
Total Average Annual Budget	\$1,981,945	\$2,164,538	\$1,985,082	\$1,964,518	\$1,856,218	\$2,000,523

CURRENT ROW TREE PROGRAM

ROW tree maintenance is a programmatic component within ROW services. The ROW tree program includes performing baseline assessments of arterial trees, responding to citizen requests and concerns, coordination with utility pruning services and providing advisement on Public Works capital projects (tree construction protection). This program plants native trees and shrubs and manages tree risk on over 300 acres of “unopened” ROW.

As part of the 2017-2018 budget, a half-time contracted arborist position was restored to provide a boundary tree condition survey within the public ROW, prioritizing East Mercer Way initially and moving throughout the Island. The baseline assessment will be progressive each year and includes a level 1 (visual tree inspection with minor core density and root evaluation) to determine if a more detailed level 2 evaluation is necessary. The comprehensive boundary evaluation provides a baseline assessment, using International Society of Arboriculture (ISA) standards, for ongoing management and replacement. The goal of this program is to lower the frequency and severity of accidents, resulting in fewer road closures and power outages, and establishing healthier and longer living trees that enhance the Island canopy cover.

The arborist position was filled in February 2017. To date, the arborist has responded to over 60 citizen requests and has logged approximately 100 trees for on-going tree maintenance/inspection in the first six months. Just over two miles of baseline assessments have been completed on East Mercer Way, including the identification and management of over 22 hazardous trees that were removed, snagged, or pruned and an additional 15 trees that are currently being sent out to solicit bids for maintenance work. Consistent with the City code, trees designated for removal are evaluated and a replacement ratio is determined. A minimum 1:1 (remove: replace) replacement ratio is used. In many cases, high ratios (1:6 remove: replace) are used to improve native vegetation growth. Trees that cannot be replaced in the existing ROW are relocated to other ROW areas.

Challenges remain. Due to demands, more than half of the arborist’s time is dedicated to citizen inquiries rather than the completion of baseline assessments. In 2016, over 104 tree-related citizen inquiries were received. In addition, increasing demands caused by storm events continue to slow progress towards a more proactive urban tree management program.

FUTURE OPPORTUNITIES

Following the performance audit completed in 2015, the Department has begun formalizing business processes and implementing action items identified in the report, including implementation of a new Maintenance Management System (MMS). The MMS is currently in configuration and will “go-live” in early 2018. Through integration with the City’s Geographic Information Systems (GIS), crews will be able to

manage city assets and infrastructure more efficiently and effectively, including ongoing maintenance and evaluation of ROW trees. Trees identified as needing ongoing care and inspection will be tracked within this business system.

Staff envisions a proactive ROW urban forest program that includes coordination with City infrastructure and private utilities. Currently, ROW staff is looking to identify future reinvestment locations around the Island where tree replacements can be utilized to enhance the Island canopy coverage and native vegetation. Pre-planning and evaluation of these locations is needed to minimize future infrastructure and mechanical conflicts.

In addition, immediate tree needs in the Town Center remain as an ongoing concern and challenge for staff. In particular, areas such as the 78th Ave SE sidewalks have locations where trees have outgrown the designated spaces, often causing lift damage to sidewalks. Many trees indicate slow or stagnant growth and show signs of stress due to limited soil volumes or compacted root zones consistent with urban environments. In 2015, over 500 different locations within the Town Center had trip hazards removed, many caused by tree roots. Selecting the proper tree and designing the proper necessary soil volumes will be essential to tree growth and canopy development within the urban ROW spaces.

STAFF RECOMMENDATION

The health, viability, and long-term growth of trees within the City's urban forest remain a priority for the Public Works Department and the City. Due to competing needs, ongoing staff discussions with Council related to levels of service are needed. Better asset management is needed to develop and track efficiency measures in which wholistic discussions pertaining to levels of service can occur.

Beginning in 2018, following the completion of the MMS and as an element of the 2019-2020 budget development, staff recommends developing a level of service plan for ROW services. As part of the budget development process, staff will return to Council with recommendations on levels of service and seek additional policy input regarding the ROW tree program.

RECOMMENDATION

Public Works Director

Receive report and provide staff direction.

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.

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

Report	Warrants	Date	Amount
Manual Warrant	1008	7/25/2017	\$ 491.00
Check Register	188267-188373	8/03/2017	\$ 392,344.76
			\$ 392,835.76

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188267	08/03/2017	ACCESS DATA ENTRY, BLACK BOX DELIVERY	P0095957	2094652	06/30/2017	405.75
00188268	08/03/2017	ADS LLC 2017 SEWER BASIN 40 INFILTRATI	P94157	222160617	06/24/2017	28,270.00
00188269	08/03/2017	ALERNA GOLF & TENNIS/ SEATTLE Golf Camp instructor fees	P0095943	32	07/17/2017	2,683.10
00188270	08/03/2017	AM TEST INC INV 99762 WATER QUALITY SAMPLE	P0095991	99762	07/27/2017	240.00
00188271	08/03/2017	ANDERSON, RODNEY M GIS CONF EXPENSES		OH008578	07/25/2017	1,137.95
00188272	08/03/2017	ARC DOCUMENT SOLUTIONS print/scan charges	P0095970	1716098/1711459	06/13/2017	53.45
00188273	08/03/2017	ARTSITELTD LLC Upkeep for Fire Flower Sculptu	P0095981	1401	07/10/2017	1,298.08
00188274	08/03/2017	ASTRAL COMMUNICATIONS INC Modem Antenna	P0095784	170927	07/10/2017	240.90
00188275	08/03/2017	AUTO SPA CAR WASH COUPONS \$10.90	P0095918	20171	07/31/2017	1,090.00
00188276	08/03/2017	BEST PARKING LOT CLEANING INC INV 158525 2017 ON CALL	P0095947	158525/158533/15	06/19/2017	14,397.25
00188277	08/03/2017	BUILDERS EXCHANGE OF WA SUB BASIN 27A.9 SEWER AND DRAI	P0095929	1055305	07/13/2017	110.90
00188278	08/03/2017	CASCADE ELITE GYMNASTICS Instructor fees Course #16942	P0095986	16942/16943	07/31/2017	1,773.80
00188279	08/03/2017	CDW GOVERNMENT INC Adobe Acrobat DC Pro	P0095753	JMC4459	07/14/2017	417.20
00188280	08/03/2017	CEDAR FALLS TREE SERVICE LLC INV. 1296 2 FIR AND COTTONWOO	P0095995	1296	07/27/2017	2,496.60
00188281	08/03/2017	CENTURYLINK PHONE USE JULY 2017		OH008529	07/16/2017	59.69
00188282	08/03/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		4AUG17	08/04/2017	1,331.00
00188283	08/03/2017	CHRISTIANSEN, ANNE Instructor fees Course #16846	P0095941	16847	07/26/2017	3,951.36
00188284	08/03/2017	CINTAS CORPORATION #460 2017 Rug cleaning services for	P93815	460165383/460170	07/06/2017	123.00
00188285	08/03/2017	CODE PUBLISHING CO MICC E-Update Through 17-18	P0095864	57083	07/14/2017	636.35
00188286	08/03/2017	COMCAST 2017 ANNUAL PW WI-FI SERVICE	P93757	OH008566	07/07/2017	95.90
00188287	08/03/2017	COMMERCIAL LANDSC SUPPLY INC INVENTORY PURCHASES	P0095865	199748	07/13/2017	167.57
00188288	08/03/2017	COOK LEARN GROW LLC Summer Day Camp Instructor fee		1207FULLDAY	07/14/2017	3,822.00
00188289	08/03/2017	CORT PARTY RENTAL Summer Celebration Rentals	P0095978	MB1408CEIEBRATI O	07/08/2017	15,895.60
00188290	08/03/2017	CRYSTAL AND SIERRA SPRINGS 2017 ANNUAL PO FOR WATER DELIV	P94425	14555831071517	07/15/2017	231.03
00188291	08/03/2017	CUMMINS INC INV 1-57991 BOOSTER STAION	P0095940	00147897	03/24/2017	9,205.96
00188292	08/03/2017	DATAQUEST LLC Backgrounds	P0095934	2460	05/31/2017	60.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188293	08/03/2017	DELL MARKETING L.P. Dell WD15 Dock	P0095730	10178081232	07/14/2017	4,188.81
00188294	08/03/2017	DENTZ, LISA Graphic layout and visual desi	P0095992	146	07/21/2017	50.00
00188295	08/03/2017	DEPARTMENT OF ECOLOGY training for Nicole, coastal	P0095490	2017RSWAR045528	05/18/2017	15,891.00
00188296	08/03/2017	DEPT OF L&I-ELEVATOR PROGRAM ELEVATOR OPERATING PERMITS	P0095819	213931	07/12/2017	483.00
00188297	08/03/2017	DUNBAR ARMORED JULY17 Armored Car Service	P0095958	4014135	07/01/2017	1,912.34
00188298	08/03/2017	EASTSIDE EXTERMINATORS PEST CONTROL CITY HALL	P0095953	348293	07/15/2017	230.01
00188299	08/03/2017	EFFICIENCY INC FTR Contract Renewal	P0095742	614617	05/28/2017	1,255.10
00188300	08/03/2017	EVERETT STEEL INC Materials for Hose Bed	P0095647	183463	07/13/2017	2,294.03
00188301	08/03/2017	FARALLON CONSULTING LLC TECHNICAL SERVICES FOR SOIL	P0095191	0026370	07/11/2017	7,167.00
00188302	08/03/2017	FIRE PROTECTION INC BLDG B SPEAKER REPAIR	P0095954	39541	07/05/2017	71.50
00188303	08/03/2017	GAMETIME Repair for playground equipmen	P0095983	PJI0054159	01/26/2017	195.94
00188304	08/03/2017	GOODYEAR TIRE & RUBBER CO, THE INV 195-113980	P0095931	1951139180	07/12/2017	1,144.86
00188305	08/03/2017	GRAINGER INVENTORY PURCHASES	P0095889	9503331978	07/18/2017	353.46
00188306	08/03/2017	GREEN EARTHWORKS CONST INC 2013-14 SWR CB /WET WELL	P0095175	#1	06/30/2017	127,367.21
00188307	08/03/2017	HARB, SAM MILEAGE EXPENSE		OH008580	07/28/2017	26.11
00188308	08/03/2017	HDR ENGINEERING INC BOOSTER CHLORINATION STATION	P89617	1200061295	07/07/2017	1,183.24
00188309	08/03/2017	HERMELEE, GALEN H Graphic visual design display	P0095993	OH008567	06/14/2017	180.00
00188310	08/03/2017	HERRERA ENVIRONMENTAL CONSULT NPDES Ph. 2 permit implementat	P94214	40663	07/12/2017	1,046.96
00188311	08/03/2017	HOOMAN, ELLIE FLEX SPEND REIMB		21JULY17	07/21/2017	217.39
00188312	08/03/2017	HORSCHMAN, BRENT FLEX SPEND REIMB		21JULY17	07/21/2017	192.31
00188313	08/03/2017	HUGHES FIRE EQUIPMENT INC 8610 Mirror	P0095922	515695	07/19/2017	4,230.41
00188314	08/03/2017	IBS INC INVENTORY PURCHASES	P0095866	6490191/6490161	07/13/2017	822.33
00188315	08/03/2017	INTERIOR FOLIAGE CO, THE INTERIOR LANDSCAPING CITY HALL	P0095955	37842	07/01/2017	272.58
00188316	08/03/2017	ISSAQUAH CITY JAIL Jail costs for June 2017	P0095927	0450008456	07/18/2017	2,910.00
00188317	08/03/2017	J A JACK & SONS INC INVENTORY PURCHASES	P0095857	JAJ12133/JAJ738	07/13/2017	138.82
00188318	08/03/2017	JAC MASONRY RESTORATION BRICK REPAIR EASTSIDE OF BLDG	P0095963	170	07/14/2017	880.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188319	08/03/2017	KC RECORDER RECORDING OF 35 EASEMENTS AND	P0095990	OH008568	08/01/2017	2,950.00
00188320	08/03/2017	KING COUNTY FINANCE I-NET MONTHLY SERVICES FROM	P94044	11005966	06/30/2017	1,122.00
00188321	08/03/2017	KRAMP, ROBERT A FLEX SPEND REIMB		21JULY17	07/21/2017	454.45
00188322	08/03/2017	KRAZAN & ASSOCIATES INC INV 608973-5832 WMW ROADSIDE	P0095939	I6089735832	06/30/2017	1,105.00
00188323	08/03/2017	M & M BALLOON CO Helium tank rental & helium fo	P93826	31313	06/01/2017	23.65
00188324	08/03/2017	MAGNAN, JEFF FLEX SPEND REIMB		21JULY17	07/21/2017	647.64
00188325	08/03/2017	MANRIQUEZ, CHERYL R FLEX SPEND REIMB		21JULY17	07/21/2017	146.29
00188326	08/03/2017	MARILYN'S RECYCLE INC INV 95605 BRUSH LOAD HAUL OUT	P0095930	95605	06/09/2017	750.00
00188327	08/03/2017	MASTERMARK Name Tags (Nice & Kintner)	P0095989	2496055	07/27/2017	25.48
00188328	08/03/2017	MED-TOX NORTHWEST ASBESTOS SURVEY	P0095961	30181	07/21/2017	2,470.85
00188329	08/03/2017	MERCER ISLAND REPORTER 2 year subscription to paper	P0095937	OH008572	07/26/2017	59.00
00188330	08/03/2017	MEYMAND, DOLLY Instructor fee course #16802	P0095979	16802	07/31/2017	1,932.00
00188331	08/03/2017	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P93435	OH008571	07/24/2017	1,200.00
00188332	08/03/2017	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		4AUG17	08/04/2017	143.75
00188333	08/03/2017	MI ROTARY CLUB Dues/Chief Heitman	P0095973	2302	06/25/2017	660.00
00188334	08/03/2017	MI SCHOOL DISTRICT #400 2017 Operational support for M	P93880	OH008569	08/01/2017	10,913.50
00188335	08/03/2017	MOE, JIM ESRI CONF EXPENSES		OH008579	07/27/2017	2,099.73
00188336	08/03/2017	MULTICARE IMMEDIATE CLINIC CDL Physical Exam	P0095984	5484	07/10/2017	90.00
00188337	08/03/2017	NATIONAL BUSINESS SYSTEMS Keystroke Software Support	P0095869	81511	06/13/2017	544.50
00188338	08/03/2017	NC MACHINERY CO INV SECS064369 FL-0478 REPAIR	P0095994	SECS0643768/3639	07/20/2017	153.41
00188339	08/03/2017	NELSON, CASEY FLEX SPEND REIMB		21JULY17	07/21/2017	200.00
00188340	08/03/2017	NORTH LAKE MARINA- INV 1425 PATROL 11 REPAIRS	P0095932	1425	07/13/2017	692.45
00188341	08/03/2017	OLYMPIC ENVIRONMENTAL RES 2017 ANNUAL RECYCLING EVENTS	P93714	2017OER4	07/27/2017	1,190.00
00188342	08/03/2017	ON SITE FITNESS LLC Quarterly Routine Maintenance	P0095923	4081/4082	07/17/2017	500.50
00188343	08/03/2017	PACIFIC AIR CONTROL INC ANNEX SANYO HVAC UNIT REPAIR	P0095962	4673	07/10/2017	718.29
00188344	08/03/2017	PACIFIC MODULAR WALK OFF MAT INSTALL	P0095964	3700	06/15/2017	1,012.00

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188345	08/03/2017	PARENTMAP Ad for ParentMap Adventures Su	P0095938	2017CI562	05/02/2017	2,500.00
00188346	08/03/2017	POT O' GOLD INC coffee supplies	P0095969	0112331/0114324/	07/12/2017	618.16
00188347	08/03/2017	PUGET SOUND SR SOFTBALL ASSOC Senior Softball tournament Fee	P0095936	OH008573	07/24/2017	150.00
00188348	08/03/2017	RAINIER BUILDING SERVICES FLOOR WAXING CITY BUILDINGS	P0095951	17377	07/24/2017	217.16
00188349	08/03/2017	REPUBLIC SERVICES #172 2017 ROW DISPOSAL/RECYCLING 45	P94317	7121147/7147909	05/31/2017	21,096.16
00188350	08/03/2017	RON'S STUMP REMOVAL & 6110 86th Ave SE TREE REMOVAL	P0095450	8513	07/11/2017	3,080.00
00188351	08/03/2017	SAIL SAND POINT Instructor Fees Course #16885	P0095942	16885	07/26/2017	1,739.40
00188352	08/03/2017	SEATTLE BOAT COMPANY MARINE FUEL INV 17867-51529 TO	P0095982	OH008570	07/31/2017	7,440.18
00188353	08/03/2017	SIERRA-PACIFIC SOFTWARE LLC Service Agreement for 2017	P0095949	1309	01/01/2017	279.00
00188354	08/03/2017	SMITH, LAURA Rental 23368 complete. Retaine	P0095987	23368	07/26/2017	350.00
00188355	08/03/2017	SOLOMON, MEARA FLEX SPEND REIMB		21JULY17	07/21/2017	192.31
00188356	08/03/2017	SOUND SAFETY PRODUCTS MISC. WORK CLOTHES	P0095902	642223	07/18/2017	207.75
00188357	08/03/2017	SPARROW, JEREMY GOLF DRIVER REIMBURSEMENT		OH008576	07/25/2017	56.00
00188358	08/03/2017	SPIETZ, ALLISON FLEX SPEND REIMB		21JULY17	07/21/2017	65.73
00188359	08/03/2017	STANFORD, CURTIS J FLEX SPEND REIMB		21JULY17	07/21/2017	1,000.00
00188360	08/03/2017	SUPERION TRAKIT USER LICENSES 8/1/17 -	P0095966	140948	06/30/2017	12,114.58
00188361	08/03/2017	T2 SYSTEMS CANADA INC Monthly charges for boat launc	P93828	INVSTD0000021629	07/16/2017	154.01
00188362	08/03/2017	TAWNEY, LAURA FLEX SPEND REIMB		21JULY17	07/21/2017	113.34
00188363	08/03/2017	TETRA TECH INC INV. 51199087 2017 PS 14 LAKE	P94257	51199087	07/13/2017	8,524.94
00188364	08/03/2017	TRANSACT TECHNOLOGIES INC Register receipt tape.	P0095863	1289498	07/17/2017	97.68
00188365	08/03/2017	TRU MECHANICAL INC ADMIN UNIT REPAN	P0095952	5175	07/20/2017	442.20
00188366	08/03/2017	TUSCAN ENTERPRISES INC Lettering for New Aid 91	P0095916	556958	07/18/2017	2,183.50
00188367	08/03/2017	UNITED SITE SERVICES Volunteer Event Portable Restr	P93945	1145544032	07/17/2017	110.76
00188368	08/03/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		4AUG17	08/04/2017	120.00
00188369	08/03/2017	VAN GORP, ALISON FLEX SPEND REIMB		21JULY17	07/21/2017	192.31
00188370	08/03/2017	WA ST FIREFIGHTERS TRAINING & High Piled Combustible	P0095880	7953	07/14/2017	75.00

Date: 09/07/17

Time: 15:07:52

Report Name: AP Report by Check Number

CouncilAP

City of Mercer Island

Accounts Payable Report by Check Number

Finance Department

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188371	08/03/2017	WA ST TREASURER'S OFFICE Remit June 2017 Court Transmit	P0095959	OH008575	06/30/2017	25,974.34
00188372	08/03/2017	WESTHILL ELECTRONICS Remove A93 Equip/Install New A	P0095917	2496/2498	07/17/2017	4,341.91
00188373	08/03/2017	YOUTH TECH INC Instructor fee course #16756	P0095980	16756/16755	07/31/2017	2,205.00
					Total	<u>392,344.76</u>

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00001008	07/25/2017	DEPARTMENT OF REVENUE BUSINESS LICENSE RENEWAL		000028	06/30/2017	491.00
Total						<u>491.00</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
Org Key: 001000 - General Fund-Admin Key				
P0095959	00188371	WA ST TREASURER'S OFFICE	Remit June 2017 Court Transmit	22,275.91
P0095960	00188371	WA ST TREASURER'S OFFICE	Remit June 2017 Court Transmit	2,982.93
P0095959	00188371	WA ST TREASURER'S OFFICE	Remit June 2017 Court Transmit	715.50
P0095987	00188354	SMITH, LAURA	Rental 23368 complete. Retaine	350.00
Org Key: 402000 - Water Fund-Admin Key				
P0095866	00188314	IBS INC	INVENTORY PURCHASES	347.82
P0095856	00188305	GRAINGER	INVENTORY PURCHASES	210.93
P0095865	00188287	COMMERCIAL LANDSC SUPPLY INC	INVENTORY PURCHASES	167.57
P0095857	00188317	J A JACK & SONS INC	INVENTORY PURCHASES	138.82
P0095889	00188305	GRAINGER	INVENTORY PURCHASES	142.53
Org Key: 814072 - United Way				
	00188368	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	120.00
Org Key: 814074 - Garnishments				
	00188282	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
Org Key: 814075 - Mercer Island Emp Association				
	00188332	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	143.75
Org Key: CM1200 - City Clerk				
P0095864	00188285	CODE PUBLISHING CO	MICC E-Update Through 17-18	636.35
Org Key: CO6100 - City Council				
P0095989	00188327	MASTERMARK	Name Tags (Nice & Kintner)	25.48
Org Key: DS1100 - Administration (DS)				
P0095973	00188333	MI ROTARY CLUB	Rotary dues for Scott	330.00
P0095901	00188356	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	79.18
P0095970	00188272	ARC DOCUMENT SOLUTIONS	print/scan charges	53.45
Org Key: DS1300 - Land Use Planning Svc				
P0095972	00188295	DEPARTMENT OF ECOLOGY	training for Nicole, coastal	125.00
Org Key: DS1400 - Development Engineering				
P94214	00188310	HERRERA ENVIRONMENTAL CONSULT	NPDES Ph. 2 permit implementat	1,046.96
Org Key: FN2100 - Data Processing				
P0095966	00188360	SUPERION	ONESOLUTION MAINT 8/1/17-10/31	10,097.89
P0095965	00188360	SUPERION	TRAKIT USER LICENSES 8/1/17 -	2,016.69
Org Key: FNBE01 - Financial Services				
P93435	00188331	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00
Org Key: FR1100 - Administration (FR)				
P0095923	00188342	ON SITE FITNESS LLC	Quarterly Routine Maintenance	500.50
P0096002	00188333	MI ROTARY CLUB	Dues/Chief Heitman	330.00
Org Key: FR2100 - Fire Operations				
P0095922	00188313	HUGHES FIRE EQUIPMENT INC	8610 Mirror	4,230.41
Org Key: FR5100 - Community Risk Reduction				
P0095880	00188370	WA ST FIREFIGHTERS TRAINING &	High Piled Combustible	75.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: GGM001 - General Government-Misc</i>				
P0095742	00188299	EFFICIENCY INC	FTR Contract Renewal	1,255.10
P0095958	00188297	DUNBAR ARMORED	JULY17 Armored Car Service	545.07
P0095969	00188346	POT O' GOLD INC	coffee supplies	462.68
P0095969	00188346	POT O' GOLD INC	coffee supplies	71.65
P0095969	00188346	POT O' GOLD INC	coffee supplies	35.13
P0095969	00188346	POT O' GOLD INC	water cooler	27.50
P0095969	00188346	POT O' GOLD INC	coffee supplies	21.20
<i>Org Key: IGBE01 - MI Pool Operation Subsidy</i>				
P93880	00188334	MI SCHOOL DISTRICT #400	2017 Operational support for M	10,913.50
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00188335	MOE, JIM	ESRI CONF EXPENSES	2,099.73
P94044	00188320	KING COUNTY FINANCE	I-NET MONTHLY SERVICES FROM	1,122.00
	00188271	ANDERSON, RODNEY M	GIS CONF EXPENSES	818.40
P0095957	00188267	ACCESS	DATA ENTRY, BLACK BOX DELIVERY	405.75
	00188271	ANDERSON, RODNEY M	PER DIEM REIMB	319.55
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: MT2200 - Vegetation Maintenance</i>				
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
P0095450	00188350	RON'S STUMP REMOVAL &	6110 86th Ave SE TREE REMOVAL	3,080.00
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	19.69
<i>Org Key: MT2500 - ROW Administration</i>				
P94317	00188349	REPUBLIC SERVICES #172	2017 ROW DISPOSAL/RECYCLING 45	8,158.21
P94277	00188349	REPUBLIC SERVICES #172	ACCT 172-883826 2017 ANNUAL SW	2,966.81
P0095930	00188326	MARILYN'S RECYCLE INC	INV 95605 BRUSH LOAD HAUL OUT	750.00
<i>Org Key: MT3100 - Water Distribution</i>				
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: MT3150 - Water Quality Event</i>				
P0095991	00188270	AM TEST INC	INV 99762 WATER QUALITY SAMPLE	240.00
<i>Org Key: MT3200 - Water Pumps</i>				
P0095995	00188280	CEDAR FALLS TREE SERVICE LLC	INV. 1296 2 FIR AND COTTONWOO	2,496.60
P0095967	00188291	CUMMINS INC	INV 1-57991 BOOSTER STAION	464.15
P0095967	00188291	CUMMINS INC	INV 1-57340 BOOSTER STATION RE	383.60
	00188281	CENTURYLINK	PHONE USE JULY 2017	59.69
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	19.69
<i>Org Key: MT3300 - Water Associated Costs</i>				
P94317	00188349	REPUBLIC SERVICES #172	2017 WATER DISPOSAL/RECYCLING	906.47
<i>Org Key: MT3400 - Sewer Collection</i>				
P0095997	00188306	GREEN EARTHWORKS CONST INC	2013-14 SWR CB /WET WELL	6,372.05

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: MT3500 - Sewer Pumps</i>				
P0095946	00188291	CUMMINS INC	INV #	6,173.68
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P94317	00188349	REPUBLIC SERVICES #172	2017 SEWER DISPOSAL/RECYCLING	906.47
P0095902	00188356	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	128.57
<i>Org Key: MT3800 - Storm Drainage</i>				
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 157998 2017 ON CALL STORMW	2,581.15
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158526 2017 ON CALL STORMW	2,400.65
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158525 2017 ON CALL	1,729.95
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158661 2017 ON CALL STORMW	1,111.50
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158133 2017 ON CALL STORMW	1,054.50
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158533 2017 ON CALL STORMW	1,045.00
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158821 2017 ON CALL STORMW	1,045.00
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158833 2017 ON CALL STORMW	1,011.75
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158834 2017 ON CALL STORMW	878.75
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158607 2017 ON CALL STORMW	779.00
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 158606 2017 ON CALL STORMW	446.50
P0095947	00188276	BEST PARKING LOT CLEANING INC	INV 157953 2017 ON CALL STORMW	313.50
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93757	00188286	COMCAST	2017 ANNUAL PW WI-FI SERVICE	95.90
P94425	00188290	CRYSTAL AND SIERRA SPRINGS	2017 ANNUAL PO FOR WATER DELIV	78.21
<i>Org Key: MT4200 - Building Services</i>				
P0095955	00188315	INTERIOR FOLIAGE CO, THE	INTERIOR LANDSCAPING CITY HALL	272.58
P0095953	00188298	EASTSIDE EXTERMINATORS	PEST CONTROL CITY HALL	230.01
P0095951	00188348	RAINIER BUILDING SERVICES	FLOOR WAXING CITY BUILDINGS	217.16
P0095819	00188296	DEPT OF L&I-ELEVATOR PROGRAM	ELEVATOR OPERATING PERMITS	193.00
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	19.69
<i>Org Key: MT4210 - Building Landscaping</i>				
P94317	00188349	REPUBLIC SERVICES #172	2017 FACILITIES DISPOSAL/RECYC	906.46
<i>Org Key: MT4300 - Fleet Services</i>				
P0095982	00188352	SEATTLE BOAT COMPANY	MARINE FUEL INV 17867-51529 TO	7,440.18
P0095931	00188304	GOODYEAR TIRE & RUBBER CO, THE	INV 195-113980	1,144.86
P0095918	00188275	AUTO SPA	CAR WASH COUPONS \$10.90	1,090.00
P0095932	00188340	NORTH LAKE MARINA-	INV 1425 PATROL 11 REPAIRS	692.45
P0095994	00188338	NC MACHINERY CO	INV SECS064369 FL-0478 REPAIR	141.13
P0095866	00188314	IBS INC	MISC. HARDWARE (VEHICLE MAINT.	146.31
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	19.69
P0095994	00188338	NC MACHINERY CO	INV SECS0643768 REPAIR PARTS	12.28
<i>Org Key: MT4403 - Customer Response - Water</i>				
	00188307	HARB, SAM	MILEAGE EXPENSE	26.11
<i>Org Key: MT4420 - Transportation Planner Eng</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095753	00188279	CDW GOVERNMENT INC	Adobe Acrobat DC Pro	83.44
<i>Org Key: MT4503 - Storm Water Administration</i>				
P0095490	00188295	DEPARTMENT OF ECOLOGY	2017-RS-WAR045528 2017 REGIONA	15,766.00
<i>Org Key: MT4900 - Solid Waste</i>				
P93714	00188341	OLYMPIC ENVIRONMENTAL RES	2017 ANNUAL RECYCLING EVENTS	1,190.00
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0095934	00188292	DATAQUEST LLC	Backgrounds	60.00
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P0095927	00188316	ISSAQUAH CITY JAIL	Jail costs for June 2017	2,910.00
<i>Org Key: PO4300 - Police Training</i>				
P0095949	00188353	SIERRA-PACIFIC SOFTWARE LLC	Service Agreement for 2017	279.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P93828	00188361	T2 SYSTEMS CANADA INC	Monthly charges for boat launc	77.01
P93828	00188361	T2 SYSTEMS CANADA INC	Monthly charges for boat launc	77.00
P0095937	00188329	MERCER ISLAND REPORTER	2 year subscription to paper	59.00
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
	00188288	COOK LEARN GROW LLC	Summer Day Camp Instructor fee	3,822.00
P0095943	00188269	ALERNA GOLF & TENNIS/ SEATTLE	Golf Camp instructor fees	2,683.10
P0095941	00188283	CHRISTIANSEN, ANNE	Instructor Fees course #16847	2,187.36
P0095985	00188283	CHRISTIANSEN, ANNE	Instructor fees Course #16846	1,764.00
P0095980	00188373	YOUTH TECH INC	Instructor fee course #16755	1,225.00
P0095986	00188278	CASCADE ELITE GYMNASTICS	Instructor fees Course #16943	1,185.80
P0095979	00188330	MEYMAND, DOLLY	Instructor fee course #16802	1,008.00
P0095980	00188373	YOUTH TECH INC	Instructor fee course #16756	980.00
P0095979	00188330	MEYMAND, DOLLY	Instructor fee course #16803	924.00
P0095986	00188278	CASCADE ELITE GYMNASTICS	Instructor fees Course #16942	588.00
<i>Org Key: PR2103 - Aquatics Programs</i>				
P0095942	00188351	SAIL SAND POINT	Instructor Fees Course #16885	1,739.40
<i>Org Key: PR2108 - Health and Fitness</i>				
P0095936	00188347	PUGET SOUND SR SOFTBALL ASSOC	Senior Softball tournament Fee	150.00
	00188357	SPARROW, JEREMY	GOLF DRIVER REIMBURSEMENT	56.00
<i>Org Key: PR3500 - Senior Services</i>				
P93826	00188323	M & M BALLOON CO	Helium tank rental & helium fo	23.65
<i>Org Key: PR4100 - Community Center</i>				
P0095938	00188345	PARENTMAP	Ad for ParentMap Adventures Su	2,500.00
P0095962	00188343	PACIFIC AIR CONTROL INC	ANNEX SANYO HVAC UNIT REPAIR	718.29
P0095958	00188297	DUNBAR ARMORED	JULY17 Armored Car Service	545.07
P0095952	00188365	TRU MECHANICAL INC	ADMIN UNIT REPAN	442.20
P0095820	00188296	DEPT OF L&I-ELEVATOR PROGRAM	ELEVATOR OPERATING PERMIT	129.00
P0095863	00188364	TRANSACT TECHNOLOGIES INC	Register receipt tape.	97.68
P0095954	00188302	FIRE PROTECTION INC	BLDG B SPEAKER REPAIR	71.50
<i>Org Key: PR5900 - Summer Celebration</i>				
P0095978	00188289	CORT PARTY RENTAL	Summer Celebration Rentals	15,895.60

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR6100 - Park Maintenance</i>				
P94425	00188290	CRYSTAL AND SIERRA SPRINGS	2017 ANNUAL PO FOR WATER DELIV	152.82
P0095984	00188336	MULTICARE IMMEDIATE CLINIC	CDL Physical Exam	90.00
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P93815	00188284	CINTAS CORPORATION #460	2017 Rug cleaning services for	123.00
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	19.64
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P94317	00188349	REPUBLIC SERVICES #172	2017 PARKS DISPOSAL/RECYCLING	7,251.74
P0095866	00188314	IBS INC	MISC. HARDWARE (WAREHOUSE)	22.98
<i>Org Key: PRAT40 - Ongoing Art Programs</i>				
P0095981	00188273	ARTSITELTD LLC	Upkeep for Fire Flower Sculptu	1,298.08
<i>Org Key: PY4616 - Flex Admin 2016</i>				
	00188321	KRAMP, ROBERT A	FLEX SPEND REIMB	454.45
<i>Org Key: PY4617 - Flex Spending Admin 2017</i>				
	00188359	STANFORD, CURTIS J	FLEX SPEND REIMB	1,000.00
	00188324	MAGNAN, JEFF	FLEX SPEND REIMB	647.64
	00188311	HOOMAN, ELLIE	FLEX SPEND REIMB	217.39
	00188339	NELSON, CASEY	FLEX SPEND REIMB	200.00
	00188312	HORSCHMAN, BRENT	FLEX SPEND REIMB	192.31
	00188355	SOLOMON, MEARA	FLEX SPEND REIMB	192.31
	00188369	VAN GORP, ALISON	FLEX SPEND REIMB	192.31
	00188325	MANRIQUEZ, CHERYL R	FLEX SPEND REIMB	146.29
	00188362	TAWNEY, LAURA	FLEX SPEND REIMB	113.34
	00188358	SPIETZ, ALLISON	FLEX SPEND REIMB	65.73
<i>Org Key: VCP104 - CIP Streets Salaries</i>				
P0095753	00188279	CDW GOVERNMENT INC	Adobe Acrobat DC Pro	83.44
<i>Org Key: VCP402 - CIP Water Salaries</i>				
P0095753	00188279	CDW GOVERNMENT INC	Adobe Acrobat DC Pro	83.44
<i>Org Key: VCP426 - CIP Sewer Salaries</i>				
P0095753	00188279	CDW GOVERNMENT INC	Adobe Acrobat DC Pro	83.44
<i>Org Key: VCP432 - CIP Storm Drainage Salaries</i>				
P0095753	00188279	CDW GOVERNMENT INC	Adobe Acrobat DC Pro	83.44
<i>Org Key: WD531C - Sub Basin 27a</i>				
P0095175	00188306	GREEN EARTHWORKS CONST INC	SUB BASIN 27A.9 SEWER AND DRAI	39,686.41
P0095929	00188277	BUILDERS EXCHANGE OF WA	SUB BASIN 27A.9 SEWER AND DRAI	45.00
<i>Org Key: WG102R - Maintenance Building Repairs</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095961	00188328	MED-TOX NORTHWEST	ASBESTOS SURVEY	2,470.85
P0095964	00188344	PACIFIC MODULAR	WALK OFF MAT INSTALL	522.50
<i>Org Key: WG104R - Thrift Shop Repairs</i>				
P0095964	00188344	PACIFIC MODULAR	FLOOR REPAIR UPSTAIRS	489.50
<i>Org Key: WG107R - Luther Burbank Admin Bldg Rep</i>				
P0095963	00188318	JAC MASONRY RESTORATION	BRICK REPAIR EASTSIDE OF BLDG	880.00
<i>Org Key: WG110T - Computer Equip Replacements</i>				
P0095730	00188293	DELL MARKETING L.P.	Dell R530 Server	4,006.23
P0095784	00188274	ASTRAL COMMUNICATIONS INC	Modem Antenna	240.90
P0095767	00188293	DELL MARKETING L.P.	Dell WD15 Dock	182.58
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P0095917	00188372	WESTHILL ELECTRONICS	Remove Equip from 2012 Truck t	3,227.66
P0095916	00188366	TUSCAN ENTERPRISES INC	Lettering for New Aid 91	2,183.50
P0095917	00188372	WESTHILL ELECTRONICS	Remove A93 Equip/Install New A	1,114.25
<i>Org Key: WG131E - Fire Equipment</i>				
P0095647	00188300	EVERETT STEEL INC	Materials for Hose Bed	2,294.03
<i>Org Key: WG550R - Fuel Clean Up</i>				
P0095191	00188301	FARALLON CONSULTING LLC	TECHNICAL SERVICES FOR SOIL	7,167.00
<i>Org Key: WP122R - Vegetation Management</i>				
P93945	00188367	UNITED SITE SERVICES	Volunteer Event Portable Restr	110.76
<i>Org Key: WP720R - Recurring Park Projects</i>				
P0095983	00188303	GAMETIME	Repair for playground equipmen	195.94
<i>Org Key: WR101R - Residential Street Improvement</i>				
P0095929	00188277	BUILDERS EXCHANGE OF WA	2017 ARTERIAL AND RESIDENTIAL	0.15
<i>Org Key: WS512R - Sewer Repair at Sub-Basin 27</i>				
P0095175	00188306	GREEN EARTHWORKS CONST INC	SUB BASIN 27A.9 SEWER AND DRAI	81,308.75
<i>Org Key: WS901D - Sewer Sys Pump Sta Repairs</i>				
P0095940	00188291	CUMMINS INC	INV 1-47897	2,184.53
<i>Org Key: WS902D - PS 14 Lake Line Cleaning</i>				
P94257	00188363	TETRA TECH INC	INV. 51199087 2017 PS 14 LAKE	8,524.94
<i>Org Key: WS905C - Sewer Basin 40 Inflow and Inf</i>				
P94157	00188268	ADS LLC	2017 SEWER BASIN 40 INFILTRATI	28,270.00
<i>Org Key: WW523R - EMW 5400-6000 Block Watermain</i>				
P0095990	00188319	KC RECORDER	RECORDING OF 35 EASEMENTS AND	2,950.00
<i>Org Key: WW535D - Booster Chlorination Station</i>				
P89617	00188308	HDR ENGINEERING INC	BOOSTER CHLORINATION STATION	1,183.24
<i>Org Key: XR320R - Safe Routes to School</i>				
P0095929	00188277	BUILDERS EXCHANGE OF WA	NORTHWOOD ELEMENTARY SAFE	65.75
<i>Org Key: XR543C - WMW Shoulders (7400-8000 Blk)</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095939	00188322	KRAZAN & ASSOCIATES INC	INV 608973-5832 WMW ROADSIDE	1,105.00
<i>Org Key: YF1100 - YFS General Services</i>				
P0095958	00188297	DUNBAR ARMORED	JULY17 Armored Car Service	271.56
<i>Org Key: YF1200 - Thrift Shop</i>				
P0095958	00188297	DUNBAR ARMORED	JULY17 Armored Car Service	550.64
P0095869	00188337	NATIONAL BUSINESS SYSTEMS	Keystroke Software Support	544.50
P0095993	00188309	HERMELEE, GALEN H	Graphic visual design display	180.00
P0095819	00188296	DEPT OF L&I-ELEVATOR PROGRAM	ELEVATOR OPERATING PERMITS	161.00
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
P0095992	00188294	DENTZ, LISA	Graphic layout and visual desi	50.00
Total				392,344.76

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT4300 - Fleet Services</i>				
	00001008	DEPARTMENT OF REVENUE	BUSINESS LICENSE RENEWAL	491.00
Total				<u>491.00</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.

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

Report	Warrants	Date	Amount
Check Register	188794-188867	9/07/2017	\$ 531,223.43
			\$ 531,223.43

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188794	09/07/2017	AIRGAS USA LLC Oxygen/Fire	P0096257	9066809239	08/18/2017	202.73
00188795	09/07/2017	AM TEST INC INV 100206 STORMWATER TESTING	P0096249	100206	08/17/2017	340.00
00188796	09/07/2017	APPLE, MICHAEL OVERPAYMENT REFUND		OH008701	08/28/2017	19.96
00188797	09/07/2017	APPLIED ECOLOGY LLC 5% Retainage	P87160	OH008690	09/06/2017	2,015.65
00188798	09/07/2017	ASTRAL COMMUNICATIONS INC Modem for Patrol Vehicle	P0096245	171160	08/23/2017	1,202.30
00188799	09/07/2017	BRAILEY CONSULTING Public Engagement - Financial	P0096322	OH008691	09/01/2017	3,000.00
00188800	09/07/2017	BSN SPORT INC TENNIS NETS	P0096283	900264888	08/11/2017	334.60
00188801	09/07/2017	BUILDERS HARDWARE & SUPPLY CO. SECURITY LOCK FOR CUSTOMER SER	P0096230	S3557262002	08/04/2017	937.00
00188802	09/07/2017	CDW GOVERNMENT INC Police Records Printer	P0096251	JXR2953	08/26/2017	2,874.32
00188803	09/07/2017	CENTURYLINK PHONE USE AUGUST 2017		OH008708	08/20/2017	3,461.31
00188804	09/07/2017	CESSCO STIHL KM130R TRIMMER S/N 50798	P0096296	7327/7265	08/14/2017	756.67
00188805	09/07/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		1SEPT2017	09/01/2017	1,331.00
00188806	09/07/2017	COMPLETE OFFICE REPLACE WARRANT 188170		OH008699	08/29/2017	2,575.38
00188807	09/07/2017	COMPTON LUMBER & HARDWARE INC CEDAR LUMBER	P0096299	818188/454/399	08/14/2017	1,148.03
00188808	09/07/2017	CONSOLIDATED PRESS Fall/Winter Recreation Guide	P0096316	19461	08/18/2017	3,874.34
00188809	09/07/2017	DALY, RYAN FLEX SPEND REIMB		1SEPT17	09/01/2017	500.00
00188810	09/07/2017	DEPT OF ENTERPRISES SERVICES Envelops	P0096321	73166107	08/25/2017	153.87
00188811	09/07/2017	ECONOMY FENCE CENTER REPAIRED 4' HIGH CHAIN LINK FE	P0096285	0029081IN	08/09/2017	949.30
00188812	09/07/2017	ELLEFSEN, EILEEN & FRANKLIN OVERPAYMENT REFUND		OH008704	09/05/2017	401.96
00188813	09/07/2017	EPIC EVENTS & PROMOTION INC Outdoor cinema services	P0096309	1242	07/06/2017	2,409.00
00188814	09/07/2017	EPSCA MONTHLY RADIO ACCESS FEES 44 R	P0096306	9028	08/01/2017	2,903.75
00188815	09/07/2017	FERGUSON ENTERPRISES INC INVENTORY PURCHASES	P0096281	0564538/0564537	08/15/2017	2,645.16
00188816	09/07/2017	GEMPLER'S INC INVENTORY PURCHASES	P0096298	SI03651739/69529	08/09/2017	245.08
00188817	09/07/2017	GRAINGER LARGE HOSE CLAMPS	P0096280	9532404721	08/18/2017	177.41
00188818	09/07/2017	H D FOWLER 1-1/4" SLIP COUPLINGS	P0096294	I4607980	08/22/2017	584.89
00188819	09/07/2017	HARRIS COMPUTER SYSTEMS 2017 Regional Conference	P0096335	CT035084	08/31/2017	55.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188820	09/07/2017	HEITMAN, STEVE FLEX SPEND REIMB		1SEPT17	09/01/2017	72.87
00188821	09/07/2017	HOOMAN, ELLIE FLEX SPEND REIMB		1SEPT17	09/01/2017	217.39
00188822	09/07/2017	HORSCHMAN, BRENT FLEX SPEND REIMB		1SEPT17	09/01/2017	192.31
00188823	09/07/2017	INTERCOM LANGUAGE SERVICES INC interpreting Services #17-289	P0096320	17289	09/01/2017	120.00
00188824	09/07/2017	KC HOUSING AUTHORITY Rental assistance for EA clien	P93574	OH008692	08/30/2017	154.00
00188825	09/07/2017	KCDA PURCHASING COOPERATIVE Trash cans for Mercerdale park	P0095299	300187752	08/15/2017	4,794.81
00188826	09/07/2017	KROESENS UNIFORM COMPANY Uniform Pants/Petersen	P0096258	46320	08/23/2017	135.19
00188827	09/07/2017	LARSON, CORRINE H OVERPAYMENT REFUND		OH008702	08/28/2017	379.73
00188828	09/07/2017	LIFE ASSIST INC Aid/Rig Supplies	P0096292	812817/813845/46	08/17/2017	1,021.20
00188829	09/07/2017	LITHO CRAFT Layout, design and production	P0096293	22720521	08/08/2017	4,636.80
00188830	09/07/2017	LLOYD ENTERPRISES INC PLAYFIELD SAND (95.91 TONS)	P0096282	3301842/816/987/	07/31/2017	3,722.78
00188831	09/07/2017	LUND, MARK FLEX SPEND REIMB		1SEPT17	09/01/2017	1,182.18
00188832	09/07/2017	MAGNAS LLC MONTHLY LONG DISTANCE JAN-DEC	P93438	OH008693	08/31/2017	250.37
00188833	09/07/2017	MANDEVILLE, TROY FLEX SPEND REIMB		1SEPT17	09/01/2017	1,680.00
00188834	09/07/2017	MEEK, JOHN OVERPAYMENT REFUND		OH008705	09/05/2017	452.95
00188835	09/07/2017	METRON-FARNIER LLC INVENTORY PURCHASES	P0096295	24824	08/23/2017	6,452.08
00188836	09/07/2017	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P93435	OH008696	08/24/2017	1,200.00
00188837	09/07/2017	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		1SEPT2017	09/01/2017	142.50
00188838	09/07/2017	MI FARMERS MARKET FARMERS MARKET BOOTH FEE		OH008707	09/06/2017	25.00
00188839	09/07/2017	MI SCHOOL DISTRICT #400 2017 Operational support for M	P93880	OH008694	09/01/2017	10,913.50
00188840	09/07/2017	MUTUAL MATERIALS CO PAVERS, MORTAR & BRICKS	P0096300	1738491	08/17/2017	1,151.83
00188841	09/07/2017	NELSON, CASEY FLEX SPEND REIMB		1SEPT17	09/01/2017	200.00
00188842	09/07/2017	OLYMPIC CASCADE AQUATICS Swim day camp June/July/August	P0096275	17902	08/22/2017	280.00
00188843	09/07/2017	OMWBE FINANCIAL OFFICE Annual Fee	P0096303	30312775	08/25/2017	150.00
00188844	09/07/2017	OVERLAKE OIL INV 184868 2017 UNLEADED	P93482	0184868	08/25/2017	5,920.00
00188845	09/07/2017	PND ENGINEERS INC Lincoln Landing Design Enginee	P0095391	17080188RI	08/21/2017	9,287.25

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188846	09/07/2017	PUGET SOUND ENERGY ENERGY USE AUGUST 2017		OH008710	08/23/2017	23,147.19
00188847	09/07/2017	ROBERTSON, MARGARET & PAUL OVERPAYMENT REFUND		OH008703	09/01/2017	306.93
00188848	09/07/2017	SCHUMACHER, CHAD C FLEX SPEND REIMB		1SEPT17	09/01/2017	755.05
00188849	09/07/2017	SEATTLE TIMES, THE JOB POSTING	P0096323	745881	07/31/2017	250.00
00188850	09/07/2017	SEATTLE, CITY OF Aug 2017 Water Purchases	P0096311	OH008697	08/25/2017	393,016.12
00188851	09/07/2017	SOLOMON, MEARA FLEX SPEND REIMB		1SEPT17	09/01/2017	192.31
00188852	09/07/2017	SOUND SAFETY PRODUCTS SAFETY BOOTS & MISC. WORK CLOT	P0096286	258605/25/15	08/21/2017	689.19
00188853	09/07/2017	SWANK MOTION PICTURES INC Outdoor movie usage fee	P0096307	RG1415673	08/09/2017	498.31
00188854	09/07/2017	T2 SYSTEMS CANADA INC Monthly charges for boat launc	P93828	INVSTD0000023034	08/23/2017	77.00
00188855	09/07/2017	THOMAS-SCHADT, MERRILL LINCOLN LANDING MEETING REFRES		OH008700	08/30/2017	29.71
00188856	09/07/2017	TRAFFIC SAFETY SUPPLY INVENTORY PURCHASES	P0096287	131699	08/18/2017	875.26
00188857	09/07/2017	ULTRABLOCK INC BLOCKS FOR SLIDE REPAIR AT 841	P0096297	0042709IN	08/18/2017	5,592.40
00188858	09/07/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		1SEPT2017	09/01/2017	120.00
00188859	09/07/2017	USABlueBook INVENTORY PURCHASES	P0096290	336505	08/09/2017	235.57
00188860	09/07/2017	VAN GORP, ALISON FLEX SPEND REIMB		1SEPT17	09/01/2017	192.31
00188861	09/07/2017	VERITIV OPERATING COMPANY INVENTORY PURCHASES	P0096291	65522281163	06/18/2017	1,113.32
00188862	09/07/2017	VERIZON WIRELESS CELL PHONE - JULIE UNDERWOOD -	P0096324	9789769009	07/23/2017	113.36
00188863	09/07/2017	VFW POST #5760 Arts Council Dance deposit for	P0096308	OH008698	08/31/2017	400.00
00188864	09/07/2017	WACE WACE Conference & Membership f	P0096360	OH008709	09/07/2017	240.00
00188865	09/07/2017	WAPRO A Spietz WAPRO Fall Conference	P0096265	2815	08/21/2017	175.00
00188866	09/07/2017	WASHINGTON2 ADVOCATES LLC August 2017 I-90 Loss of Mobil	P0096305	5920	08/31/2017	2,500.00
00188867	09/07/2017	WESTERN EQUIPMENT DISTRIBUTORS PARKS FL-0421 REPLACEMENT	P0095646	802660300	08/18/2017	10,870.95
					Total	531,223.43

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0096295	00188835	METRON-FARNIER LLC	INVENTORY PURCHASES	6,452.08
P0096291	00188861	VERITIV OPERATING COMPANY	INVENTORY PURCHASES	1,113.32
P0096302	00188815	FERGUSON ENTERPRISES INC	INVENTORY PURCHASES	764.96
	00188834	MEEK, JOHN	OVERPAYMENT REFUND	452.95
	00188812	ELLEFSEN, EILEEN & FRANKLIN	OVERPAYMENT REFUND	401.96
	00188827	LARSON, CORRINE H	OVERPAYMENT REFUND	379.73
	00188847	ROBERTSON, MARGARET & PAUL	OVERPAYMENT REFUND	306.93
P0096298	00188816	GEMPLER'S INC	INVENTORY PURCHASES	245.08
P0096289	00188856	TRAFFIC SAFETY SUPPLY	INVENTORY PURCHASES	259.32
P0096290	00188859	USABlueBook	INVENTORY PURCHASES	235.57
	00188796	APPLE, MICHAEL	OVERPAYMENT REFUND	19.96
<i>Org Key: 814072 - United Way</i>				
	00188858	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	120.00
<i>Org Key: 814074 - Garnishments</i>				
	00188805	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00188837	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	142.50
<i>Org Key: CM1100 - Administration (CM)</i>				
P0096322	00188799	BRAILEY CONSULTING	Public Engagement - Financial	3,000.00
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	110.22
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P0096305	00188866	WASHINGTON2 ADVOCATES LLC	August 2017 I-90 Loss of Mobil	2,500.00
<i>Org Key: CM1200 - City Clerk</i>				
P0096265	00188865	WAPRO	A Spietz WAPRO Fall Conference	175.00
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P0096323	00188849	SEATTLE TIMES, THE	JOB POSTING	250.00
P0096324	00188862	VERIZON WIRELESS	CELL PHONE - JULIE UNDERWOOD -	113.36
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	55.92
<i>Org Key: CT1100 - Municipal Court</i>				
P0096321	00188810	DEPT OF ENTERPRISES SERVICES	Envelops	153.87
P0096320	00188823	INTERCOM LANGUAGE SERVICES INC	interpreting Services #17-289	120.00
<i>Org Key: DS1100 - Administration (DS)</i>				
P0096360	00188864	WACE	WACE Conference & Membership f	240.00
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	41.86
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P0096296	00188804	CESSCO	STIHL KM130R TRIMMER S/N 50798	211.16
P0096335	00188819	HARRIS COMPUTER SYSTEMS	2017 Regional Conference	55.00
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P0096296	00188804	CESSCO	STIHL KM130R TRIMMER S/N 50798	211.15
<i>Org Key: FNBE01 - Financial Services</i>				
P93435	00188836	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: FR1100 - Administration (FR)</i>				
	00188803	CENTURYLINK	PHONE USE AUGUST 2017	302.72
<i>Org Key: FR2100 - Fire Operations</i>				
P0096306	00188814	EPSCA	MONTHLY RADIO ACCESS FEES 44 R	1,111.00
P0096258	00188826	KROESENS UNIFORM COMPANY	Uniform Pants/Petersen	135.19
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P0096292	00188828	LIFE ASSIST INC	Aid/Rig Supplies	964.55
P0096292	00188828	LIFE ASSIST INC	Pelican EMS Case	532.40
P0096257	00188794	AIRGAS USA LLC	Oxygen/Fire	202.73
P0096292	00188828	LIFE ASSIST INC	Pelican Cases Returned	-475.75
<i>Org Key: GGM001 - General Government-Misc</i>				
P0096303	00188843	OMWBE FINANCIAL OFFICE	Annual Fee	150.00
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	894.82
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	237.68
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	141.76
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	85.78
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	57.73
<i>Org Key: IGBE01 - MI Pool Operation Subsidy</i>				
P93880	00188839	MI SCHOOL DISTRICT #400	2017 Operational support for M	10,913.50
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00188803	CENTURYLINK	PHONE USE AUGUST 2017	2,194.10
P93438	00188832	MAGNAS LLC	MONTHLY LONG DISTANCE JAN-DEC	250.37
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P0096288	00188856	TRAFFIC SAFETY SUPPLY	BAND-IT, BOLT BRACKET (50)	475.75
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	300.43
P0096280	00188817	GRAINGER	LARGE HOSE CLAMPS	177.41
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	12.16
<i>Org Key: MT3100 - Water Distribution</i>				
P0096281	00188815	FERGUSON ENTERPRISES INC	3" SENSUS OMNI H2 HYDRANT METE	1,463.44
P0096281	00188815	FERGUSON ENTERPRISES INC	2" WATTS DOUBLE CHECK VALVE	416.76
<i>Org Key: MT3200 - Water Pumps</i>				
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	3,952.16
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	2,475.59
	00188803	CENTURYLINK	PHONE USE AUGUST 2017	505.01
P0096296	00188804	CESSCO	STIHL FS111R TRIMMER S/N 51126	334.36
<i>Org Key: MT3800 - Storm Drainage</i>				
P0096297	00188857	ULTRABLOCK INC	BLOCKS FOR SLIDE REPAIR AT 841	5,592.40
P0096249	00188795	AM TEST INC	INV 100206 STORMWATER TESTING	340.00
<i>Org Key: MT4150 - Support Services - Clearing</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	164.16
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	55.34
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	32.41
P0096306	00188814	EPSCA	MONTHLY RADIO ACCESS FEES 1 RA	25.25
<i>Org Key: MT4200 - Building Services</i>				
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	4,388.29
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	4,033.92
P0096230	00188801	BUILDERS HARDWARE & SUPPLY CO.	SECURITY LOCK FOR CUSTOMER SER	937.00
<i>Org Key: MT4300 - Fleet Services</i>				
P93482	00188844	OVERLAKE OIL	INV 184868 2017 UNLEADED	3,121.20
P93482	00188844	OVERLAKE OIL	INV 184868 2017 UNLEADED	2,798.80
<i>Org Key: MT4420 - Transportation Planner Eng</i>				
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	88.22
<i>Org Key: MT4501 - Water Administration</i>				
P0096311	00188850	SEATTLE, CITY OF	Aug 2017 Water Purchases	393,016.12
	00188803	CENTURYLINK	PHONE USE AUGUST 2017	53.77
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	776.19
<i>Org Key: PO1100 - Administration (PO)</i>				
P0096144	00188802	CDW GOVERNMENT INC	Police Records Printer	1,205.53
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0096306	00188814	EPSCA	MONTHLY RADIO ACCESS FEES 13 R	328.25
	00188838	MI FARMERS MARKET	FARMERS MARKET BOOTH FEE	25.00
<i>Org Key: PO1650 - Regional Radio Operations</i>				
P0096306	00188814	EPSCA	MONTHLY RADIO ACCESS FEES 57 R	1,439.25
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P0096251	00188802	CDW GOVERNMENT INC	Acrobat DC Pro Licenses for Re	1,668.79
<i>Org Key: PO2100 - Patrol Division</i>				
P0096245	00188798	ASTRAL COMMUNICATIONS INC	Modem for Patrol Vehicle	1,202.30
<i>Org Key: PR1100 - Administration (PR)</i>				
P0096316	00188808	CONSOLIDATED PRESS	Fall/Winter Recreation Guide	3,874.34
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	218.28
P93828	00188854	T2 SYSTEMS CANADA INC	Monthly charges for boat launc	77.00
<i>Org Key: PR2103 - Aquatics Programs</i>				
P0096275	00188842	OLYMPIC CASCADE AQUATICS	Swim day camp June/July/August	280.00
<i>Org Key: PR2104 - Special Events</i>				
P0096309	00188813	EPIC EVENTS & PROMOTION INC	Outdoor cinema services	2,409.00
P0096307	00188853	SWANK MOTION PICTURES INC	Outdoor movie usage fee	498.31
<i>Org Key: PR4100 - Community Center</i>				
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	4,964.40
	00188803	CENTURYLINK	PHONE USE AUGUST 2017	51.58

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0096284	00188818	H D FOWLER	1-1/4" SLIP COUPLINGS	17.70
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P0096308	00188863	VFW POST #5760	Arts Council Dance deposit for	400.00
<i>Org Key: PR6100 - Park Maintenance</i>				
P0096285	00188811	ECONOMY FENCE CENTER	REPAIRED 4' HIGH CHAIN LINK FE	949.30
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	455.39
P0096286	00188852	SOUND SAFETY PRODUCTS	SAFETY BOOTS & MISC. WORK CLOT	402.41
P0096287	00188856	TRAFFIC SAFETY SUPPLY	"DOCK CLOSED" & "NO MOORAGE" S	140.19
P0096286	00188852	SOUND SAFETY PRODUCTS	RAINGEAR	50.00
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P0096282	00188830	LLOYD ENTERPRISES INC	PLAYFIELD SAND (95.91 TONS)	1,124.64
P0096283	00188800	BSN SPORT INC	TENNIS NETS	167.30
	00188803	CENTURYLINK	PHONE USE AUGUST 2017	90.95
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	776.94
	00188803	CENTURYLINK	PHONE USE AUGUST 2017	263.18
P0096286	00188852	SOUND SAFETY PRODUCTS	SAFETY BOOTS & MISC. WORK CLOT	211.78
P0096286	00188852	SOUND SAFETY PRODUCTS	RAINGEAR	25.00
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0096282	00188830	LLOYD ENTERPRISES INC	PLAYFIELD SAND (62.83 TONS)	1,473.50
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	253.92
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P0096282	00188830	LLOYD ENTERPRISES INC	PLAYFIELD SAND (95.91 TONS)	1,124.64
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	150.93
P0096283	00188800	BSN SPORT INC	TENNIS NETS	167.30
<i>Org Key: PY4617 - Flex Spending Admin 2017</i>				
	00188833	MANDEVILLE, TROY	FLEX SPEND REIMB	1,680.00
	00188831	LUND, MARK	FLEX SPEND REIMB	1,182.18
	00188848	SCHUMACHER, CHAD C	FLEX SPEND REIMB	755.05
	00188809	DALY, RYAN	FLEX SPEND REIMB	500.00
	00188821	HOOMAN, ELLIE	FLEX SPEND REIMB	217.39
	00188841	NELSON, CASEY	FLEX SPEND REIMB	200.00
	00188822	HORSCHMAN, BRENT	FLEX SPEND REIMB	192.31
	00188851	SOLOMON, MEARA	FLEX SPEND REIMB	192.31
	00188860	VAN GORP, ALISON	FLEX SPEND REIMB	192.31
	00188820	HEITMAN, STEVE	FLEX SPEND REIMB	72.87
<i>Org Key: VCP104 - CIP Streets Salaries</i>				
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	88.22
<i>Org Key: VCP402 - CIP Water Salaries</i>				
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	88.22
<i>Org Key: VCP426 - CIP Sewer Salaries</i>				
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	88.22
<i>Org Key: VCP432 - CIP Storm Drainage Salaries</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	88.22
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P0095646	00188867	WESTERN EQUIPMENT DISTRIBUTORS	PARKS FL-0421 REPLACEMENT	10,870.95
<i>Org Key: WP122R - Vegetation Management</i>				
P87160	00188797	APPLIED ECOLOGY LLC	5% Retainage	755.65
<i>Org Key: WP710C - Street End - Lincoln Landing</i>				
P0095391	00188845	PND ENGINEERS INC	Lincoln Landing Design Enginee	9,287.25
	00188855	THOMAS-SCHADT, MERRILL	LINCOLN LANDING MEETING REFRES	29.71
<i>Org Key: WP720R - Recurring Park Projects</i>				
P0095299	00188825	KCDA PURCHASING COOPERATIVE	Trash cans for Mercerdale park	4,794.81
P0096300	00188840	MUTUAL MATERIALS CO	PAVERS, MORTAR & BRICKS	1,151.83
P0096299	00188807	COMPTON LUMBER & HARDWARE INC	CEDAR LUMBER	1,148.03
<i>Org Key: WW521C - Water Components Replacement</i>				
P0096294	00188818	H D FOWLER	36" SAMPLING WANDS	567.19
<i>Org Key: XP710R - Luther BB Minor Capital LEVY</i>				
P87160	00188797	APPLIED ECOLOGY LLC	5% Retainage	1,260.00
<i>Org Key: YF1100 - YFS General Services</i>				
P0096293	00188829	LITHO CRAFT	Layout, design and production	4,636.80
	00188806	COMPLETE OFFICE	REPLACE WARRANT 188170	38.32
<i>Org Key: YF1200 - Thrift Shop</i>				
	00188846	PUGET SOUND ENERGY	ENERGY USE AUGUST 2017	606.87
<i>Org Key: YF2600 - Family Assistance</i>				
P93574	00188824	KC HOUSING AUTHORITY	Rental assistance for EA clien	154.00
Total				531,223.43



CITY OF MERCER ISLAND CERTIFICATION OF PAYROLL

PAYROLL PERIOD ENDING	8.25.17
PAYROLL DATED	9.1.17
Net Cash	\$ 520,399.18
Net Voids/Manuals	\$ 13,586.45
Net Total	\$ 533,985.63
Federal Tax Deposit - Key Bank	\$ 97,452.55
Social Security and Medicare Taxes	\$ 47,105.97
Medicare Taxes Only (Fire Fighter Employees)	\$ 2,202.82
Public Employees Retirement System 1 (PERS 1)	\$ -
Public Employees Retirement System 2 (PERS 2)	\$ 27,619.00
Public Employees Retirement System 3 (PERS 3)	\$ 5,641.12
Public Employees Retirement System (PERSJM)	\$ 742.87
Public Safety Employees Retirement System (PSERS)	\$ 182.98
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$ 26,611.91
Regence & LEOFF Trust - Medical Insurance	\$ 13,626.53
Domestic Partner/Overage Dependant - Insurance	\$ 1,604.33
Group Health Medical Insurance	\$ 1,027.99
Health Care - Flexible Spending Accounts	\$ 2,627.99
Dependent Care - Flexible Spending Accounts	\$ 2,359.17
United Way	\$ 120.00
ICMA Deferred Compensation	\$ 28,818.22
Fire 457 Nationwide	\$ 8,864.02
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	\$ 142.50
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	\$ 824.36
Coffee Fund	\$ 88.00
Transportation	\$ 105.00
HRA - VEBA	\$ 4,344.35
Miscellaneous	\$ -
Tax & Benefit Obligations Total	\$ 277,977.13
TOTAL GROSS PAYROLL	\$ 811,962.76

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 SEPTEMBER 5, 2017

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 5:00 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Dan Grausz, Salim Nice (arrived at 5:06 pm), Wendy Weiker (arrived at 5:09pm), David Wisenteiner (arrived at 5:04pm), and Benson Wong were present.

AGENDA APPROVAL

It was moved by Grausz; seconded by Bertlin to:

Approve the Agenda as presented.

Passed 4-0

FOR: 4 (Bassett, Bertlin, Grausz, Wong)

ABSENT: 3 (Nice, Weiker, Wisenteiner)

EXECUTIVE SESSION

Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(I) for 60 minutes.

At 5:04 pm, Mayor Bassett convened an Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes.

At 6:00 pm, Mayor Bassett extended the Executive Session for 60 minutes.

At 6:55 pm, Mayor Bassett adjourned the Executive Session and the Regular Meeting resumed.

It was moved by Grausz; seconded by Bertlin to:

Move the Executive Session regarding review of the performance of a public employee to the end of the regular meeting.

Passed 4-0

FOR: 4 (Bassett, Bertlin, Grausz, Wong)

ABSENT: 3 (Nice, Weiker, Wisenteiner)

SPECIAL BUSINESS

AB 5343 Letter to the Community – Speaking Out Against Hate Groups and Defending Fundamental Rights

Councilmember Grausz spoke about recent events in Charlottesville, Virginia and elsewhere, which inspired counter-protests and comments from many elected officials. He also spoke of disappointment with the subsequent response from some national leaders and particularly the President which were not only factually incorrect but morally reprehensible. He then read the letter which commits to the residents of Mercer Island that the Council will “remain vigilant in the defense of the fundamental rights of every person in this country to live without fear of retribution or discrimination because of their race, religion, sex, national origin, color, disability, sexual orientation or gender identity.”

It was moved by Grausz; seconded by Bertlin to:

Approve the letter to the community speaking out against hate groups and defending fundamental rights, and direct staff to widely distribute it to the community.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

Flash Family Inspiration Award

Mayor Bassett spoke about the history of the Flash Family Inspirational Award, which recognizes a senior adult member of the community who exemplifies good sportsmanship, and showcases the positive impact that can be made by seniors in our community. Mayor Bassett commended 2017 Award recipient Jack Sameshima for his outstanding work with organizing pickle ball on Mercer Island and creating a welcoming presence for others who might be interested in playing. He spoke of Jack's passion, sportsmanship and winning attitude.

Acting YFS Director Derek Franklin thanked Jack for his leadership keeping elderly citizens active in the community. He advised that Jack's name will be added to the Flash Family Award Historical Plaque which is housed at the Mercer Island Community and Event Center.

Mayor's Day of Concern for the Hungry Proclamation

Mayor Bassett proclaimed September 16, 2017 as Mayor's Day of Concern for the Hungry. The Mayor asked citizens to join in support of the Emergency Feeding Program of Seattle and King County and our local food banks to nourish those who are hungry.

National Recovery Month Proclamation

Mayor Bassett proclaimed September, 2017 as National Recovery Month. The Mayor encouraged the community to observe National Recovery Month by participating in upcoming awareness events and educational programming.

Acting YFS Director Derek Franklin spoke about both the Mayor's Day of Concern for the Hungry Proclamation, the National Recovery Month Proclamation. He thanked the Council for their support of the Youth and Family Services Programs which aim to help members of the community achieve happy and healthy lifestyles, both physically and mentally.

Councilmember Wong advised of King County's upcoming Behavioral Health Legislative Forum on Wednesday, November 8, 2017 from 6-8:30pm at the Seattle Center Exhibition Hall. The Forum is open to the public and a great venue to connect directly with legislators and county councilmembers.

CITY MANAGER REPORT

City Manager Julie Underwood provided her report regarding:

- Lincoln Landing Design Meeting – Wednesday, Sept 5 from 6-8pm at MICEC, Room 102.
- Fall CERT Training – Sept 6 through Oct 18, every Wednesday from 6:30-9:30pm at Mercer Island City Hall Emergency Operations Center.
- Art Uncorked – Friday, Sept 8 from 5-9pm, at Town Center (Between 78th Ave & Sunset Blvd).
- Mercer Island Police Immigration Status Policy.
- "Gathering of the Greens", Updated Date! Monday, Sept 18 from 6-9:00 pm at Mercer Island City Hall.
- Volunteer opportunities:
 - Senior Transportation Program
 - Annual Statewide Bike & Pedestrian County
- Other updates:
 - \$20,000 King County "Get Active/Stay Active" Grant for Island Crest Park Project.
 - \$23,660 Port of Seattle Economic Development Grant to fund new wayfinding signs for Town Center.
 - \$233,240 estate donation to Mercer Island Fire Department from resident Mary Vacchieri.
 - Lemonade stand fundraiser for Mercer Island Fire Department.
 - Changes to community shuttle Route 630.
 - OPEIU Local 8 on strike.

APPEARANCES

Dick Winslow, 3761 77th Ave SE, spoke about a mailing received threatening about threat to property values. Spoke in support of Residential Development Standards code update.

Brian Hilderbrandt, 6880 West Mercer Way, spoke in support of Residential Development Standards code update. He expressed concern regarding issues with over full parking lots at Mercer Island Park and Ride.

Carolyn Boatsman, 3210 74th Ave SE, spoke about Residential Development Standards code update and tree code updates. She felt that most Islanders want exceptional trees to be preserved.

David Youseffnia, 8214 SE 30th St, spoke about concern with the numbering in the Council Meeting agenda of the Residential Development Standards code. He also spoke in opposition to hardscape standards in the code update. He feels the code update is too restrictive.

Mark Denmark, 4810 West Mercer Way, spoke in opposition to Residential Development Standards code update. He feels the code update is too restrictive.

Lynn Hagerman, 3058 61st Ave SE, spoke in support of Residential Development Standards code update.

Randy Bannecker, Seattle King County Realtors, expressed concern that the Residential Development Standards code update may be too restrictive. Asked the Council to take more time before approval, or remove the tree code updates from the code update.

Dan Thompson, 7265 North Mercer Way, spoke in support of Residential Development Standards code update. He asked the Council to approve the code update as soon as possible.

Olivia Lippens, 2740 West Mercer Way, spoke in opposition of Residential Development Standards code update. She expressed concerns with the timeline. She felt that there are many residents who are still unaware of the updates being discussed.

Suzanne Skone, 2834 60th Ave SE, spoke in support of the Residential Development Standards code update. She asked the Council to approve the code update as soon as possible.

Mark Russo, 7525 SE 24th St, spoke about Residential Development Standards code update. He asked the Council to table the vote on this ordinance to give the code update further consideration.

Mike Leahey, 9852 Mercerwood Drive, spoke in support of the Residential Development Standards code update.

David Hoffman, Master Builders Association, 335 116th Ave SE Bellevue, expressed concern that the Residential Development Standards code update may be too restrictive. Asked the Council to take more time before approval and reconsider the recommendations provided by Master Builders Association earlier in the process.

CONSENT CALENDAR

Councilmember Grausz requested AB 5337 to be removed from the Consent Calendar. Mayor Bassett moved it to the first item of Regular Business.

Payables: \$559,196.63 (08/10/2017), \$1,018,138.25 (08/17/2017), \$334,581.37 (08/24/2017), \$713,215.89 (08/31/2017)

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

Payroll: \$868,741.09 (08/18/2017)

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

Minutes: August 7, 2017 Regular Meeting Minutes

Recommendation: Adopt the July 17, 2017 Regular Meeting Minutes as written.

It was moved by Wong; seconded by Wisenteiner to:

Approve the Consent Calendar and the recommendations therein as amended.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

REGULAR BUSINESS**AB 5337 Vacchiery Estate Gift to the Mercer Island Fire Department**

Council discussion took place regarding using this type of gift for Fire Department overtime costs or the fire apparatus sinking fund.

It was moved by Grausz; seconded by Nice to:

Accept the Vacchiery Estate Gift on behalf of the Mercer Island Fire Department and appropriate the full \$233,240 to the fire apparatus sinking fund.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

AB 5341 Residential Development Standards Code Amendments (6th Reading)

Evan Maxim, Planning Manager, provided an overview of the Community Outreach that has been conducted and informed the Council of feedback that has been received from the public. He sought direction from the Council on the following;

Additional Code Amendments:

Council Direction: Support recommended corrections provided in errata sheet and suggested updates to Hardscape standard and Appendix G.

Effective Date of Code Updates:

Council Direction: New code shall go into effect on October 30, 2017.

Additional Resource Allocations:

DSG Director Scott Greenberg spoke about Department need for the part-time Arborist and part-time Code Compliance Officer positions to be made full time to accommodate the increase in their workloads. He advised this increase will be fully funded by permit fee revenue in 2017-2018.

Council Direction: Staff return with agenda bill making the formal request for staffing increase.

Permit Vesting:

Council Direction: Staff return with additional information regarding how vesting would work under the new code when permits are applied for before a lot determination has taken place.

Finance Director Chip Corder addressed some misinformation in the community regarding development revenues, and the impact that changes to the Town Center or residential code have had on them.

It was moved by Bertlin; seconded by Nice to:

Set Ordinance No. 17C-15, amending the City's Residential Development Standards, for 7th reading and adoption on September 19, 2017.

Passed 6-1

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

AGAINST: 1 (Weiker)

AB 5340 Revised Public Engagement Plan on City's Operating & Capital Funding Challenges

Finance Director Chip Corder presented the updated timeline for previously approved public engagement plan regarding the City's operating and capital funding challenges. There was Council consensus to move forward with the revised plan.

AB 5338 Second Quarter 2017 Financial Status Report & Budget Adjustments

Finance Director Chip Corder presented the 2017 2nd Quarter Financial Status Report & Proposed Budget Adjustments, reviewing the following:

- General Fund (revenues, general sales tax, utility tax, licenses, permits and zoning fees, expenditures)
- Utility Fund (water, sewer, stormwater)
- All Other Funds (YFS Fund, Street Duns, Capital Improvement Fund: REET & Project Highlights)
- 2017-2018 Budget Adjustments (previously approved and new requests)

Councilmember Grausz proposed moving \$50,000 of REET funds to Open Vegetation Management program. The Council consensus was to reject the proposal at this time.

It was moved by Wong; seconded by Grausz to:

Adopt Ordinance No. 17-22, amending the 2017-2018 Budget.

Passed 4-3

FOR: 4 (Bassett, Nice, Wisenteiner, Wong)

AGAINST: 3 (Berlin, Grausz, Weiker)

It was moved by Grausz; seconded by Wisenteiner to:

Table AB 5339 to the Regular City Council Meeting on September 19, 2017.

Passed 7-0

FOR: 7 (Bassett, Berlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

OTHER BUSINESS

Councilmember Absences

There were no absences.

Planning Schedule

City Manager Julie Underwood advised that there will be a Study Session on September 19 regarding right of way services and trees.

It was moved by Bassett; seconded by Grausz to:

Move Executive Session #1 to 5pm at the Regular City Council Meeting on September 19, 2017.

Passed 7-0

FOR: 7 (Bassett, Berlin, Grausz, Nice, Weiker, Wisenteiner, Wong)

Board Appointments

Deputy City Clerk Ellie Hooman advised of an Arts Council Vacancy. The City will be accepting applications from interested citizens until September 15, 2017. Applications can be located on the City's website on both the Arts Council page and the Boards and Commissions page. An appointment is expected at the October 3, 2017 Regular City Council Meeting.

Councilmember Reports

Councilmember Wisenteiner noted the Swim Across America-Seattle fundraiser benefiting Seattle Cancer Care Alliance. The event will take place at Luther Burbank Park on Saturday, September 9, 2017.

ADJOURNMENT

The Regular Meeting adjourned at 11:40 pm.

Bruce Bassett, Mayor

Attest:

Ellie Hooman, Deputy City Clerk



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

**AB 5342
September 19, 2017
Consent Calendar**

**PORT OF SEATTLE ECONOMIC
DEVELOPMENT PARTNERSHIP GRANT
FUNDING FOR WAYFINDING SIGN PROGRAM**

Proposed Council Action:

Accept grant, authorize agreement and budget adjustment

DEPARTMENT OF	Public Works (Anne Tonella-Howe)
COUNCIL LIAISON	n/a
EXHIBITS	n/a
2017-2018 CITY COUNCIL GOAL	n/a
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	35,490
AMOUNT BUDGETED	\$	0
APPROPRIATION REQUIRED	\$	35,490

SUMMARY

The Port of Seattle Economic Development Partnership program extended their economic development grant program another year to help fund economic development initiatives across King County. The program is designed to promote the Port's Century Agenda by supporting local community development activities. The awards are available to 38 incorporated cities in King County, based on a \$1 per capita formula. A 50 percent local match is required. The City of Mercer Island is eligible for \$23,660 in Port funds. On August 16, 2017, the Port approved the City's 2017 application for implementation of a Wayfinding Sign program.

The City utilized Port funds from the initial grant program in 2016 to develop and design wayfinding signs to direct cyclists, pedestrians and motorists from the I-90 corridor to the Town Center, supporting local business growth. Staff intends to use funds from the 2017 grant program for Wayfinding Sign program implementation. While Port funds cannot be used for capital expenses, signage as part of a wayfinding program is not considered a capital expense and is eligible for use. As required by the grant, the City will contribute \$11,830 towards the Project, which is the City's estimated staff costs toward the project. Available funds have been identified in the Beautification Fund for the City's match.

RECOMMENDATION

Assistant City Engineer

MOVE TO: Accept the grant from the Port of Seattle, authorize the City Manager to enter into an agreement with the Port of Seattle, and appropriate \$35,490 from the Beautification Fund for the project.



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

**AB 5345
September 19, 2017
Regular Business**

**RESIDENTIAL DEVELOPMENT STANDARDS
(7TH READING AND ADOPTION)**

Proposed Council Action:

Adopt Ordinance No. 17C-15 amending the Residential Development Standards, pass a motion authorizing the creation of full-time arborist and code compliance official positions, and pass a motion directing staff to address the Planning Commission's recommendations

DEPARTMENT OF	Development Services Group (Evan Maxim)
COUNCIL LIAISON	n/a
EXHIBITS	1. Ordinance No. 17C-15 (with Attachment A) 2. Planning Commission Accompanying Recommendations
2017-2018 CITY COUNCIL GOAL	2. Maintain the City's Residential Character
APPROVED BY CITY MANAGER	

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

SUMMARY

SUMMARY

On September 5, 2017, the City Council completed its sixth reading of the proposed Residential Development Standards and directed staff to prepare the Ordinance for adoption on September 19, 2017.

On September 19, 2017, the staff is prepared for the Council to:

1. Adopt Ordinance No. 17C-15 with Attachment A and an effective date of November 1, 2017;
2. Provide direction to staff regarding the Planning Commission Accompanying Recommendations;
3. Direct staff to implement the ongoing public outreach program; and
4. Authorize additional resources for a full-time equivalent arborist and full-time equivalent code compliance officer.

RESIDENTIAL CODE AMENDMENTS AND EFFECTIVE DATE

The City Council provided direction on September 5, 2017 to incorporate several additional changes into the Residential Development Standards, which are included in Attachment A to Exhibit 1. The City Council also provided direction to staff to include an effective date of October 30, 2017 for the proposed code amendments. Staff is proposing a slight change in the effective date to November 1, 2017. Permit applications are assigned numbers based on the year and month (such as 1710-xxx for a permit submitted

in October 2017). If the effective date is November 1, then all permit applications with a 1711-xxx number will be subject to the new code provisions, making the distinction between applications submitted under the old and new codes easier to determine.

Finally, the City Council directed staff to look into limiting the consolidation of building permits with land use applications; for example, the application for building permits at the same time that an application for a short subdivision is received. Staff recommends that the City Council review this item as part of the forthcoming review of the procedural code amendments in 2018. As an interim measure, sections 3 and 4 of the Ordinance (Exhibit 1) prevent the consolidated review of residential building and construction permits, and require land use approval of any required administrative or discretionary actions prior to application for a building permit.

PLANNING COMMISSION ACCOMPANYING RECOMMENDATIONS

On June 5, 2017, as part of the recommendation on the proposed Residential Development Standards, the Planning Commission generated a list of other recommended actions for City Council review (Exhibit 2). In summary, the Planning Commission has recommended that the City Council:

- A) Direct staff to add additional code amendments to the work plan (Exhibit 2, items 1-3 and 5-7).
Staff recommendation: Direct staff to add these items to the work plan and discuss as needed at upcoming City Council planning sessions.
- B) Evaluate the effect of the residential development code in 3 to 5 years (Exhibit 2, items 4 and 8).
Staff recommendation: See evaluation and public outreach / implementation section below.
- C) Protect the former Boys and Girls club property through landmark designation (Exhibit 2, item 11).
Staff recommendation: No action is recommended at this time.
- D) Fund a full-time equivalent city arborist (Exhibit 2, item 9).
Staff recommendation: See resource section below.
- E) Direct staff to improve permit procedures to clarify permitting processes (Exhibit 2, items 10 and 12).
Staff recommendation: See evaluation and public outreach / implementation section below.

EVALUATION AND PUBLIC OUTREACH / IMPLEMENTATION

The proposed residential code amendments represent a significant change to several chapters of the Mercer Island City Code. Staff recommends that the City Council direct staff to: A) evaluate the overall effect of the code amendments in 3 to 5 years; B) engage in ongoing public outreach; and C) initiate a regular review and, if needed, amendment of the regulations to clarify or refine code language identified through implementation.

Evaluation: City staff recommends evaluating the effectiveness of the code amendments in 3 to 5 years, to determine if additional amendments are required. Most building permits will require 3 to 6 months to complete the permit review process and construction can require a year or more. Extending the evaluation to 5 years would allow for collection of a larger data set for review and analysis. Staff understands that the last amendment analogous to the current residential development code amendments was in 1999 – approximately 18 years ago. Consequently, staff recommends a minimum of 3 years before re-evaluating the amendments and recommends that the City Council consider it as part of its annual goal setting and work plan process.

To aid in the follow-up evaluation of the effect of code amendments, staff anticipates collecting single family residential building permit data related to:

1. Lot coverage, landscaping area, and hardscape;

2. Gross floor area;
3. Tree removal associated with development proposals; and
4. Other data identified by the City Council.

Public Outreach: Following adoption of the amended residential development standards, the City will engage in additional public outreach to provide educational materials and information sessions for residents and building professionals.

Immediately following adoption, the City will focus primarily on preparation of revised forms and application materials and training of review staff. In addition, focused efforts will be made to inform all applicants/property owners with active permit applications of how the code changes may or may not affect their projects. Finally, the City will also reach out to interested building professionals and property owners to schedule information session(s) on the code changes.

Regular Maintenance and Continuous Improvement: In the interest of continuous improvement to the clarity of the regulations resulting from the correction of unclear or ambiguous language in the Mercer Island City Code, the City intends to convene a "User Group" that would meet 2 to 4 times a year. The User Group would generally consist of staff, architects, property owners, and builders that would seek to identify administrative practices or regulations that could be clarified or improved. Administrative practices will be addressed as part of the City's adaptive management programs. Regulations identified by the user group that require clarification or improvement will be added to the City's regular docket of amendments. The City anticipates that a regular docket of clarification or improvement code amendments will result from this process. The User Group process will focus on "tweaks" or minor amendments that clarify or improve the code and would not result in significant changes to the policy direction, which would be reserved for the Evaluation process noted described above.

RESOURCES

Based upon the direction received by the City Council on September 5, 2017, staff is planning to fund the full-time equivalent Arborist and Code Compliance Officer positions through current permit fee revenues. The currently projected 2017 permit fee revenue of \$2.9 to \$3 Million exceeds the budgeted permit fee revenue by about \$300,000 to \$400,000. Under State law, the surplus must be used to cover the cost of processing applications, reviewing plans, and inspections. The surplus can be used to fund the \$155,000 needed for both positions for the last quarter of 2017 (\$31,000) and all of 2018 (\$124,000).

If projected revenues do not meet expectations, staff will return to Council with a proposal to increase permit fees to cover these expanded positions. Staff recommends that the Council pass the motion below authorizing expansion of the arborist and code compliance officer positions to full-time equivalent positions.

RECOMMENDATION

Planning Manager

- MOVE TO:
1. Adopt Ordinance No. 17C-15, amending Mercer Island City Code Titles 8, 17, and 19 on Residential Development Standards, which shall take effect five days after the date of publication, provided the effective date for Attachment A shall be on November 1, 2017.
 2. Direct staff to incorporate the Planning Commission Accompanying Recommendations into DSG's work plan.
 3. Direct staff to monitor the implementation of the Residential Development Standards and report back to the City Council in 3 to 5 years on the effectiveness of the proposed amendments. Further direct staff to engage in public outreach and continuous improvement of the adopted regulations, using the "user group" process.
 4. Authorize expansion of the arborist and code compliance officer positions to full-time equivalent positions.

This page intentionally blank

**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 and Effective Date 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 amendments into Titles 8, 17, and 19 of the Mercer Island City Code, and publish the amended code. Notwithstanding the effective date of this Ordinance set forth in Section 7, the effective date of the regulatory provisions in Attachment A shall be on and after November 1, 2017.
- Section 3:** **Excluding Residential Building and Construction Permits from Consolidated Review.** Pursuant to the Revised Code of Washington (RCW) 36.70B.140, the City Council hereby excludes residential building and other residential construction permits from consolidated permit review. This section shall apply to all residential building and other residential construction permits received after the effective date of this ordinance.
- Section 4:** **Land Use Approval Required.** All necessary land use approvals, in the form of approval of all required administrative or discretionary actions required pursuant to Mercer Island City Code (MICC) 19.15.010, shall be a condition precedent for a residential building and other residential construction permit. This section shall apply to all residential building and other residential construction permits received after the effective date of this ordinance.
- Section 5:** **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 6:** **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 7:** **Publication and Effective Date.** A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect and be in full force five days after the date of publication.

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: September 19, 2017
Draft Zoning Text Amendments
Residential Development Standards

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

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 Bald eagles and other federal and state requirements.
4 19.10.140 Nuisance abatement.
5 19.10.150 Appeals.
6 19.10.160 Enforcement.

7
8 ADMINISTRATION

- 9 19.15.010 General procedures.
10 19.15.020 Permit review procedures.

11
12 DEFINITIONS

- 13 19.16.010 Definitions.

14
15 "Normal Text" is existing code language

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

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

18 "... " represents that existing code language is omitted and will not be amended
19
20

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.

22 A. Sounds regulated by this section:

- 23 1. The intent of this section is to regulate sounds heard beyond the property line of
24 the source;
- 25 2. The following sounds are explicitly regulated by this section:
 - 26 a. Sounds caused by the construction or repair of any building or structure;
 - 27 b. Sounds caused by construction, maintenance, repair, clearing or
28 landscaping;
 - 29 c. Sounds created by the installation or repair of utility services; and
 - 30 d. Sounds created by construction equipment including special construction
31 vehicles.

32 B. Sounds related to activity authorized by a permit from the City of Mercer Island are limited
33 as follows:

- 34 1. Sounds shall only be allowed between the hours of 7am to 7pm on Mondays
35 through Fridays, and between the hours of 9am and 6pm on Saturdays.
- 36 2. Sounds shall be prohibited at any time of day on Sunday and legal holidays.

37 C. Sounds related to activity that does not require a permit from the City of Mercer Island shall
38 only be allowed between the hours of 7am to 8pm on Mondays through Fridays, and
39 between the hours of 9am and 8pm on Saturdays, Sundays, and legal holidays.

40 D. The enforcement officer may authorize a variance to this section pursuant to Chapter 173-
41 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.

44

- 1 1. Every permit issued for the construction of a new single family home with a gross floor area
2 of more than 6,000 square feet, or as required for a permit renewal under section 105, shall
3 provide a construction management plan and a construction schedule for approval by the
4 building official.
- 5
6 2. Every permit issued for the remodel or addition to a single family home that will result in
7 the modification of more than 6,000 square feet gross floor area, or the addition of more
8 than 3,000 square feet gross floor area, or as required for a permit renewal under section
9 105, shall provide a construction management plan and a construction schedule for
10 approval by the building official.
- 11
12 3. The construction management plan shall include measures to mitigate impacts resulting
13 from construction noise, deliveries and trucking, dust / dirt, use of the street for
14 construction related staging and parking, off-site parking, and haul routes. The building
15 official may require additional information as needed to identify and establish appropriate
16 mitigation measures for construction related impacts.
- 17
18 4. The construction schedule shall identify major milestones, anticipated future phases, and
19 anticipated completion dates. The construction schedule shall establish a timeline for
20 completion of exterior and interior building related construction activity and site work. The
21 construction schedule shall incorporate appropriate measures to address unforeseeable
22 delays and shall provide for contingencies. The building official may require additional
23 information or revisions to the construction schedule.
- 24
25 5. The building official is authorized to take corrective measures as needed to ensure
26 adherence to the approved construction management plan and construction schedule.
27

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 shall be considered "conforming" structures or sites, provided the structure or site complies with the deviation approval. Structures and sites resulting from a prior deviation approval are not subject to the provisions of Chapter 19.01 MICC

13
14
15
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(~~G~~)(4).

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,

1 ii) For lots where the minimum hardscape is exceeded, two square feet of
 2 legally existing hardscape is removed for every one square foot of new
 3 hardscape; or,

4 iii) For lots where the maximum lot coverage is exceeded, two square feet of
 5 landscaping area is provided for every one square feet of additional non-
 6 landscaping area.

7
 8 ...

9
 10
 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).

15
 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.

24
 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.~~

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

19.02.020 Lot requirements Development Standards.

A. Minimum Net Lot Area.

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

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

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

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

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

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

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

C. Yard Requirements.

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

a. Front yard depth: 20 feet or more.

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 5 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 existing or finished grade, whichever
22 is lower, to the top of the exterior wall facade adjoining the
23 side yard, or;

24 b. For gabled roof end buildings, the height is more than 18
25 feet measured from existing or finished grade, whichever is
26 lower, to the top of the gabled roof end adjoining the side
27 yard.

28 (2) Single family dwellings with a height of more than 25 feet measured
29 from the finished grade to the top of the exterior wall facade
30 adjoining the side yard, shall provide a minimum side yard depth of
31 10 feet.

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

36
37 2. Yard Determination.

38
39 a. Front Yard. The front yard is the yard abutting an improved street from which the lot
40 gains primary access or the yard abutting the entrance to a building and extending the
41 full width of the lot. If this definition does not establish a front yard setback, the code
42 official shall establish the front yard based upon orientation of the lot to surrounding
43 lots and the means of access to the lot.
44

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 7,500 square feet or less may be the
22 lesser of 3,000 square feet or 45 percent of the lot area; and,

23
24 b. If an accessory dwelling unit is proposed, the 40 percent allowed gross floor area
25 may be increased by the lesser of 5 percentile points or the actual floor area of the
26 proposed accessory dwelling unit, provided:

27
28 i. The allowed gross floor area of accessory buildings that are not partially or
29 entirely used for an accessory dwelling unit shall not be increased through the
30 use of this provision;

31
32 ii. The lot will contains an accessory dwelling unit associated with the
33 application for a new or remodeled single family home; and

34
35 iii. The total gross floor area shall not exceed 4,500 square feet or 45% of the
36 lot area, whichever is less.

37
38 E. Building Height Limit.

39
40 1. Maximum building height. No building shall exceed 30 feet in height above the average
41 building elevation to the highest point of the roof.

42
43 2. Maximum building height on downhill building façade. The maximum building façade height
44 on the downhill side of a sloping lot shall not exceed 30 feet in height. The building façade

1 height shall be measured from the existing grade or finished grade, whichever is lower, at
 2 the furthest downhill extent of the proposed building, to the top of the exterior wall façade
 3 supporting the roof framing, rafters, trusses, etc.

4
 5 3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and
 6 fireplaces and other similar appurtenances may extend to a maximum of five feet above the
 7 height allowed for the main structure in subsections "1." and "2." above.

8
 9 4. The formula for calculating average building elevation is as follows:

10
 11 Formula: Average Building Elevation = (Weighted Sum of the Mid-point
 12 Elevations) ÷ (Total Length of Wall Segments)

13
 14 Where: Weighted Sum of the Mid-point Elevations = The sum of: ((Mid-point
 15 Elevation of Each Individual Wall Segment) x (Length of Each Individual
 16 Wall Segment))

17
 18 For example for a house with 10 wall segments:

$$\frac{(Axa) + (Bxb) + (Cxc) + (Dxd) + (Exe) + (Fxf) + (Gxg) + (Hxh) + (Ixi) + (Jxj)}{a + b + c + d + e + f + g + h + i + j}$$

19
 20
 21
 22 Where: A, B, C, D... = The existing or finished ground elevation, whichever is
 23 lower, at midpoint of wall segment.

24 And: a, b, c, d... = The length of wall segment measured on outside of wall.

25
 26 F. Lot Coverage – Single family dwellings.

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

30
 31 2. Landscaping objective.

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

35
 36 b. To ensure that landscape design is based on a strong, unified, coherent, and
 37 aesthetically pleasing landscape concept.

38
 39 c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to
 40 provide a transition between each other and between the built and natural
 41 environment.

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

4
 5 e. To ensure planting designs include a suitable combination of trees, shrubs,
 6 groundcovers, vines, and herbaceous material; include a combination of deciduous and
 7 evergreen plant material; emphasize native plant material; provide drought tolerant
 8 species; and exclude invasive species.

9
 10 3. Lot coverage - landscaping required.

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

<u>Lot Slope</u>	<u>Maximum Lot Coverage</u> <u>(house, driving surfaces,</u> <u>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>

13 b. Hardscape.

14 i. A maximum of 9 percent of the net lot area may consist of hardscape
 15 improvements including, but not limited to, walkways, decks, etc, and provided:

16 (1) The hardscape for lots with a net lot area of 8,400 square feet or less
 17 may be the lesser of 755 square feet or 12 percent of the net lot
 18 area.

19 ii. Hardscape improvements are also permitted in the maximum lot coverage
 20 area established in subsection "a." above.

21 c. Softscape and driveways.

22 i. The required landscaping area in subsection "a." above, shall consist of
 23 softscape improvements, except where used for hardscape improvements
 24 pursuant to section "b.", above.

25 ii. Driveways and other driving surfaces are prohibited within the landscaping
 26 area.

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

32 d. Development proposals for a new single family home shall remove Japanese
 33 Knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and
 34 Regulated Class C weeds identified on the King County Noxious Weed list, as
 35 amended, from required landscaping areas established pursuant to section "a."
 36 above. New landscaping associated with new single family home shall not
 37 incorporate any weeds identified on the King County Noxious Weed list, as

1 amended. Provided that removal shall not be required if the removal will result in
 2 the increased slope instability or risk of landslide or erosion.

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

- 5 i. The total reduction in the required landscaping area shall not exceed five (5)
 6 percentile points, and the total increase in the maximum lot coverage shall
 7 not exceed five (5) percentile points; and
 8 ii. The reduction in required landscaping area and increase in maximum lot
 9 coverage is associated with:

- 10 1. A development proposal that will result in a single-story single
 11 family dwelling with a wheelchair accessible entry path, and may
 12 also include a single-story accessory building; or,
 13 2. A development proposal on a flag lot that, after optimizing driveway
 14 routing and minimizing driveway width, requires a driveway that
 15 occupies more than 25% of the otherwise allowed lot coverage
 16 area. The allowed reduction in the required landscaping area and
 17 increase in maximum lot coverage shall not exceed 5%, or the area
 18 of the driveway in excess of 25% of the lot coverage, whichever is
 19 less.

20 For example, a development proposal with a driveway that occupies
 21 27% of the otherwise allowed lot coverage, may increase the total
 22 lot coverage by 2%; and

- 23 iii. A recorded notice on title, covenant, easement, or other documentation in
 24 a form approved by the city, shall be required. The notice on title or other
 25 documentation shall describe the basis for the reduced landscaping area
 26 and increased lot coverage.

27
 28 3. Deviation. The code official may grant a deviation, allowing an additional five percent of lot
 29 coverage over the maximum requirements; provided, the applicant demonstrates through the
 30 submittal of an application and supporting documentation that the proposal meets one of the
 31 following criteria:

- 32
 33 a. The proposal uses preferred practices, outlined in MICC 19.09.100, which are
 34 appropriate for the lot; or
 35
 36 b. The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway
 37 corridor); or
 38
 39 c. The proposal minimizes impacts to critical areas and provides the minimum extent
 40 possible for the additional impervious surfaces.

41
 42 The city shall provide notice for the proposed action as required by MICC 19.15.020(D) and (E),
 43 Administration.

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

6
 7 ~~a. There will be no net loss of pervious surface from the existing pervious surface. No net loss~~
 8 ~~will be determined by the code official and may be achieved by off site mitigation and/or by~~
 9 ~~reconstructing existing parking areas to allow stormwater penetration. This replacement will be~~
 10 ~~an exception to subsection (D)(2)(b) of this section prohibiting parking areas from being~~
 11 ~~considered as pervious surfaces;~~

12
 13 ~~b. All stormwater discharged shall be mitigated consistent with the most recent Washington~~
 14 ~~State Department of Ecology Stormwater Management Manual for Western Washington,~~
 15 ~~including attenuation of flow and duration. Mitigation will be required for any and all new and~~
 16 ~~replaced impervious surfaces. In designing such mitigation, the use of a continuous simulation~~
 17 ~~hydrologic model such as KCRTS or WWHM shall be required; event based models will not be~~
 18 ~~allowed. In addition, mitigation designs shall utilize flow control best management practices~~
 19 ~~(BMPs) and low impact development (LID) techniques to infiltrate, disperse and retain~~
 20 ~~stormwater on site to mitigate the increased volume, flow and pollutant loading to the~~
 21 ~~maximum extent feasible;~~

22
 23 ~~c. The director must approve a storm drainage report submitted by the applicant and prepared~~
 24 ~~by a licensed civil engineer assuring the city that city infrastructure, in concert with the project~~
 25 ~~design, is adequate to accommodate storm drainage from the project site, or identifying~~
 26 ~~appropriate improvements to public and/or private infrastructure to assure this condition is~~
 27 ~~met, at the applicant's expense;~~

28
 29 ~~d. A deviation under subsection (D)(3) of this section may not be combined to exceed this~~
 30 ~~maximum 60 percent impervious surface coverage;~~

31
 32 ~~e. The hearing procedures and public notice requirements set forth in MICC 19.15.020 shall be~~
 33 ~~followed in connection with this variance proceeding.~~

34
 35 GE. Parking.

36
 37 1. Applicability. Subsection "2." below shall apply to all new construction and remodels where
 38 more than 40 percent of the length of the structure's external walls have been intentionally
 39 structurally altered.

40 2. Parking required.

41 a. Each single-family dwelling with a gross floor area of 3,000 square feet or more shall
 42 have at least three parking spaces sufficient in size to park a passenger automobile;
 43 provided, at least two of the stalls shall be covered stalls.

b. Each single-family dwelling with a gross floor area of less than 3,000 square feet shall have at least ~~three~~ two parking spaces sufficient in size to park a passenger automobile; provided, at least ~~two~~ one of the stalls shall be a covered stalls.

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

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

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

HF. Easements. Easements shall remain unobstructed.

1. Vehicular Access Easements. No structures shall be constructed on or over any vehicular access easement. A minimum ~~510~~ foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the ~~105~~ foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.

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

I. Large lots. The intent of this section is to ensure that the construction of a single family dwelling on a large lot does not preclude compliance with applicable standards related to subdivision or short subdivision of the large lot. Prior to approval of a new single family dwellings and associated site improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete one of the following:

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

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

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

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

4
 5 d. Approval of a site design that could accommodate a potential future subdivision does
 6 not guarantee approval of such future subdivision, nor does it confer or vest any rights
 7 to a future subdivision.

8
 9 2. Subdivide. Prior to application for a new single family dwelling, the property is subdivided or
 10 short platted to create all potential lots and building pads permitted by zoning. The proposed
 11 single family dwelling shall be located on a lot and within a building pad resulting from a
 12 recorded final plat.

13
 14 3. Limit subdivision. Record a notice on title, or execute a covenant, easement, or other
 15 documentation approved by the city, prohibiting further subdivision of the large lot for a period
 16 of five (5) years from the date of final inspection or certificate of occupancy.

17
 18 J. Building Pad. New buildings shall be located within a building pad established pursuant to Chapter
 19 19.09 MICC. Intrusions into yard setbacks authorized pursuant to MICC 19.02.020(C)(3) may be located
 20 outside of the boundaries of the building pad.

21
 22 ...

23
 24 **19.02.040 Garages, ~~and other accessory buildings,~~ and accessory structures.**

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

26
 27 B. Attached Accessory Building. An attached accessory building shall comply with the requirements of
 28 this code applicable to the main building.

29
 30 C. Detached Accessory Buildings and Accessory Structures.

31 1. Gross Floor Area.

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

37
 38 b. The gross floor area for a detached accessory building that is entirely or partially used
 39 for an accessory dwelling unit, may be increased by the additional floor area authorized
 40 pursuant to MICC 19.02.020(D)(3)(b).

41
 42 2. Height.

43 a. Detached accessory buildings, except for buildings that contain an accessory dwelling
 44 unit, are limited to a single story and shall not exceed 17 feet in height above the

1 average building elevation computed from existing grade or finished grade, whichever is
 2 lower, to the highest point of the roof. Average building elevation is calculated using
 3 the methodology established in MICC 19.02.020(E)(4).

4
 5 b. Detached accessory buildings that are entirely or partially used for an accessory
 6 dwelling unit, shall meet the height limits established for the primary building.

7
 8 **3. Detached A** accessory buildings are not allowed in required yard setbacks; provided, one
 9 detached accessory building with a gross floor area of 200 square feet or less and a height of 12
 10 feet or less may be erected in the rear yard setback. If such an accessory building is to be
 11 located less than five feet from any property line, a joint agreement with the adjoining property
 12 owner(s) must be executed and recorded with the King County Department of Records and
 13 thereafter filed with the city.

14
 15 **4. Accessory structures.** The maximum height of an accessory structure that is not also an
 16 accessory building, shall not exceed 17 feet. The height of an accessory structure is measured
 17 from the top of the structure, to the existing grade or finished grade, whichever is lower,
 18 directly below the section of the structure being measured.

19
 20 D. Garages and Carports. Garages and carports may be built to within 10 feet of the front property line if
 21 the front yard of the lot, measured at the midpoint of the wall of the garage closest to the front yard
 22 property line, is more than four feet above or below the existing grade or finished grade, whichever is
 23 lower, at the point on the front property line closest to the midpoint of the wall of the garage at its
 24 proposed location. The height of such garage shall not exceed 12 feet from existing grade for that
 25 portion built within the front yard.

26
 27 E. Pedestrian Walkways. Enclosed or covered pedestrian walkways may be used to connect the main
 28 building to a garage or carport. Enclosed pedestrian walkways shall not exceed six feet in width and 12
 29 feet in height calculated from finished grade or 30 feet above average building elevation, whichever is
 30 less. (Ord. 08C-01 § 1; Ord. 01C-06 § 1; Ord. 99C-13 § 1).

31
 32
 33 **19.02.050 Fences, retaining walls and rockeries.**

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

36
 37 B. Location in Street.

38
 39 1. Fences. No fence shall be located in any improved street. Fences may be allowed in
 40 unimproved public streets subject to approval of the city engineer and the granting of an
 41 encroachment agreement as required by MICC 19.06.060.
 42

1 2. Retaining Walls and Rockeries. Retaining walls and rockeries may be allowed in any street
 2 subject to the approval of the city engineer and the granting of an encroachment agreement
 3 covering any public street as required by MICC 19.06.060.
 4

5 C. Height Measurement.
 6

7 1. Fences / gates. The height of a fence or gate is measured from the top of the fence or gate,
 8 including posts, to the existing grade or finished grade, whichever is lower, directly below the
 9 section of the fence or gate being measured.
 10

11 2. Retaining Walls and Rockeries. The height of a retaining wall or rockery is measured from the
 12 top of the retaining wall or rockery to the existing grade or finished grade, whichever is lower,
 13 directly below the retaining wall or rockery.
 14

15 D. Retaining Walls and Rockeries – Requirements.
 16

17 1. Building Permit. A building permit is required for retaining walls or rockeries not exempted
 18 from permit by Section 105.2 of the Construction Administrative Code, Chapter 17.14 MICC.
 19

20 2. Engineer. Any rockery requiring a building permit shall be designed and inspected by a
 21 licensed geotechnical engineer.
 22

23 3. Drainage Control. Drainage control of the area behind the rockery shall be provided for all
 24 rockeries.
 25

26 4. Maximum Height in Required Yard – Cut Slopes.
 27

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

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

34 c. ~~Retaining walls or rockeries may~~ be topped by a fence ~~up to 72 inches in height as~~
 35 ~~provided in MICC 19.02.050(E).~~ or, if within that portion of any required yard that
 36 lies within 20 feet of any improved street, by a fence up to 42 inches in height.
 37

38 5. Maximum Height in Required Yard – Fill Slopes.
 39

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

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

1 c. Retaining walls or rockeries may be topped by a fence as provided in MICC
 2 19.02.050(E).

3
 4 ~~A fence or guardrail may be placed on top of such retaining wall or rockery, but in no~~
 5 ~~event shall the combined height of the fence and any retaining wall or rockery~~
 6 ~~exceed 72 inches; provided, rockeries, retaining walls, fences, or any combination~~
 7 ~~thereof, are limited to a maximum height of 42 inches within that portion of any~~
 8 ~~required yard which lies within 20 feet of any improved street.~~

9
 10 E. Fences and gates.

11
 12 1. ~~Maximum Height in~~ Fences or gates in R ~~required Y~~ ard.

13 a. Height limits.

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

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

19 b. Exceptions to height limits.

20 i. Fences within front yards may be designed to incorporate an open
 21 latticework or similar architectural feature at the entrance of a
 22 walkway, provided the total height of the entryway feature shall not
 23 exceed 90 inches. The open latticework or architectural feature shall be
 24 designed such that at least 50 percent of its total surface area consists
 25 of evenly distributed open spaces.

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

- 28 1. The proposed fence or gate is located along a property line
 29 contiguous to either: Island Crest Way north of SE 53rd Place, or SE
 30 40th Street between 92nd Avenue SE and 78th Avenue SE; and
- 31 2. The proposed fence or gate is located a minimum of 5 feet from the
 32 street property line and will be screened by landscaping designed to
 33 soften the presence of the fence; and,
- 34 3. The proposed fence or gate will not create a traffic, pedestrian, or
 35 public safety hazard.

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

41
 42 ~~a. Exception. Open latticework or a similar architectural feature up to 18 inches above~~
 43 ~~the maximum 72 inch height allowed may be constructed, provided it is of open work~~
 44 ~~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.~~

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

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

~~...~~

19.02.060 Lot Coverage – Regulated improvements.

A. Applicability. This section shall only apply to regulated improvements (for example, schools or religious buildings) in the residential zoning designations of R-8.4, R-9.6, R-12, and R-15.

1 **B1.** Maximum Impervious Surface Limits for Lots. The total percentage of a lot that can be covered by
 2 impervious surfaces (including buildings) is limited by the slope of the lot for all single-family zones as
 3 follows:
 4

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%

5
 6
 7 *Public and private schools, religious institutions, private clubs and public facilities (excluding public parks or
 8 designated open space) in single-family zones with slopes of less than 15 percent may be covered by the percentage
 9 of legally existing impervious surface that existed on May 1, 2006, as determined by the code official.

10
 11 **C2.** Exemptions. The following improvements will be exempt from the calculation of the maximum
 12 impervious surface limits set forth in subsection ~~“(D)(1B.)”~~ of this section:
 13

14 **a1.** Decks/Platforms. Decks and platforms constructed with gaps measuring one-eighth inch or
 15 greater between the boards which provide free drainage between the boards as determined by
 16 the code official shall be exempt from the calculation of maximum impervious surface limits so
 17 long as the surface below the deck or platform is not impervious.
 18

19 **2b.** Pavers. Pavers installed with a slope of five percent or less and covering no more than 10
 20 percent of the total lot area will be calculated as only 75 percent impervious. Provided,
 21 however, that all pavers placed in driveways, private streets, access easements, parking areas
 22 and critical areas shall be considered 100 percent impervious.
 23

24 ~~c. Patios/Terraces. Uncovered patios/ terraces constructed of pavers shall be exempt~~
 25 ~~from the maximum impervious surface limits.~~
 26

27 **d3.** Pedestrian-Oriented Walkways. Uncovered pedestrian walkways constructed with gravel or
 28 pavers not to exceed 60 inches in width shall be exempt from the maximum impervious surface
 29 limits.
 30

31 **e4.** Public Improvements. Open storm water retention/detention facilities, public rights-of-way
 32 and public pedestrian trails shall be exempt from the maximum impervious surface limits.
 33

1 5f. Rockeries/Retaining Walls. Rockeries and retaining walls shall be exempt from the maximum
2 impervious surface limits.

3
4 6g. Residences for religious leaders located on properties use by places of worship.

5
6 a. A structure primarily used as a residence for a religious leader provided by its
7 congregation and located on the same lot or lots as the improvements for a church,
8 synagogue, mosque, or other place of worship, shall be exempt from the maximum
9 impervious surface limits, subject to the limitations under subsection "b." below. All
10 impervious surface areas directly and commonly associated with the residence such as,
11 but not limited to, the footprint of the residence, an attached or detached garage, a
12 patio and/or deck not otherwise exempted by MICC 19.02.0260(DC)(21)(a) and (E3), and
13 a driveway not otherwise used for general access to the place of worship, shall be
14 exempt.

15
16 b. A residence and its associated impervious improvements, as described above, may
17 only be exempted if 4,999 square feet or less or up to 20% of lot area, whichever is less.
18 For these purposes, lot area means the lot or lots on which the place of worship is
19 located.

20
21 c. Impervious surface ~~lot~~ coverage exceeding 60% shall not be allowed whether by
22 variance ~~pursuant to~~ MICC 19.02.0620(D) or by this exemption.

23
24 D. Variance. Regulated improvements in the R-8.4, R-9.6, R-12, and R-15 zoning designations may
25 request a variance to increase impervious surface pursuant to MICC 19.15.020(G).
26

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- ~~19.15.020~~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 be reviewed by~~ 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 as type of
16 ownership, restrictive covenants, physiographic conditions, location or surroundings, or other
17 factors;
18
19 2. That the granting of the variance will not result in future uncoordinated development nor
20 alter the character of the neighborhood; and
21
22 3. That granting the variance will not conflict with the general purposes and objectives of the
23 comprehensive plan or the development code.
24

25 C. Applicants shall prepare a concept sketch of the proposal for the preapplication meeting required
26 under MICC 19.09.010(A).
27

28 D. Preliminary Application Contents. In addition to any documents, information, or studies required
29 under Chapter 19.07 MICC, Critical Areas Environment, Chapter 19.10, Trees, or any other Chapter of
30 Title 19 MICC, an application for a long subdivision, short subdivision, or a lot line revision shall include
31 the documents set forth below and any other document or information deemed necessary by the code
32 official upon notice to the applicant. All documents shall be in the form specified by the code official and
33 shall contain such information as deemed necessary by the code official. The applicant shall submit the
34 number of copies of each document specified by the code official.
35

36 1. Development Application Cover Form. The development application cover form shall be
37 signed by all current property owners listed on the plat certificate, and shall list the legal parcel
38 numbers of all property involved in the project.
39

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

1 lot line revision. The submitted plans shall ~~demonstrate that a~~ identify the proposed building
2 pad ~~has been designated location~~ for each proposed lot ~~per pursuant to~~ MICC 19.09.090. ~~No~~
3 ~~cross-section dimension of a designated building pad shall be less than 20 feet in width.~~

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

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

12 a. Proposed restrictive covenants.

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

14 c. Proposed easements.

15
16 5. Project Narrative. Applicants shall provide a clear and concise written description and
17 summary of the proposed project.

18
19 6. Neighborhood Detail Map. Applicants shall provide copies of a map drawn at a scale specified
20 by the code official showing the location of the subject site relative to the property boundaries
21 of the surrounding parcels within approximately 1,000 feet, or approximately 2,500 feet for
22 properties over four acres. The map shall identify the subject site with a darker perimeter line
23 than that of the surrounding properties.

24
25 7. Topography Map. The applicant shall provide copies of a topographical map showing the
26 existing land contours using vertical intervals of not more than two feet, completed and signed
27 by a Washington licensed surveyor. For any existing buildings, the map shall show the finished
28 floor elevations of each floor of the building. Critical slopes exceeding 30 percent must be
29 labeled and delineated by a clearly visible hatching.

30
31 8. Detailed Grading Plan. If the grade differential on the site of the proposed project will exceed
32 24 inches and/or if the amount of earth to be disturbed exceeds 50 cubic yards, the applicant
33 shall provide copies of a detailed grading plan drawn by a Washington licensed engineer.

34
35 9. Street Profiles. The applicant shall provide copies of a street profile showing the profiles and
36 grades of each street, together with typical cross sections indicating:

37 a. Width of pavement;

38 b. Location and width of sidewalks, trails, bike lanes, ditches, swales, etc.; and
39
40
41
42
43
44

1 c. Location of any utility mains.
2

3 10. Geotechnical Report. The applicant shall provide a geotechnical report meeting the
4 requirements of Chapter 19.07 MICC, Critical Lands. This requirement may be waived by the city
5 Engineer under the criteria set out in MICC 19.07.010.
6

7 11. Utility Plan. Conceptual plan showing the locations of existing and proposed utilities.
8

9 ~~E. Notice.~~

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

14
15 ~~2. Long Subdivisions.~~

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

22
23 ~~b. If the owner of a proposed long subdivision owns land adjacent to the proposed long~~
24 ~~subdivision, that adjacent land shall be treated as part of the long subdivision for notice~~
25 ~~purposes, and notice of the application shall be given to all owners of lots located within~~
26 ~~300 feet of the proposed long subdivision or the applicant's adjacent land.~~

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

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

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

37
38 a. The project does or does not make appropriate provisions for the public health,
39 safety, and general welfare and for such open spaces, drainage ways, streets or roads,
40 alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks
41 and recreation, playgrounds, schools and schoolgrounds and all other relevant facts,
42 including sidewalks and other planning features that assure safe walking conditions for
43 students who only walk to and from school;
44

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

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

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

9
10 3. Long Subdivisions.

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

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

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

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

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

34
35 ~~5. Expiration of Approval.~~

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

40
41 ~~b. Once the preliminary plat for a short subdivision has been approved by the city, the~~
42 ~~applicant has one year to submit a final plat meeting all requirements of this chapter. A~~
43 ~~plat that has not been recorded within one year after its preliminary approval shall~~
44 ~~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.

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.

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.
43

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15 ...
16

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 a. 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. ~~e~~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~~a qualified professional determines that the criteria of MICC 19.07.060(D),
 15 Site Development, is satisfied; ~~(b)~~
 16 ii. ~~b~~B building pads are sited to minimize impacts to the extent ~~reasonably~~
 17 feasible; and
 18 ii. ~~(c) b~~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 19.02.020(I).

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.

1
2
3
4
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 owner 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 between October 1
34 and April 1 following 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 between October 1
44 and April 1 following 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. Permit
12 applications should be accompanied by documentation of the imminent threat to life or
13 property, ideally in the form of a report by a qualified arborist, or a photograph of the tree. Prior
14 notice of the impending tree removal should be provided to the City.

15 3. For the purposes of this section, tree removal includes the cutting or removing directly or
16 indirectly through site grading of any tree, or root destruction that will result in a tree ultimately
17 becoming a hazardous tree.

18
19 **19.10.030 Exemptions.**

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

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

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

28 C. Tree pruning. Tree pruning, as defined in MICC 19.16.010, on private property.
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, new single family homes,
 31 additions to a single family home, appurtenances, accessory structures,
 32 utilities, and driveways shall be designed and located to minimize tree
 33 removal during and following construction.

34 ii. The following trees shall be prioritized for retention:

35 (1) Exceptional trees;

36 (2) Trees with a diameter of more than 24 inches;

37 (3) Trees that have a greater likelihood of longevity; and,

38 (4) Trees that are part of a healthy grove

39 iii. Tree shall not be removed outside the area of land disturbance except
 40 where necessary to install site improvements (e.g. driveways, utilities, etc.).

41 iv. Tree removal for the purposes of site landscaping should be limited to
 42 those trees that will pose a future safety hazard to existing or proposed site
 43 improvements.

44 c. Provide tree replacement pursuant to MICC 19.10.070.

- 1 3. Retention of exceptional trees. Development proposals specified under subsection "1."
 2 above, shall retain exceptional trees with a diameter of 24 inches or more. Exceptional
 3 trees with a diameter of 24 inches or more that are retained shall be credited towards
 4 compliance with the retention requirements of subsection "2." above. Removal of
 5 exceptional trees with a diameter of 24 inches or more, shall be limited to the following
 6 circumstances:
- 7 a. Retention of an exceptional tree(s) with a diameter of 24 inches or more will result
 8 in an unavoidable hazardous situation; or,
 - 9 b. Retention of an exceptional tree(s) with a diameter of 24 inches or more will limit
 10 the constructable gross floor area to less than 85% of the maximum gross floor area
 11 allowed under Chapter 19.02 MICC; or,
 - 12 c. Retention of an exceptional tree(s) with a diameter of 24 inches or more will
 13 prevent creation of a residential lot through a subdivision or short subdivision that is
 14 otherwise allowed by Title 19 MICC.
- 15 4. Calculation of rolling five year period. For the purposes of this section, the rolling five year
 16 period begins five years prior to the date of application for a development approval that is
 17 subject to tree retention.
- 18 5. Compliance required. Development proposals on lots that have removed more than 70% of
 19 large trees within the rolling five year period, such that the 30% tree retention requirement
 20 under subsection "2." above cannot be met, shall not receive approval unless and until
 21 compliance has been achieved. For example, a lot that has removed all of the trees in year
 22 "one", may not receive a preliminary subdivision approval in year "four". However, the
 23 preliminary subdivision approval may be granted in year "six", such that the rolling five year
 24 period does not include the tree removal in year "one".

25
 26 B. Commercial or multifamily zoning designations - Tree removal.

- 27 1. In the P, B, C-0, PBZ, TC, MF-2, MF-2L, and MF-3 zoning designations a tree permit is
 28 required and will be granted if it meets any of the following criteria:
- 29 a. It is necessary for public safety, removal of hazardous trees, or removal of diseased
 30 or dead trees;
 - 31 b. It is necessary to enable construction work on the property to proceed and the
 32 owner has used reasonable best efforts to design and locate any improvements and
 33 perform the construction work in a manner consistent with the purposes set forth in
 34 MICC 19.10.005;
 - 35 c. It is necessary to enable any person to satisfy the terms and conditions of any
 36 covenant, condition, view easement or other easement, or other restriction
 37 encumbering the lot that was recorded on or before July 31, 2001; and subject to
 38 MICC 19.10.090(B);
 - 39 d. It is part of the city's forest management program or regular tree maintenance
 40 program and the city is the applicant;
 - 41 e. It is desirable for the enhancement of the ecosystem or slope stability based upon
 42 professional reports in form and content acceptable to the city arborist.
- 43 2. Design Commission review required in commercial zones. A tree permit for a development
 44 proposal, resulting in regulated improvements located in a commercial zone, that has previously

1 received design commission approval, must first be reviewed, and approved by the city's design
 2 commission prior to permit issuance by the city.

3
 4
 5 **19.10.070 Tree replacement.**

6 Trees that are cut pursuant to a tree permit shall be replaced as specified in subsections "A" and "B."
 7 below, or a fee in lieu shall be paid as specified in subsection "C."

8
 9 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>Less than 10 inches</u>	<u>1</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 and any exceptional tree(s)</u>	<u>6</u>

10
 11 B. Replacement Trees.

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

- 14 a. On-site replacement adjacent to or within critical tree areas as defined in Chapter
 15 19.16 MICC;
 16 b. On-site replacement outside of critical tree areas adjacent to other retained trees
 17 making up a grove or stand of trees;
 18 c. On-site replacement outside of critical tree areas; and,
 19 d. Off-site in adjacent public right-of-way where explicitly authorized by the city.

20
 21 2. Species. Replacement trees shall primarily be those species native to the Pacific Northwest.
 22 In making a determination regarding the species of replacement trees, the city arborist shall
 23 defer to the species selected by the property owner unless the city arborist determines that the
 24 species selected is unlikely to survive for a period of at least 10 years, represents a danger or
 25 nuisance, would threaten overhead or underground utilities or would fail to provide adequate
 26 protection to any critical tree area.

27
 28 3. Size.

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

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

36
 37 4. Reduction. The city arborist may reduce the number of replacement trees as follows, where
 38 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 in the wet season (October 1 through April 1),
 9 following the applicable tree removal or, in the case of a development proposal, completion of
 10 the development work, provided the city arborist may authorize an extension to ensure optimal
 11 planting conditions for tree survival.

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

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

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

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

35
 36 **19.10.080 Tree protection standards.**

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

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

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

6
7 **19.10.090 Application requirements.**

8 The city shall establish and maintain a tree removal permit application form to allow property owners to
9 request city review of tree removal for compliance with applicable city regulations. The application shall
10 include at a minimum, the following:

11 A. General Information.

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

21
22 B. Critical Tree Area. An application covering a tree located in a critical tree area, as defined in Chapter
23 19.16 MICC, shall include a proposed time schedule for the cutting, land restoration, implementation of
24 erosion control and other measures that will be taken in order to prevent damage to the critical tree
25 area.

26
27 C. Development plan set. An application for a development proposal that requires tree retention, and
28 that will result in the removal of one or more trees and as a result of construction work, shall include the
29 following:

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

1 f. Proposed tree status (trees to be removed or retained) noted by an 'X' or by ghosting
2 out;

3 g. Proposed locations of any required replacement trees.

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

6 a. A tree inventory containing the following:

7 i. A numbering system of all existing large trees on the subject property (with
8 corresponding tags on trees); the inventory shall also include large trees on
9 adjacent property with driplines or critical root zones extending into the
10 development proposal site;

11 ii. Size (diameter);

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

13 iv. Tree type or species;

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

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

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

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

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

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

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

31 vi. For development applications, a discussion of timing and installation of tree
32 protection measures. Such measures must include fencing and be in

33 accordance with the tree protection standards as outlined in MICC 19.10; and

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

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

40
41 E. Peer review and conflict of interest.

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

1 2. The code official may require the applicant retain a replacement qualified arborist or may
2 require a peer review where the code official believes a conflict of interest exists. For example, if
3 an otherwise qualified arborist is employed by a tree removal company and prepares the
4 arborist report for a development proposal, a replacement qualified arborist or a peer review
5 may be required.

6
7
8 **19.10.100 Trees on public property.**

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

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

17
18 B. By private property owners in city street. A private property owner may apply for a tree permit to cut
19 or prune a public tree located on any city street if the owner demonstrates in the following order that all
20 of the criteria are satisfied:

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

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

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

25 i. Necessary for access to private property;

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

28 4. Tree pruning. The city arborist determines that proposed tree pruning is:

29 i. Required to resolve a possible hazard to public or private health or safety; or,

30 ii. Requested by a valid petition executed by at least 60 percent of the property owners
31 located within a 300-foot radius of the subject tree in favor of the proposed pruning of
32 the tree; and

33 5. Additional information prepared by a qualified arborist, if required by the city arborist, is
34 provided to ensure the long term health and viability of trees that will remain following pruning
35 or removal;

36 6. In the case of tree cutting, the private property owner provides tree replacement consistent
37 with MICC 19.10.070;

38 7. The owner pays a fee to cover all costs associated with reviewing the pruning or cutting
39 request;

40 8. The pruning or cutting is performed at the sole cost and expense of the private property
41 owner; and,

42 9. Tree topping is prohibited.

43
44 C. Pruning or cutting of trees within a public park by a private property owner is prohibited.

1
2 **19.10.110 Seasonal development limitations.**

3 No cutting of trees located in geologic hazard areas or protected slope areas is allowed between
4 October 1 and April 1 unless: (i) a tree permit with explicit authorization for removal between October 1
5 and April 1 has been granted; or (ii) removal is required due to an emergency situation involving
6 immediate danger to life or property. The city arborist may authorize tree removal between October 1
7 and April 1 if the city arborist determines that such environmentally critical areas will not be adversely
8 impacted by the proposed cutting and the applicant demonstrates compelling justification based on a
9 geotechnical evaluation of the site. The city arborist may require hydrology, soils and storm water
10 studies, erosion control measures, restoration plans, and/or an indemnification/release agreement.

11
12 **19.10.120 Rounding.**

13 When the retention or replacement calculations results in a fraction, the fraction shall be rounded to the
14 nearest whole number as follows:

15 A. Fractions of 0.50 or above shall be rounded up to the closest whole number; and

16 B. Fractions below 0.50 shall be rounded down to the closest whole number.

17
18 **19.10.130 Bald eagle and other federal and state requirements.**

19 In addition to any requirement of this chapter, persons must comply with all applicable federal and state
20 laws, rules and regulations including without limitation the Endangered Species Act, the Bald Eagle
21 Protection Act and the Migratory Bird Treaty Act, as now existing or hereinafter adopted or amended.

22
23 **19.10.140 Nuisance abatement.**

24 A. In addition to the requirements of this Chapter 19.10 MICC, trees and vegetation which meet the
25 definition of a nuisance shall be subject to the provisions of Chapter 8.24 MICC, Nuisance Control Code.

26
27 B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following
28 requirements shall apply to trees and vegetation:

29
30 1. Branches over roads shall be trimmed to a minimum of 12 feet above the road surface. (see
31 Figure 1).

32
33 2. Branches over sidewalks shall be trimmed to a minimum of eight feet above the sidewalk and
34 one foot behind the sidewalk (see Figure 1).

35
36 3. Street trees and other vegetation will be spaced according to the following spacing
37 requirements to facilitate the safe flow of traffic (see Figure 2):

38
39 a. No tree plantings are allowed within a 30-foot sight triangle at any street intersection.

40
41 b. Shrubs shall not exceed 36 inches in height above the street level within this triangle.

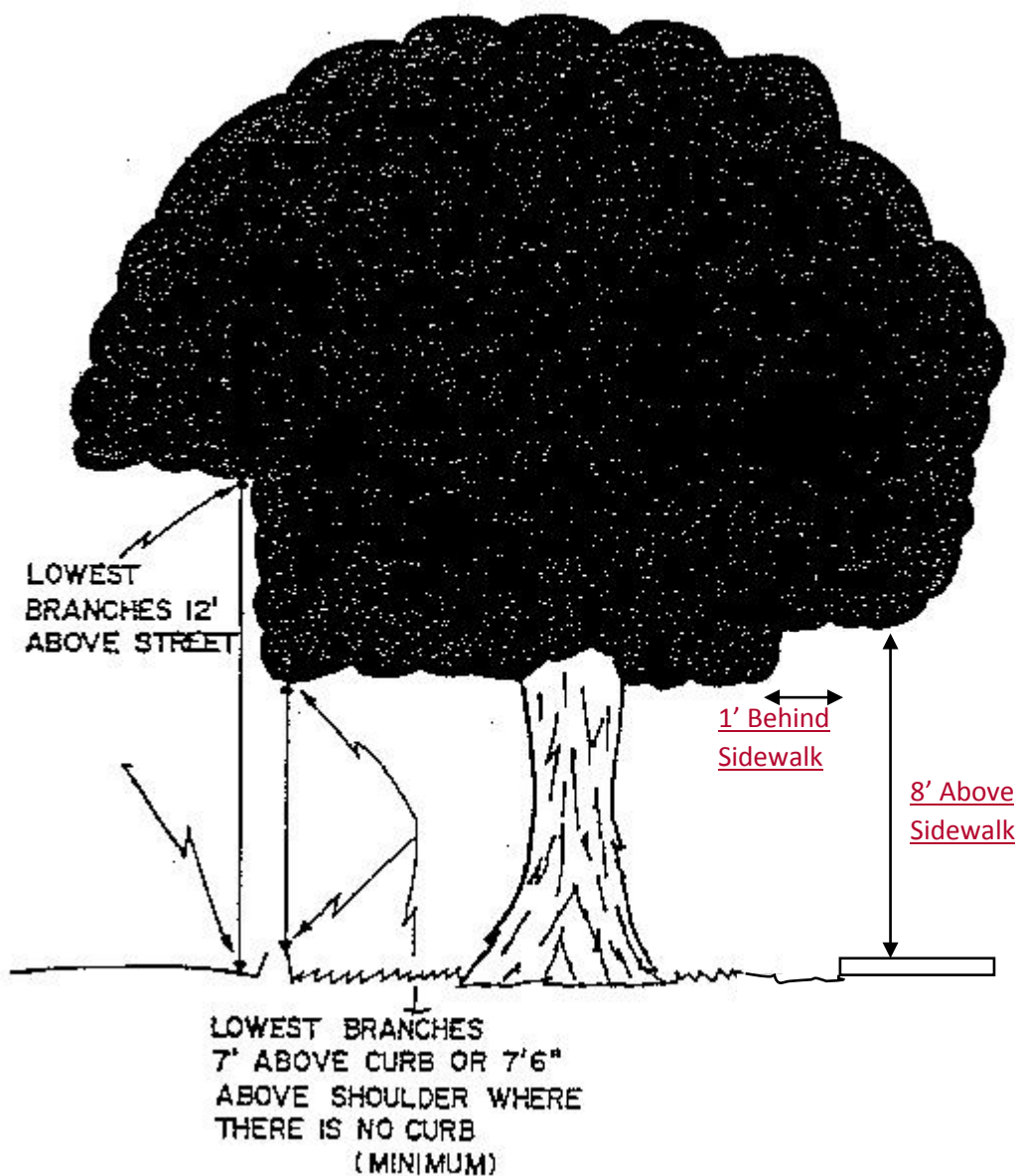
42
43 c. Ten-foot minimum spacing shall be observed for small trees.

1
2
3
4
5
6
7

d. Hedges are not allowed between the sidewalk and the curb, and must be planted at least five feet behind the sidewalk.

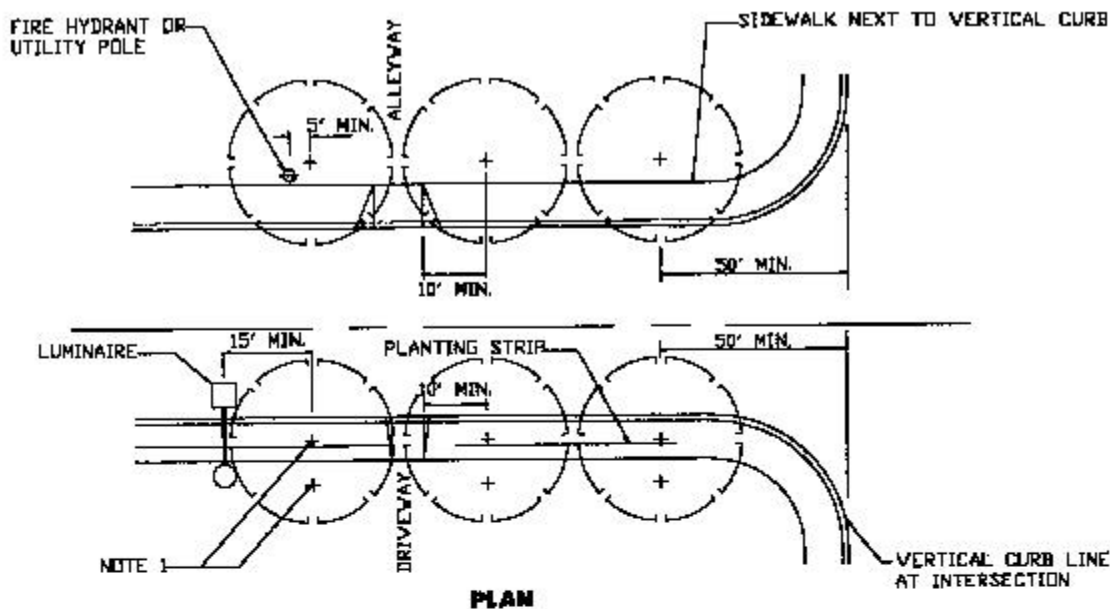
e. Hedges must be trimmed at least three feet behind the sidewalk.

f. Plantings of trees, shrubs or hedges are not allowed between the street/road edge and a ditch.



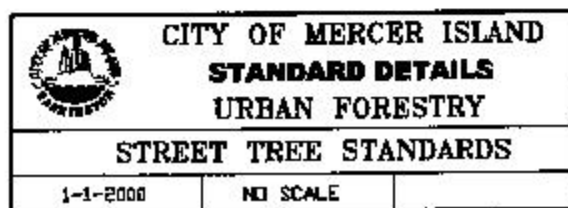
8
9
10

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 IN 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.



1
2 Figure 2

3
4
5 19.10.150 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 **19.10.160 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 five 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
 12 ~~B. Permit Required. A tree permit is required to cut a tree as follows:~~

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;

3. It is necessary to enable any person to satisfy the terms and conditions of any covenant, condition, view easement or other easement, or other restriction encumbering the lot that was recorded on or before July 31, 2001; and subject to MICC 19.10.080(A)(2);

4. It is part of the city's forest management program or regular tree maintenance program and the city is the applicant;

5. The permit seeks to cut one of the following common, short lived "weedy" tree species: Alder, Bitter Cherry, or Black Cottonwood; or

6. It is desirable for the enhancement of the ecosystem or slope stability based upon professional reports in form and content acceptable to the city arborist.

C. Trees Cut/Pruned by Private Utility Companies. A tree permit will be issued to private utility companies to cut trees located on public or private property if necessary for public safety, removal of hazardous trees, removal of diseased or dead trees, as part of any private utility tree maintenance program approved by the city, or for construction work. Regardless of whether or not a permit is required, all cutting or pruning of trees by private utility companies shall be performed under the supervision of a certified arborist and at the sole cost and expense of the utility company.

19.10.050 Commission review required in commercial zones.

A tree permit covering regulated improvements located in a commercial zone, that have previously received design commission approval, must first be reviewed and approved by the city's design commission prior to permit issuance by the city.

19.10.060 Tree replacement.

Any trees that are cut pursuant to a tree permit shall be replaced on the subject property as specified in this section.

A. Private Utility Company. If the permit is granted to a private utility company and the property owner is unwilling to place any replacement trees on the owner's property, the private utility company shall pay to the city the amount necessary to purchase and plant replacement trees on public property necessary to mitigate the impact of the removed trees based upon arborist industry standards. Monies paid to the city for replacement trees shall be used for that purpose.

B. Species. In making a determination regarding the species of replacement trees, the city arborist shall defer to the species selected by the property owner unless the city arborist determines that the species selected is unlikely to survive for a period of at least 10 years, represents a danger or nuisance, would threaten overhead or underground utilities or would fail to provide adequate protection to any critical tree area.

C. Size. All replacement trees shall be at least six feet tall, unless a smaller size tree or shrub is approved 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.~~

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

~~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.~~

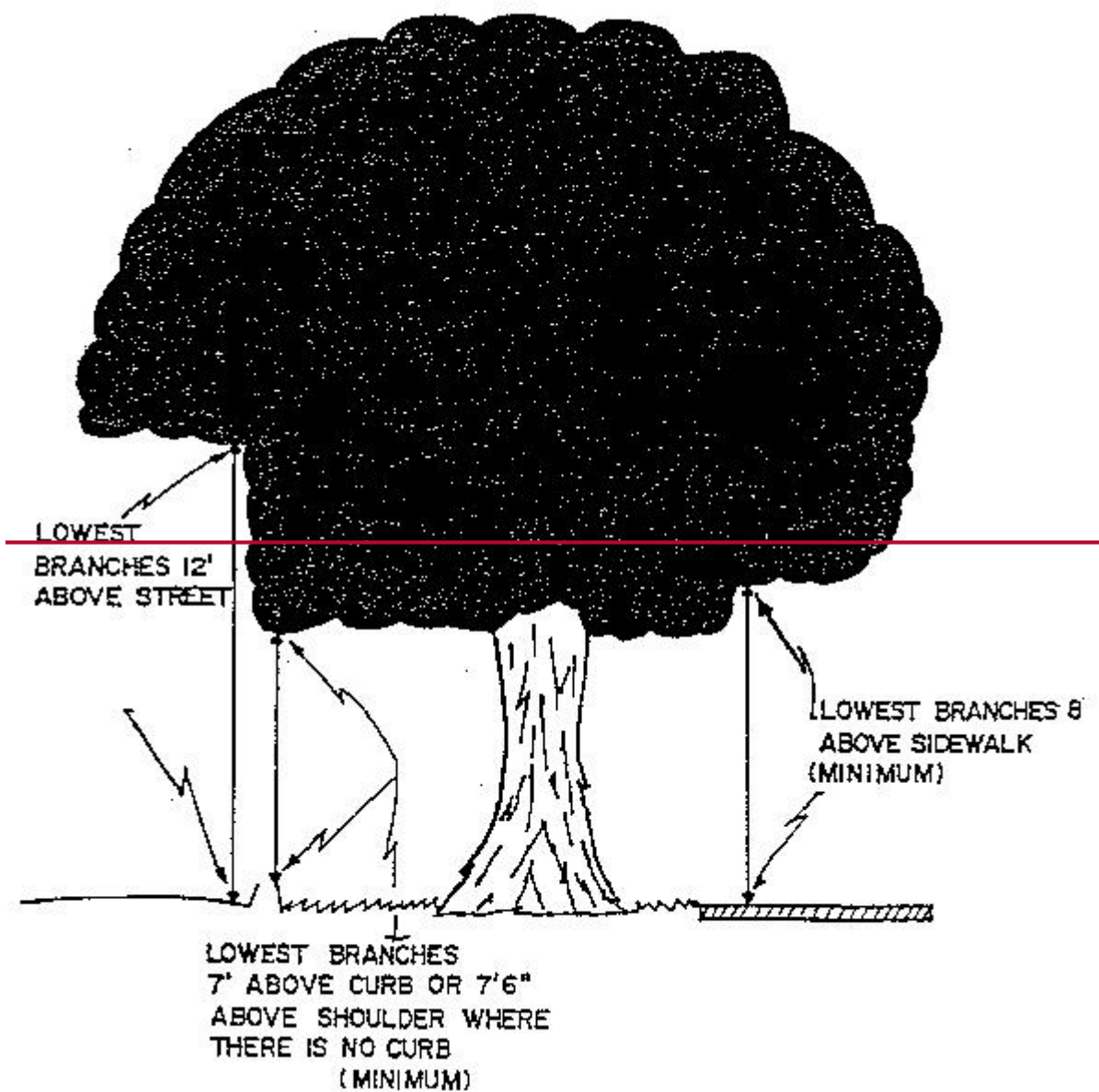
~~b. Shrubs shall not exceed 36 inches in height above the street level within this triangle.~~

~~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.~~

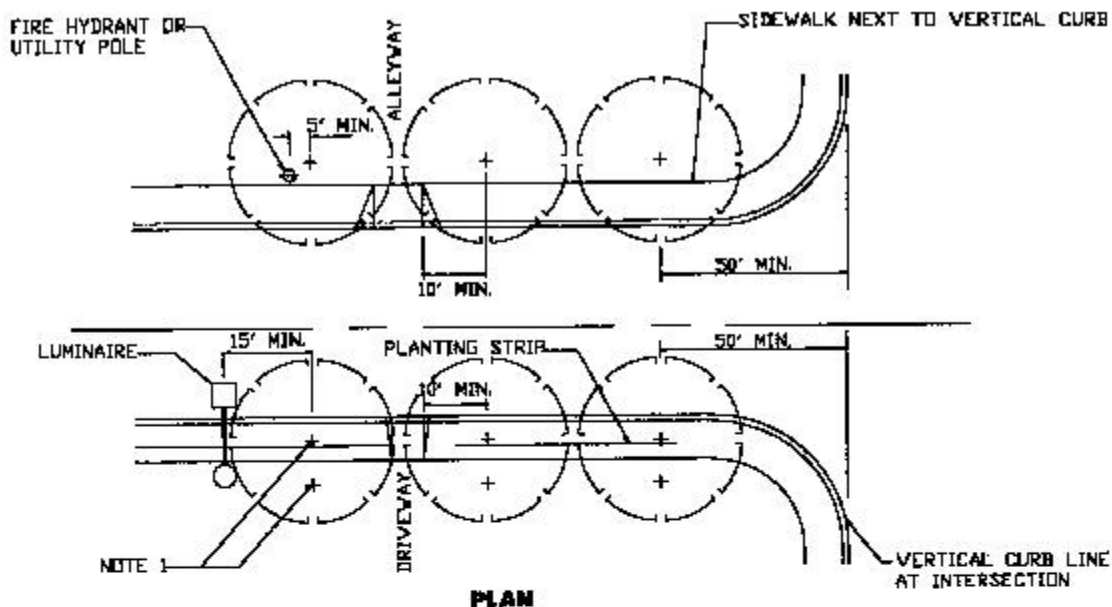
~~e. Hedges must be trimmed at least three feet behind the sidewalk.~~

~~f. Plantings of trees, shrubs or hedges are not allowed between the street/road edge and a ditch.~~



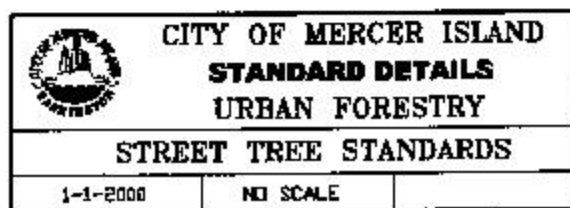
- 1
- 2
- 3

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 IN 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.



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.~~

29

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
Ministerial Actions			
Tree Removal Permit	Code official	Chapter 19.10 MICC	Hearing examiner¹
Right-of-Way Permit	City engineer	Chapter 19.09 MICC	Hearing examiner
Home Business Permit	Code official	MICC 19.02.010	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC 19.06.080(A)	Hearing examiner

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Lot Line Revision	Code official	Chapter 19.08 MICC	Hearing examiner
Design Review – Minor Exterior Modification Outside Town Center	Code official	MICC 19.15.040 , Chapters 19.11 and 19.12 MICC	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) Less Than \$100,000	Code official	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) \$100,000 or Greater	Design commission	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Hearing examiner
Final Short Plat Approval	Code official	Chapter 19.08 MICC	Superior court
Seasonal Development Limitation Waiver	Building official or city arborist	MICC 19.10.030 , 19.07.060 (D)(4)	Hearing examiner
Shoreline Exemption	Code official	MICC 19.07.110 and 19.15.020 (G)(6)(c)(i)	Hearing examiner ^{2*}
Major Single-Family Dwelling Building Permit	Code official	Chapter 19.02 MICC but not MICC Title 15 or 17	Hearing Examiner
Administrative Actions			
Accessory Dwelling Unit Permit	Code official	MICC 19.02.030	Hearing examiner
Preliminary Short Plat	Code official	Chapter 19.08 MICC	Hearing examiner
Deviation	Code official	MICC 19.15.020 (G), 19.01.070 , 19.02.050(F) , 19.02.020(C)(4) and (D)(3)	Hearing examiner
Critical Areas Determination	Code official	Chapter 19.07 MICC	Hearing Examiner

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Shoreline – Substantial Development Permit	Code official	MICC 19.07.110 and 19.15.020(G)(6)	Shoreline hearings board
SEPA Threshold Determination	Code official	MICC 19.07.120	Hearing Examiner
Short Plat Alteration and Vacations	Code official	MICC 19.08.010(G)	Hearing examiner
Long Plat Alteration and Vacations	City council via hearing examiner	MICC 19.08.010(F)	Superior court
Temporary Encampment	Code official	MICC 19.06.090	Superior court
Wireless Communications Facility	Code official	MICC 19.06.040	Hearing examiner
Wireless Communications Facility Height Variance	Code official	MICC 19.01.070 , 19.06.040(H) and 19.15.020(G)	Hearing examiner
Minimum Parking Requirement Variances for MF, PBZ, C-O, B and P Zones	Code official via design commission and city engineer	MICC 19.01.070 , 19.03.020(B)(4) , 19.04.040(B)(9) , 19.05.020(B)(9) and 19.15.020(G)	Hearing examiner
Development Code Interpretations	Code official	MICC 19.15.020(L)	Hearing Examiner ⁵
Discretionary Actions			
Conditional Use Permit	Hearing examiner	MICC 19.11.150(B) , 19.15.020(G)	Superior Court
Reclassification (Rezone)	City council via hearing examiner ^{3,2}	MICC 19.15.020(G)	Superior court
<u>Formal</u> Design Review – Major New Construction	Design commission	MICC 19.15.040 , Chapters 19.11 and 19.12 MICC	Hearing examiner
Preliminary Long Plat Approval	City council via hearing examiner ^{3,2}	Chapter 19.08 MICC	Superior court
Final Long Plat Approval	City council via code official	Chapter 19.08 MICC	Superior court
Variance	Hearing examiner	MICC 19.15.020(G) , 19.01.070	Superior court

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Variance from Short Plat Acreage Limitation	Code official	MICC 19.08.020	Hearing examiner
Critical Areas Reasonable Use Exception	Hearing examiner	MICC 19.07.030(B)	Superior court
Street Vacation	City council via planning commission ³²	MICC 19.09.070	Superior court
Shoreline Conditional Use Permit	Code official and Department of Ecology ⁴²	MICC 19.15.020(G)(6)	State Shorelines Hearings Board
Shoreline Variance	Code official and Department of Ecology ³²	MICC 19.15.020(G)(6)	State Shorelines Hearings Board
Impervious Surface Variance	Hearing examiner	MICC 19.02.0520(D)(4)	Superior court
Legislative Actions			
Code Amendment	City council via planning commission ³²	MICC 19.15.020(G)	Growth management hearings board
Comprehensive Plan Amendment	City council via planning commission ²	MICC 19.15.020(G)	Growth management hearings board
<p><u>¹ Tree removal associated with a development proposal and authorized through the issuance of a tree removal permit, shall not commence until after the end of the appeal period associated with the tree removal permit.</u></p>			
<p>²⁴Final rulings granting or denying an exemption under MICC 19.15.020(G)(6) are not appealable to the shoreline hearings board (SHB No. 98-60).</p>			
<p>³²The original action is by the planning commission or hearing examiner which holds a public hearing and makes recommendations to the city council which holds a public meeting and makes the final decision.</p>			
<p>⁴²Must be approved by the city of Mercer Island prior to review by DOE per WAC 173-27-200 and RCW 90.58.140(10).</p>			

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
<p><u>^sThe development code interpretation may be appealed as applied to a project review as part of an appeal of the land use action.</u></p>			

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

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.

1 3. Within 14 days after an applicant has submitted all additional information identified as being
2 necessary for a complete application, the city shall notify the applicant whether the application
3 is complete or what additional information is necessary.
4

5 4. If the applicant fails to provide the required information within 90 days of the determination
6 of incompleteness, the application shall lapse. The applicant may request a refund of the
7 application fee minus the city's cost of determining the completeness of the application.
8

9 D. Notice of Application.

10
11 1. Within 14 days of the determination of completeness, the city shall issue a notice of
12 application for all administrative, discretionary, and legislative actions listed in MICC
13 19.15.010(E) and major single-family dwelling building permits.
14

15 2. The notice of application shall include the following information:
16

17 a. The dates of the application, the determination of completeness, and the notice of
18 application;
19

20 b. The name of the applicant;
21

22 c. The location and description of the project;
23

24 d. The requested actions and/or required studies;
25

26 e. The date, time, and place of the open record hearing, if one has been scheduled;
27

28 f. Identification of environmental documents, if any;
29

30 g. A statement of the public comment period, which shall be not less than 30 days
31 following the date of notice of application; and a statement of the rights of individuals
32 to comment on the application, receive notice and participate in any hearings, request a
33 copy of the decision once made and any appeal rights. The City shall accept public
34 comments at any time prior to the closing of the record of an open record predecision
35 hearing, if any, or if no open record predecision hearing is provided, prior to the
36 decision on the project permit;
37

38 h. The city staff contact and contact information;
39

40 i. The identification of other permits not included in the application to the extent known
41 by the city;
42

43 j. A description of those development regulations used in determining consistency of
44 the project with the city's comprehensive plan;

1
2 k. A link to a website where additional information about the project can be found; and

3
4 l. Any other information that the city determines appropriate.

5
6 3. Open Record Hearing. If an open record hearing is required on the permit, the city shall:

7
8 a. Provide the notice of application at least 30 days prior to the hearing; and

9
10 b. Issue any threshold determination required under MICC 19.07.110 at least 30 days
11 prior to the hearing.

12
13 4. Notice shall be provided in the bi-weekly DSG bulletin, posted at City Hall and made available
14 to the general public upon request.

15
16 5. All comments received on the notice of application must be received by the development
17 services group by 5 pm on the last day of the comment period.

18
19 6. Except for a determination of significance, the city shall not issue a threshold determination
20 under MICC 19.07.110 or issue a decision on an application until the expiration of the public
21 comment period on the notice of application.

22
23 7. A notice of application is not required for the following actions; provided, the action is either
24 categorically exempt from SEPA or an environmental review of the action in accordance with
25 SEPA has been completed:

26
27 a. Building permit other than a major single-family dwelling building permit;

28
29 b. Lot line revision;

30
31 c. Right-of-way permit;

32
33 d. Storm drainage permit;

34
35 e. Home occupation permit;

36
37 f. Design review – minor new construction;

38
39 g. Final plat approval;

40
41 h. Shoreline exemption permit; and

42
43 i. Seasonal development limitation waiver; and.

44

k. Tree removal permit-

E. Public Notice and Information Availability.

1. In addition to the notice of application, a public notice is required for all administrative, discretionary, and legislative actions listed in MICC 19.15.010(E) and major single-family dwelling building permits.

2. Public notice shall be provided at least 30 days prior to any required open record hearing. If no such hearing is required, public notice shall be provided 14 days prior to the decision on the application.

3. The public notice shall include the following:

a. A general description of the proposed project and the action to be taken by the city;

b. A nonlegal description of the property, vicinity map or sketch;

c. The time, date and location of any required open record hearing;

d. A contact name and number where additional information may be obtained;

e. A statement that only those persons who submit written comments or testify at the open record hearing will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal;

f. A description of the deadline for submitting public comments;

g. A link to a website where additional information about the project can be found.

4. Public notice shall be provided in the following manner:

a. Administrative and Discretionary Actions and Major Single-Family Dwelling Building Permits. Notice shall be mailed to parties of record, all property owners within 300 feet of the property and posted on the site in a location that is visible to the public right-of-way.

i. Long Subdivisions. Additional notice for long subdivisions shall be provided as follows:

(A) Public notice of an application for a long subdivision shall also be published at least 30 days prior to the open record hearing on the application in a newspaper of general circulation within the city.

(B) If the owner of a proposed long subdivision owns land contiguous to the proposed long subdivision, that contiguous land shall be treated as

1 part of the long subdivision for notice purposes, and notice of the
2 application shall be given to all owners of lots located within 300 feet of
3 the proposed long subdivision and the applicant's contiguous land.

4
5 (C) The city shall provide written notice to the Department of
6 Transportation of an application for a long subdivision or short
7 subdivision that is located adjacent to the right-of-way of a state
8 highway. The notice shall include a legal description of the long
9 subdivision or short subdivision and a location map.

10
11 b. Legislative Action. Notice shall be published in a newspaper of general circulation
12 within the city.

13 5. Every complete development permit application for which notice is to be provided under
14 subsection (D)(1) of this section together with all information provided by the applicant for
15 consideration by the decision authority shall be posted by the city to a website accessible
16 without charge to the public. Information shall be posted at the time the city issues the notice of
17 application under subsection (D)(1) of this section and shall be updated as needed and in any
18 event within seven days after additional information is received from the applicant. The
19 provisions of this subsection (E)(5) shall only apply to development permit applications filed on
20 or after May 29, 2017.

21
22 F. Open Record Hearing.

23
24 1. Only one open record hearing shall be required prior to action on all discretionary and
25 legislative actions except design review and street vacations.

26
27 2. Open record hearings shall be conducted in accordance with the hearing body's rules of
28 procedures. In conducting an open record hearing, the hearing body's chair shall, in general,
29 observe the following sequence:

30
31 a. Staff presentation, including the submittal of any additional information or
32 correspondence. Members of the hearing body may ask questions of staff.

33
34 b. Applicant and/or applicant representative's presentation. Members of the hearing
35 body may ask questions of the applicant.

36
37 c. Testimony by the public. Questions directed to the staff, the applicant or members of
38 the hearing body shall be posed by the chairperson at his/her discretion.

39
40 d. Rebuttal, response or clarifying statements by the applicant and/or the staff.

41
42 e. The public comment portion of the hearing is closed and the hearing body shall
43 deliberate on the action before it.
44

1 3. Following the hearing procedure described above, the hearing body shall:
2

- 3 a. Approve;
4
5 b. Conditionally approve;
6
7 c. Continue the hearing; or
8
9 d. Deny the application.
10

11 G. Decision Criteria. Decisions shall be based on the criteria specified in the Mercer Island City Code for
12 the specific action. An applicant for a development proposal shall have the burden of demonstrating
13 that the proposed development complies with the applicable regulations and decision criteria. A
14 reference to the code sections that set out the criteria and standards for decisions appears in MICC
15 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the
16 code, the following are the required criteria for decision:
17

18 1. Comprehensive Plan Amendment.

19 a. The amendment is consistent with the Growth Management Act, the county-wide
20 planning policies, and the other provisions of the comprehensive plan and city policies;
21 and:
22

- 23 i. There exists obvious technical error in the information contained in the
24 comprehensive plan; or
25
26 ii. The amendment addresses changing circumstances of the city as a whole.
27

28 b. If the amendment is directed at a specific property, the following additional
29 findings shall be determined:
30

- 31 i. The amendment is compatible with the adjacent land use and development
32 pattern;
33
34 ii. The property is suitable for development in conformance with the standards
35 under the potential zoning; and
36
37 iii. The amendment will benefit the community as a whole and will not adversely
38 affect community facilities or the public health, safety, and general welfare.
39
40

41 2. Reclassification of Property (Rezoning).

42 a. The proposed reclassification is consistent with the policies and provisions of the
43 Mercer Island comprehensive plan;
44

1
2 b. The proposed reclassification is consistent with the purpose of the Mercer Island
3 development code as set forth in MICC 19.01.010;

4
5 c. The proposed reclassification is an extension of an existing zone, or a logical transition
6 between zones;

7
8 d. The proposed reclassification does not constitute a “spot” zone;

9
10 e. The proposed reclassification is compatible with surrounding zones and land uses;
11 and

12
13 f. The proposed reclassification does not adversely affect public health, safety and
14 welfare.

15
16 3. Conditional Use Permit.

17
18 a. The permit is consistent with the regulations applicable to the zone in which the lot is
19 located;

20
21 b. The proposed use is determined to be acceptable in terms of size and location of site,
22 nature of the proposed uses, character of surrounding development, traffic capacities of
23 adjacent streets, environmental factors, size of proposed buildings, and density;

24
25 c. The use is consistent with policies and provisions of the comprehensive plan; and

26
27 d. Conditions shall be attached to the permit assuring that the use is compatible with
28 other existing and potential uses within the same general area and that the use shall not
29 constitute a nuisance.

30
31 4. Variances. An applicant or property owner may request a variance from any numeric
32 standard, except for the standards contained within Chapter 19.07 MICC. A variance shall be
33 granted by the city only if the applicant can meet all criteria in (a.) through (h.). A variance for
34 increased lot coverage for a regulated improvement pursuant to subsection (i.) shall be granted
35 by the city only if the applicant can meet criteria (a.) through (i.):

36
37 a. The strict enforcement of the provisions of Title 19 MICC will create an unnecessary
38 hardship to the property owner. For the purposes of this criterion, in the R-8.4, R-9.6, R-
39 12, and R-15 zoning designations, an “unnecessary hardship” is limited to those
40 circumstances where the adopted standards of Title 19 MICC prevent the construction
41 of a single family dwelling on a legally created, residentially zoned lot;

42
43 b. The variance is the minimum necessary to grant relief to the property owner;
44

1 ca. No use variance shall be allowed;

2
3 db. There are special circumstances applicable to the particular lot such as the size,
4 shape, topography, or location of the lot; ~~the trees, groundcover, or other physical~~
5 ~~conditions of the lot and its surroundings~~; or factors necessary for the successful
6 installation of a solar energy system such as a particular orientation of a building for the
7 purposes of providing solar access;

8
9 ce. The granting of the variance will not be materially detrimental to the public welfare
10 or injurious to the property or improvements in the vicinity and zone in which the
11 property is situated;

12
13 df. The granting of the variance will not alter the character of the neighborhood, nor
14 impair the appropriate use or development of adjacent property; and

15
16 eg. The variance is consistent with the policies and provisions of the comprehensive plan
17 and the development code.

18
19 h. The basis for requesting the variance is not the direct result of a past action by the
20 current or prior property owner.

21
22 i. Public and private schools, religious institutions, private clubs and public facilities in
23 single-family zones with slopes of less than 15 percent may request a variance to
24 increase the impervious surface to a maximum 60 percent impervious surface and such
25 variance application will be granted if the hearing examiner determines that the
26 applicant has demonstrated that the following criteria are satisfied:

27
28 i. There will be no net loss of permeable surface from the existing permeable
29 surface. No net loss will be determined by the code official and may be achieved
30 by off-site mitigation and/or by reconstructing existing parking areas to allow
31 stormwater penetration. This replacement will be an exception to subsection
32 (D)(2)(b) of this section prohibiting parking areas from being considered as
33 permeable surfaces;

34
35 ii. All stormwater discharged shall be mitigated consistent with the most recent
36 Washington State Department of Ecology Stormwater Management Manual for
37 Western Washington, including attenuation of flow and duration. Mitigation will
38 be required for any and all new and replaced impervious surfaces. In designing
39 such mitigation, the use of a continuous simulation hydrologic model such as
40 KCRTS or WWHM shall be required; event based models will not be allowed. In
41 addition, mitigation designs shall utilize flow control best management practices
42 (BMPs) and low impact development (LID) techniques to infiltrate, disperse and
43 retain stormwater on site to mitigate the increased volume, flow and pollutant
44 loading to the maximum extent feasible;

1
2 iii. The director must approve a storm drainage report submitted by the
3 applicant and prepared by a licensed civil engineer assuring the city that city
4 infrastructure, in concert with the project design, is adequate to accommodate
5 storm drainage from the project site, or identifying appropriate improvements
6 to public and/or private infrastructure to assure this condition is met, at the
7 applicant's expense; and,

8
9 iv. The variance may not be used with other provisions to exceed this maximum
10 60 percent impervious surface coverage.

11
12 5. Setback Deviation. A setback deviation shall be granted by the city only if the applicant
13 demonstrates all of the following:

14
15 a. Setback deviation criteria. Setback deviations shall be subject to the following
16 criteria:

17
18 ia. No use deviation shall be allowed;

19
20 ii. The granting of the deviation will not be materially detrimental to the public
21 welfare or injurious to the property or improvements in the vicinity and zone in
22 which the property is situated;

23
24 iii. The granting of the deviation will not alter the character of the
25 neighborhood, nor impair the appropriate use or development of adjacent
26 property; and

27
28 iv. The deviation is consistent with the policies and provisions of the
29 comprehensive plan and the development code.

30
31 v. The basis for requesting the deviation is not the direct result of a past action
32 by the current or prior property owner.

33
34 vi. The setback deviation is associated with the approval of development of a
35 single lot or subdivision that is constrained by critical areas or critical area
36 buffers.

37
38 vii. The building pad resulting from the proposed deviation will result in less
39 impact to critical areas or critical areas buffers.

40
41 viii. Yard setbacks shall not be reduced below the following minimums:

42
43 (A) . Front and rear setbacks may not be reduced to less than 10 feet
44 each;

1
2 (B) . Side setbacks may not be reduced to less than five feet.
3
4 ...
5

6 J. Administrative Appeals.

7 1. Any party of record on a decision that may be administratively appealed may file a letter of
8 appeal on the decision. Administrative appeals shall be filed with the city clerk within 14 days
9 after the notice of decision, if a notice of decision is required, or after the effective date of the
10 decision subject to appeal if no notice of decision is required. The term “party of record,” for the
11 purposes of this chapter, shall mean any of the following:

- 12 a. The applicant and/or property owner;
13
14 b. Any person who testified at the open record public hearing on the application;
15
16 c. Any person who individually submits written comments concerning the application for
17 the open record public hearing, or to the code official prior to a decision on the project
18 permit if there is no open record public hearing. Persons who have only signed petitions
19 are not parties of record;
20
21 d. The city of Mercer Island.
22

23
24 2. Appeals shall include the following information:

- 25 a. The decision being appealed;
26
27 b. The development code interpretation, if any, associated with the proposed appeal;
28
29 c. The name and address of the appellant and his/her interest in the matter;
30
31 de. The specific reasons why the appellant believes the decision to be wrong. The burden of
32 proof is on the appellant to demonstrate that there has been substantial error, or the
33 proceedings were materially affected by irregularities in procedure, or the decision was
34 unsupported by evidence in the record, or that the decision is in conflict with the standards for
35 review of the particular action;
36
37 ed. The desired outcome or changes to the decision; and
38
39 fe. The appeals fee, if required.
40

41 ...
42
43 K. Expiration of Approvals.

1 1. General. Except for long and short subdivisions, building permits or ~~unless as~~ otherwise
 2 conditioned in the approval process, permits shall expire one year from the date of notice of
 3 decision if the activity approved by the permit is not exercised. ~~Responsibility for knowledge of~~
 4 ~~the expiration date shall be with the applicant.~~

5 2. Long and short subdivision.

7 a. Once the preliminary plat for a long subdivision has been approved by the city, the
 8 applicant has five years to submit a final plat meeting all requirements of this chapter to
 9 the city council for approval.

11 b. Once the preliminary plat for a short subdivision has been approved by the city, the
 12 applicant has one year to submit a final plat meeting all requirements of this chapter. A
 13 plat that has not been recorded within one year after its preliminary approval shall
 14 expire, becoming null and void. The city may grant a single one-year extension, if the
 15 applicant submits the request in writing before the expiration of the preliminary
 16 approval.

18 c. In order to renew an expired preliminary plat, a new application must be submitted.

20 3. Responsibility for knowledge of the expiration date shall be with the applicant.

22 L. Code Interpretations.

23 1. Upon ~~request formal application~~ or as determined necessary, the code official ~~shall may issue~~
 24 a written interpretation of ~~interpret~~ the meaning or application of provisions of the
 25 development code. In issuing the interpretation, the code official shall consider the following:

26 a. The plain language of the code section in question;

27 b. Purpose and intent statement of the chapters in question;

28 c. Legislative intent of the City Council provided with the adoption of the code sections
 29 in question;

30 d. Policy direction provided by the Mercer Island Comprehensive Plan;

31 e. Relevant judicial decisions;

32 f. Consistency with other regulatory requirements governing the same or similar
 33 situation;

34 g. The expected result or effect of the interpretation; and,

35 h. Previous implementation of the regulatory requirements governing the situation.

36 2. The code official may also bring any issue of interpretation before the planning commission
 37 for determination. Anyone in disagreement with an interpretation by the code official may also
 38 request a review ~~appeal~~ of the code official's interpretation ~~by to~~ the ~~planning~~
 39 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.~~

1
2 Formula: Average Building Elevation = (Weighted Sum of the Mid-point
3 Elevations) ÷ (Total Length of Wall Segments)

4
5 Where: Weighted Sum of the Mid-point Elevations = The sum of: ((Mid-point
6 Elevation of Each Individual Wall Segment) x (Length of Each Individual
7 Wall Segment))

8
9 For example for a house with 10 wall segments:

10 (Axa) + (Bxb) + (Cxc) + (Dxd) + (Exe) + (Fxf) + (Gxg) + (Hxh) + (Ixi) + (Jxj)

11 a + b + c + d + e + f + g + h + i + j

12
13 Where: A, B, C, D... = The existing or finished ground elevation, whichever is
14 lower, at midpoint of wall segment.

15 And: a, b, c, d... = The length of wall segment measured on outside of wall.

16
17 Average Building Elevation = (Mid-point Elevation of Individual Wall Segment) x (Length of
18 Individual Wall Segment) ÷ (Total Length of Wall Segments)

19
20 ...

21
22 Construction Work: Any construction or reconstruction creating more than 500 square feet of new gross
23 floor area or impervious surface. Trees are considered cut as a result of construction work if done during
24 the construction work, two-five years prior to commencement of the work or two-five years following
25 completion of the work. For these purposes, commencement of the work shall be the date the initial
26 permit for the work is issued by the city, and completion of the work shall be the date the city final a
27 building permit.

28
29 ...

30
31 Development proposal: The application for a permit or other approval from the City of Mercer Island
32 relative to the use or development of land.

33
34 ...

35
36 Development proposal site: The boundaries of the lot or lots for which an applicant has or should have
37 applied for approval from the City of Mercer Island to carry out a development proposal.

38
39 ...

40
41 Driveway: The vehicular access on to a lot containing one single family dwelling, or the required
42 vehicular access to, or through, an area designed for parking.

43
44 ...

1
2 Feasible ~~(SMP)~~: An action that is required to achieve project approval, such as a design requirement,
3 development project condition, mitigation, or preservation requirement, and that meets all of the
4 following conditions:

- 5 ~~(1)~~ 1. ~~†~~ The action can be accomplished with technologies and methods that have been used in
6 the past in similar circumstances, or studies or tests have demonstrated in similar circumstances
7 that such approaches are currently available and likely to achieve the intended results; ~~(2)~~
8 2. ~~†~~ The action provides a reasonable likelihood of achieving its intended purpose; and
9 3. ~~(3)~~ ~~†~~ The action does not physically preclude achieving the project's primary intended legal
10 use. In cases where these guidelines require certain actions unless they are infeasible, the
11 burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the
12 reviewing agency may weigh the action's relative public costs and public benefits, considered in
13 the short- and long-term time frames.

14 ...
15 ...
16 ...
17 Floor: The continuous, supporting surface extending horizontally through a building or structure that
18 serves as the level base of a room upon which a person stands or travels.

19 ...
20 ...
21 ...
22 Formal design review: Design review conducted by the Design Commission.

23 ...
24 ...
25 ...
26 Gross Floor Area: The total square footage of floor area bounded by the exterior faces of the building.

- 27 1. The gross floor area of a single-family dwelling shall include:
28 a. The main building, including but not limited to attached accessory buildings.
29 b. All garages and covered parking areas, and detached accessory buildings with a gross
30 floor area over 120 square feet.
31 c. That portion of a basement which projects above the lower of existing grade or
32 finished grade as defined and calculated in Appendix B of this development code.
33 d. Stair cases.
34 e. Decks that are attached to the second or third story of a single family dwelling and
35 are covered by a roof. For the purposes of calculating the gross floor area of covered
36 decks, the entire deck area covered by the roof shall be accounted for as floor area,
37 provided an 18" eave extending beyond the edge of the deck shall not be included in
38 the gross floor area.
39 f. Space under stairways or stairwells that is used, for example, as a closet or storage
40 space if that space meets the definition of "Floor".
41 2. The gross floor area of a single family dwelling does not include:
42 a. Second- or third-story uncovered decks, or uncovered rooftop decks.
43 3. In the Town Center, gross floor area is the area included within the surrounding exterior
44 finish wall surface of a building, excluding courtyards and parking surfaces.

1
2 ...
3
4 Tree, Exceptional: A tree or group of trees that because of its unique historical, ecological, or aesthetic
5 value constitutes an important community resource. An exceptional tree is a tree that is rare or
6 exceptional by virtue of its size, species, condition, cultural / historic importance, age, and / or
7 contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter
8 that is equal to or greater than the diameter listed in the Exceptional Tree Table are considered
9 exceptional trees:

10
11 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>
<u>Non-native Species</u>	
<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>

1
2
3

...

1 Tree, Grove: A grove means a group of 8 or more trees each 10 inches or more in diameter that form a
 2 continuous canopy. Trees that are part of a grove shall also be considered exceptional trees, unless they
 3 also meet the definition of a hazardous tree.

4
 5 ...

6
 7 Large (Regulated) Tree, Large (Regulated): Any conifer tree that is six feet tall with a diameter of 10
 8 inches or more, and any tree that meets the definition of an exceptional tree, or any deciduous tree
 9 with a diameter of more than six inches.

10
 11 ...

12
 13 Small Tree, Small: Any conifer tree that is less than six feet tall with a diameter of less than 10 inches or
 14 any deciduous tree with a diameter of six inches or less. Small trees do not include any tree that meets
 15 the definition of an exceptional tree.

16
 17 ...

18
 19 Hazardous Tree, Hazardous: Any tree that receives an 11 or 12 rating under the International Society of
 20 Arboricultural rating method set forth in Hazard Tree Analysis for Urban Areas (copies of this manual are
 21 available ~~form~~ from the city arborist) and may also mean any tree that receives a 9 or 10 rating, at the
 22 discretion of the city arborist.

23
 24 ...

25
 26 Hardscape: The solid, hard, elements or structures that are incorporated into landscaping. The
 27 hardscape includes, but is not limited to, structures other than buildings, paved areas other than driving
 28 surfaces, stairs, walkways, decks, patios, and similar constructed elements. The hardscape within
 29 landscaping is usually made up of materials that include, but are not limited to wood, stone, concrete,
 30 gravel, and permeable pavements or pavers, and similar materials. Hardscape does not include solid,
 31 hard elements or structures that are covered by a minimum of two feet of soil intended for softscape
 32 (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape).
 33 Hardscape areas do not include driving surfaces or buildings.

34
 35 ...

36
 37 Landscaping: The arrangement and planting of softscape elements (e.g. trees, grass, shrubs and
 38 flowers), and the installation of hardscape elements (e.g. placement of fountains, patios, street furniture
 39 and ornamental concrete or stonework).

40
 41 ...

42 Lot, Large: A lot that contains sufficient area, and is of sufficient dimension, to be subdivided. Large lots
 43 shall contain a minimum net lot area as follows:

- 44 1. R-8.4: 16,800 square feet.
- 45 2. R-9.6: 19,200 square feet.

1 3. R-12: 24,000 square feet.

2 4. R-15: 30,000 square feet.

3 ...

4
5 Lot area: The area contained within the established boundaries of a lot. The lot area includes, but is not
6 limited to, areas encumbered by critical areas, shorelines, and public or private easements.

7
8 ...

9 Lot area, net: The area contained within the established boundaries of a lot, less any area used for public
10 or private vehicular access easements, excluding that portion of the easement used for a driveway
11 access to the encumbered lot.

12 For example, the net lot area of a lot encumbered by a private vehicle access easement with an area of
13 1,000 square feet and of which, 400 square feet of the vehicle access easement is used for a driveway to
14 a home on the encumbered lot, is the area within the established boundaries of the lot less 600 square
15 feet.

16
17 ...

18
19 Lot coverage, maximum: The maximum area of a residentially zoned lot that may be covered by a
20 combination of buildings and vehicular driving surfaces.

21
22 ...

23
24 Reasonable Best Efforts: In cases where the code requires “reasonable best efforts” to comply with
25 standards, the burden of proving that reasonable best efforts have been taken, and compliance is
26 infeasible, is on the applicant. In determining whether reasonable best efforts have been taken the Code
27 Official may weigh the applicant’s actions to comply with the applicable standard and the action’s
28 relative costs to the applicant and public benefits, considered in the short- and long-term time frames.
29 The Code Official may also evaluate whether an applicant’s prior actions have contributed to the
30 applicant’s inability to comply with the applicable standard.

31 ...

32
33 Qualified Arborist: means an individual with relevant education and training in arboriculture or urban
34 forestry, having the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification and
35 one (1) of the following credentials:

36
37 1. ISA Certified Arborist;

38 2. ISA Certified Arborist Municipal Specialist;

39 3. ISA Board Certified Master Arborist;

40 4. American Society of Consulting Arborists (ASCA) registered Consulting Arborist;

41 5. Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

42
43 For tree retention reviews associated with a development proposal, a qualified arborist must have, in
44 addition to the above credentials, a minimum of three (3) years’ experience working directly with the

1 protection of trees during construction and have experience with the likelihood of tree survival after
2 construction. A qualified arborist must also be able to prescribe appropriate measures for the
3 preservation of trees during land development. Any provision in Title 19 of the Mercer Island City Code
4 referring to using an arborist shall be interpreted to require using a Qualified Arborist.
5

6 ...

7
8 Softscape: The living or unhardened elements that are incorporated into landscaping. The softscape
9 generally includes plants, flower beds, tree retention areas, uncovered dirt, compost or mulched areas,
10 wetlands, and wetland or watercourse buffers.
11

12 ...

13
14 Street: An improved or unimproved public or private right-of-way or easement which affords or could be
15 capable of affording vehicular access to property.

16 1. Collector Arterial: A street designed to collect and distribute traffic from major arterials to the
17 local access streets. The collector arterial is similar to a local access street except for stop and
18 yield privileges over a local access street and restrictions for on street parking.

19 2. Local Access Street: A street designated for direct access to properties, and which is tributary
20 to the arterial system.

21 3. Major Arterial Street: A street designed to collect and distribute large volumes of traffic from
22 the freeway, Town Center and less important arterial streets. This type of arterial normally is
23 designed to expedite through traffic.

24 4. Second Arterial Street: A street designed to collect and distribute traffic from the freeway or
25 major arterials and less important streets.

26 6. Driveways are not streets.
27

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 =

Total Basement Area x $\frac{\Sigma(\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$

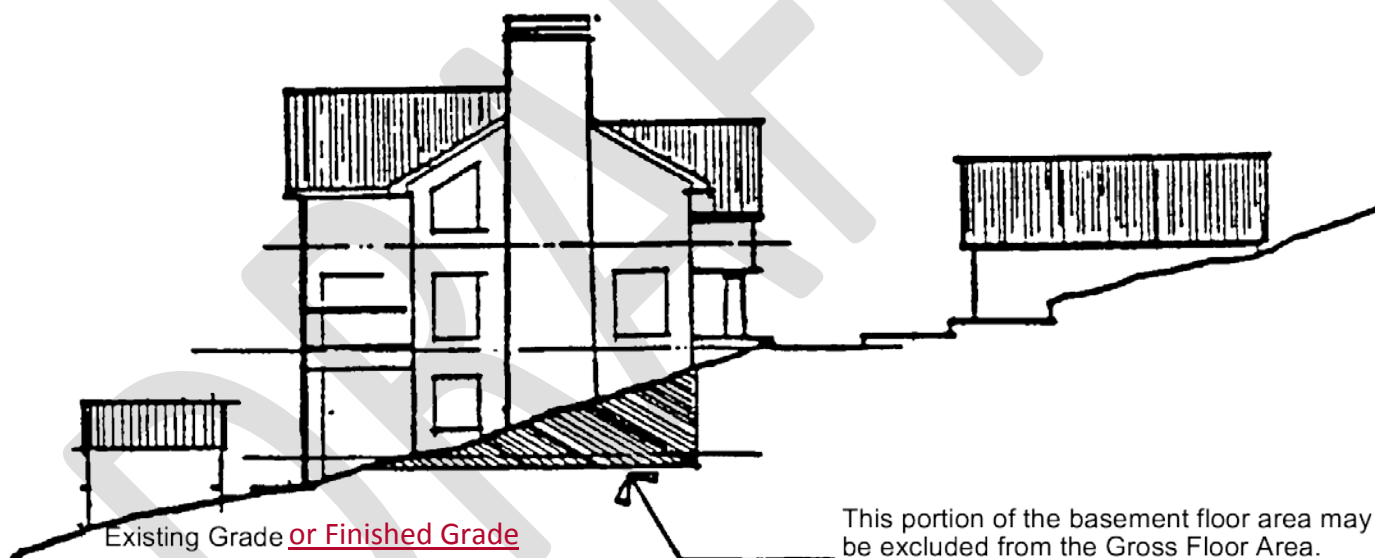
Total of all Wall Segment lengths

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.

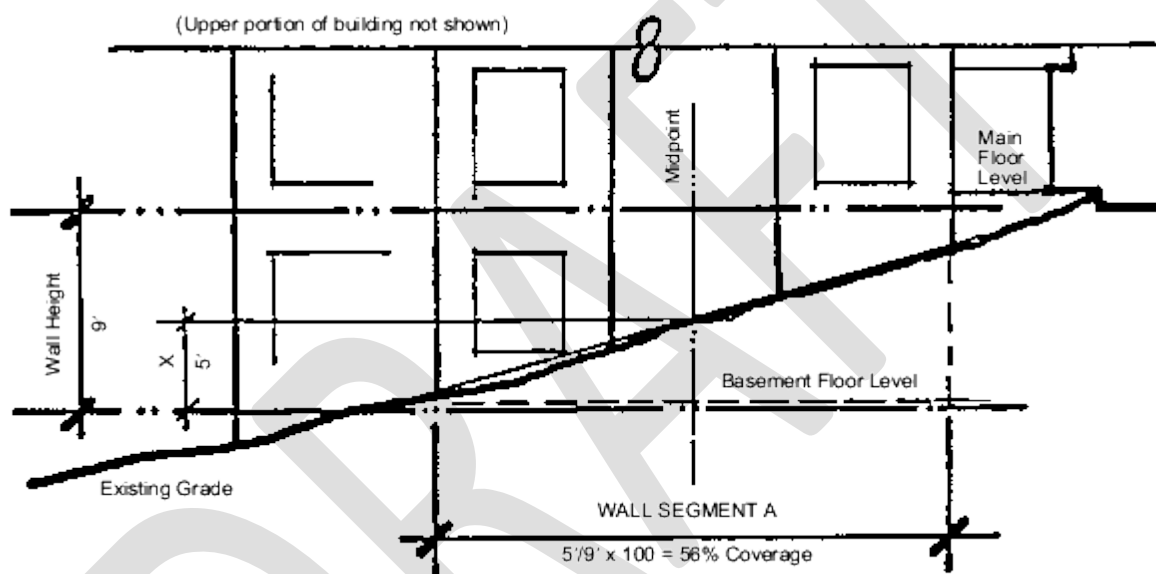
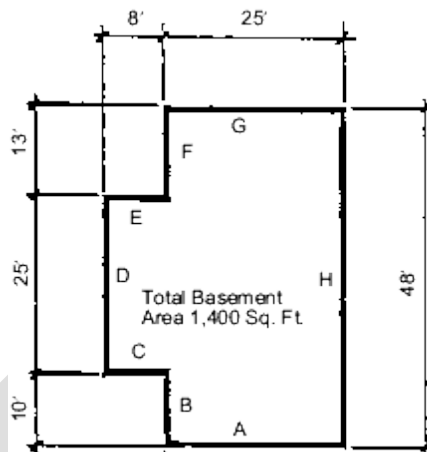
Step One

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
6

1
2

APPENDIX G
CALCULATING AVERAGE BUILDING ELEVATION (ABE)

DRAFT

CITY OF MERCER ISLAND

9611 S. E. 36th Street, Mercer Island, Washington 98040 206.236.5300

Calculating Average Building Elevation (ABE)

NOTE:
INCOMPLETE
AVERAGE
BUILDING
ELEVATION
INFORMATION
COULD
SUBSTANTIALLY
DELAY THE
PROCESSING OF
YOUR
APPLICATION

No part of a structure may exceed 30 feet in height above the "Average Building Elevation" to the top of the structure, except that on the downhill side of a sloping lot the structure shall not extend to a height greater than 35 feet measured from existing grade to the top plate of the roof; provided the roof ridge does not exceed 30 feet in height above the "Average Building Elevation."
 ABE is defined as: The elevation established by averaging the elevation of the existing grade, prior to any development activity, at the center of all exterior walls of a building or structure.

AVERAGE BUILDING ELEVATION FORMULA

$$= \frac{(\text{Midpoint Elevations}) \times (\text{Length of Wall Segments})}{(\text{Total Length of Wall Segments})}$$

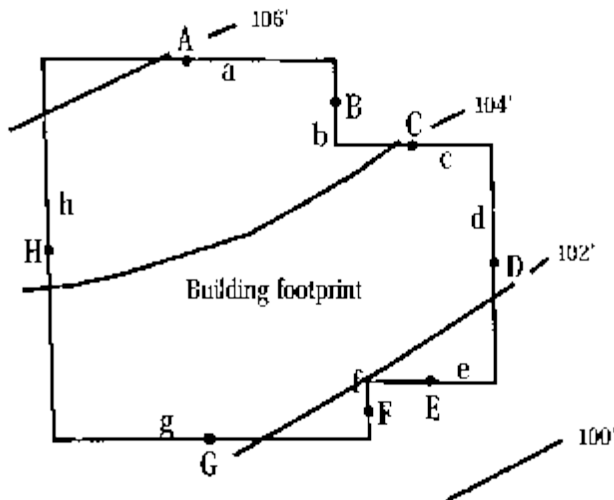
-OR-

$$= \frac{(Aa)+(Bb)+(Cc)+(Dd)+(Ee)+(Ff)+(Gg)+(Hh)}{a + b + c + d + e + f + g + h}$$

WHERE: A,B,C,D... = Existing Ground Elevation at Midpoint of Wall Segment
 AND: a,b,c,d... = Length of Wall Segment Measured on Outside of Wall

MIDPOINT ELEVATION
A = 105.9'
B = 104.7'
C = 103.7'
D = 102.2'
E = 101.6'
F = 101.7'
G = 102.2'
H = 104.5'

WALL SEGMENT LENGTH
a = 30'
b = 9'
c = 17'
d = 25'
e = 13'
f = 6'
g = 34'
h = 40'



NOTE: This example is not to scale. Site plans submitted to the building department must be to scale.

CALCULATION:

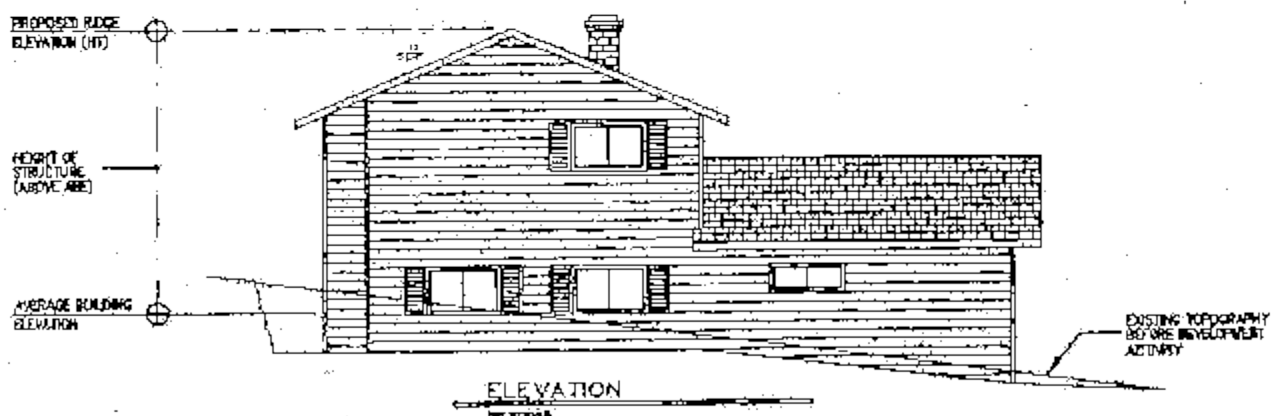
$$\frac{(105.9)(30)+(104.7)(9)+(103.7)(17)+(102.2)(25)+(101.6)(13)+(101.7)(6)+(102.2)(34)+(104.5)(40)}{30 + 9 + 17 + 25 + 13 + 6 + 34 + 40} =$$

$$\frac{18023}{174} = 103.6' = \text{Average Building Elevation (ABE)}$$

BEFORE SUBMITTING YOUR CONSTRUCTION DRAWINGS, CHECK TO SEE THAT YOU HAVE PROVIDED THE INFORMATION BELOW.

- The site plan and the elevation drawings must be drawn to scale, for example 1"=20', and based on a survey.
- Clearly show existing topography on your site plan. Topography should be shown in 2' increments.
- Submit (with the site plan) your average building elevation calculations using the formula provided on the front side of this page.
- Indicate on an elevation drawing where the average building elevation strikes the building and the proposed ridge elevation (see below for example).
- Indicate on the site plan the elevation of the finished floor or garage slab.
- Indicate the elevation and location of a fixed point (benchmark) within the ADJACENT RIGHT-OF-WAY or other point approved by the Building Official. The benchmark elevation and location must be provided and cannot be a part of the proposed structure. Note: Benchmark must be established, verified by a licensed surveyor and remain during construction so height can be verified when completed.
- Sections of the structure that are below the existing grade and do not have a wall that extends above the existing grade, are not used in the ABE calculation.
- ~~For additions, you must provide an average building elevation calculation for the entire structure.~~

CROSS-SECTION REPRESENTATION OF ABE



1
2



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 5339
September 5, 2017
Regular Business**

2016 YEAR-END SURPLUS DISPOSITION

Proposed Council Action:

Transfer \$1,035,704 available General Fund surplus to Contingency Fund or \$500,000 to Capital Reserve Fund and \$535,704 to Contingency Fund.

DEPARTMENT OF	Finance (Chip Corder)
COUNCIL LIAISON	n/a
EXHIBITS	n/a
2017-2018 CITY COUNCIL GOAL	4. Address the City's Financial Challenges
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

The 2016 year-end surplus consists of the following:

- **General Fund:** Excess revenues (actual > budget) + expenditure savings (actual < budget)
- **Real estate excise tax (REET):** Excess revenue (actual > budget)

The disposition of the year-end surplus gives the Council an opportunity to address one-time operating, capital, and reserve funding needs outside of the biennial budget process. The major funding needs are noted below:

- **Projected 2019 deficit:** \$2.0 million in General Fund and Youth & Family Services (YFS) Fund combined.
- **Contingency Fund 2017 target balance:** \$199,115 needed to meet target at end of 2017 (target = 10% of General Fund budgeted expenditures).
- **Open Space / Vegetation Management:** \$160,000 is needed in 2018 to avoid losing ground in the 2017-2018 biennium due to a dramatic increase in the cost of contracted restoration work.
- **Soil remediation fix at Maintenance Center/Honeywell property:** \$392,000-\$788,000 estimate per Farallon Consulting (a solid cost estimate is expected in October 2017).
- **Maintenance Center renovation/expansion:** \$5.92 million updated cost estimate per architect.

The calculation of the \$199,115 in additional funding needed to meet the 2017 Contingency Fund target is provided below:

Originally adopted 2017 General Fund budget	\$29,436,000
Originally adopted 2017 Criminal Justice Fund budget (combined with General Fund in 2017)	+ 599,441
Total 2017 General Fund budget	\$30,035,441
Per Contingency Fund budget policy	x 10%
2017 Contingency Fund target balance	\$3,003,544
Contingency Fund balance, 12/31/16	- 2,629,429
Estimated 2017 interest revenue in Contingency Fund	- 175,000
Additional funding needed to meet target at end of 2017	\$199,115

The 2016 year-end surplus calculation for the General Fund and REET, along with staff's recommendation, are summarized below.

2016 General Fund Surplus

Budgeted beginning fund balance (2016)	\$1,726,226
Plus 2016 actual revenues	+ 29,204,164
Less 2016 actual expenditures	- 28,547,893
Total 2016 surplus before deductions	\$2,382,497
Less property tax and investment interest dedicated to LEOFF I retiree long-term care reserve	- 89,815
Less DSG technology surcharge net of related expenditures (dedicated to DSG technology reserve)	- 22,609
Less unused balance of \$80K budgeted for LEOFF I retiree long-term care costs (goes to reserve)	-39,640
Less 2016 expenditure carryovers to 2017 budget	-106,555
Less budgeted beginning fund balance in 2017 and 2018 (Council approved use of 2016 surplus)	- 1,103,279
Total 2016 available surplus	\$1,020,599
Plus unused portion of 2015 General Fund surplus	+ 15,105
Total 2015 & 2016 available surplus	\$1,035,704

The 2016 surplus was driven by the high level of development activity on the Island, resulting in construction-related sales tax and development fees that were much higher than what was budgeted.

In terms of the disposition of the available General Fund surplus, **staff recommends either of the following two options:**

1. **Transfer \$1,035,704 to the Contingency Fund given the \$2.0 million projected deficit in the General Fund and the YFS Fund combined in 2019.** This funding would remain in the Contingency Fund until the outcome of placing an operating levy lid lift on the November 6, 2018 ballot is known.
2. **Transfer \$500,000 to the Capital Reserve Fund for the Maintenance Center renovation/expansion project, and transfer \$535,704 to the Contingency Fund for the same reason noted above under option 1.**

2016 REET Surplus

2016 actual REET	\$3,700,746
Less 2016 budgeted REET	- 3,147,000
Less excess 2016 REET programmed to be spent in 2017-2022 CIP	-404,006
Total 2016 available surplus	\$149,740

Per state law, REET can only be used for capital projects related to streets, parks, facilities, and utilities. **At its June 5, 2017 meeting, the Council committed the \$149,740 available REET surplus to the Island Crest Park Sportsfields Improvements project.** The project budget was formally amended by Ordinance No. 17-22, which was adopted by the Council at its September 5, 2017 meeting as part of AB 5338 (Second Quarter 2017 Financial Status Report & 2017-2018 Budget Adjustments).

RECOMMENDATION

Finance Director

MOVE TO: Option 1: Direct staff to transfer all of the available General Fund surplus from the 2015 and 2016 fiscal years, which amounts to \$1,035,704, to the Contingency Fund, leaving the one-time funding there until the outcome of placing an operating levy lid lift on the November 6, 2018 ballot is known.

Or, alternatively:

Option 2: Direct staff to transfer \$500,000 of the available General Fund surplus from the 2015 and 2016 fiscal years to the Capital Reserve Fund for the Maintenance Center renovation/expansion project and to transfer \$535,704 of the available General Fund surplus to the Contingency Fund, leaving the one-time funding there until the outcome of placing an operating levy lid lift on the November 6, 2018 ballot is known.



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.

SEPTEMBER 19		DUE TO:	9/08 D/P	9/11 FN	9/11 CA	9/12 Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
EXECUTIVE SESSION (5:00-6:00 pm)						
60	Executive Session to discuss (with legal counsel) pending or potential litigation pursuant to RCW 42.30.110(1)(i) for one hour					
STUDY SESSION (6:00-7:00 pm)						
60	Right of Way (ROW) Trees		Jason Kintner		Julie	
CONSENT CALENDAR						
--	Port of Seattle Grant Acceptance for Wayfinding Sign Program		Anne Tonella-Howe		Julie	
REGULAR BUSINESS						
60	Residential Development Standards Code Amendments (7th Reading and Adoption)		Evan Maxim		Julie	
30	2016 General Fund & REET Year-End Surplus Disposition		Chip Corder		Julie	
EXECUTIVE SESSION						
60	Executive Session to review the performance of a public employee pursuant to RCW 42.30.110(1)(g) for one hour					

OCTOBER 3		DUE TO:	9/22 D/P	9/25 FN	9/25 CA	9/26 Clerk
ITEM TYPE TIME TOPIC			STAFF		SIGNER	
STUDY SESSION (6:00-7:00 pm)						
60	Last/First Mile Solutions		Julie Underwood		Kirsten	
SPECIAL BUSINESS (7:00 pm)						
5	Domestic Violence Action Month Proclamation		Cindy Goodwin			
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
60	Essential Public Facilities Code Amendment (1 st Reading)		Scott Greenberg		Julie	
60	Transportation Concurrency Code Amendment (1 st Reading)		Scott Greenberg		Julie	
EXECUTIVE SESSION						

OCTOBER 17		DUE TO:	10/06 D/P	10/09 FN	10/09 CA	10/10 Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
EXECUTIVE SESSION						
STUDY SESSION (6:00-7:00 pm)						
60	Aubrey Davis Park Master Plan			Paul West		Julie
SPECIAL BUSINESS (7:00 pm)						
10	MIFD Citizen Recognition			Steve Heitman		--
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	Transportation Concurrency Code Amendment (2 nd Reading & Adoption)			Scott Greenberg		Julie
60	2017 Comprehensive Plan Amendments (1 st Reading)			Evan Maxim		Julie
30	Essential Public Facilities Code Amendment (2nd Reading and Adoption)			Scott Greenberg		Julie
10	"Turf Field" Definition Code Amendment			Paul West		Kirsten
30	Freeman Avenue Roadway Repair			Jason Kintner		Chip
EXECUTIVE SESSION						

OCTOBER 26 – 5:00-6:45 PM (SPECIAL MEETING)						
Special Joint Meeting with MISD Board						

NOVEMBER 7		DUE TO:	10/27 D/P	10/30 FN	10/30 CA	10/31 Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	2017 Comprehensive Plan Amendments (2nd Reading & Adoption)			Evan Maxim		
30	2018 Comprehensive Plan Amendment Docket			Evan Maxim		

EXECUTIVE SESSION					

NOVEMBER 21		DUE TO:	11/09 D/P	11/13 FN	11/13 CA	11/14 Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
60	2017-2018 Mid-Biennial Budget Review (Third Quarter 2017 Financial Status Report & Budget Adjustments, 2018 Utility Rates, and 2018 Property Tax Levy)			Chip Corder		
EXECUTIVE SESSION						

DECEMBER 5		DUE TO:	11/22 D/P	11/27 FN	11/27 CA	11/28 Clerk
ITEM TYPE TIME TOPIC				STAFF		SIGNER
STUDY SESSION (6:00-7:00 pm)						
SPECIAL BUSINESS (7:00 pm)						
CONSENT CALENDAR						
PUBLIC HEARING						
REGULAR BUSINESS						
30	2018 Legislative Priorities			Kirsten Taylor		Julie
EXECUTIVE SESSION						

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
- Parks waterfront structures long-term planning – P. West
- Six Year Sustainability Plan – R. Freeman
- Sound Transit/WSDOT Settlement Agreement – K. Sand
- General Sewer Plan Update – A. Tonella-Howe (Oct/Nov)
- Interlocal Agreement for Fire, Rescue and Emergency Medical Services (Heitman)
- Critical Areas Scope of Work – S. Greenberg
- ECityGov Alliance Update – M. Kaser

COUNCILMEMBER ABSENCES:

Wisenteiner: September 19

Weiker: October 3

Bassett: October 17

MISD BOARD JOINT MEETING DATES:

- Thursday, October 26, 2017, 5:00-6:45 pm
- Thursday, April 26, 2018, 5:00-6:45 pm