
COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
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SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN for the application described below:

Application No.: SEP24-005

Permit Type: Type III

Description of Request: This proposal is a non-project action to amend the City of Mercer Island Comprehensive Plan and adopt development regulations consistent with the requirements in RCW 36.70A.130. The planning period for this update is 2024-2044 and will include providing capacity for 1,239 new housing units during the planning period along with 1,300 new jobs.

This Comprehensive Plan update will include the following:

- Extension of the City's planning horizon to 2044 with updated growth targets; policy and text amendments to:
 - Correspond with changes to state and regional guidance;
 - reflect evolving City policy;
 - Increase readability, clarify direction, remove redundancies and add new/updated information;
- Updates to the goals and policies of the Comprehensive Plan to comply with requirements in the Growth Management Act (GMA), Multi-County Planning Policies (MPPs) from PSRC's Vision 2050, and King County Countywide Planning Policies (CPPs);
- Amendments to the Land Use, Housing, Transportation, Capital Facilities, and Utilities Elements;
- Adoption of a new Economic Development Element and a Parks and Open Space Element;
- The City's Shoreline Master Program (SMP) Element will not be amended during this periodic review;
- Modification to the City of Mercer Island Land Use and Zoning maps as described below;
 - Recategorization of some properties on the Land Use Map to reflect that they are now City parkland or open space; and
 - Establishment of a new Open Space zone;
- Updates to sections of Title 19 Mercer Island City Code (MICC) – Unified Land Development Code to provide

consistency with policy changes and GMA requirements;
and

- Amending the allowed uses in the Commercial/Office Zone to allow residential uses and adjusting the height limits in the Town Center subareas to handle future growth targets and accommodate Mercer Island’s housing needs as established by the King County CPPs (Ordinance 19369) and the updated City of Mercer Island Comprehensive Plan.

The Determination of Nonsignificance (DNS) for this proposal was made after review of a State Environmental Policy Act (SEPA) checklist and the proposed amendments. Some of the primary reasons for making the DNS are:

- This is a non-project action and does not include any proposed development. No disturbances to resources will directly result from adoption of this Comprehensive Plan;
- Any future development authorized under the Mercer Island Comprehensive Plan will be evaluated separately from the proposed non-project action and in compliance with Chapter 19.21 MICC;
- Rezoning open spaces from the current zoning to a new open space zone that limits development intensity will significantly reduce impacts from allowed land uses. This is expected to have a positive impact on the environment; and
- The levels of service for City services, facilities, and infrastructure are expected to remain within City’s adopted acceptable ranges.

Applicant: City of Mercer Island
Community Planning & Development Department
c/o Alison Van Gorp, Deputy Director
9611 SE 36th Street
Mercer Island, WA 98040

Location of Proposal: Citywide

Lead Agency: City of Mercer Island, Department of Community Planning & Development

Project Documents: Copies of all studies and/or environmental documents are available through the following link:

<https://mieplan.mercergov.org/public/SEP24-005>

Application Process Information:

Date of Application:	April 24, 2024
Determined to be Complete:	April 24, 2024
Bulletin Notice:	May 6, 2024
Comment Period Ends:	5:00PM on May 20, 2024

Based on review of the proposal and applicable City code sections, the lead agency for this proposal has determined that the proposal does not have a probable significant adverse

impact on the environment that is not addressed by the aforementioned code sections. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

<input type="checkbox"/>	There is no comment period for this DNS.
<input type="checkbox"/>	This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
<input checked="" type="checkbox"/>	This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of this notice.

Responsible Official: Ryan Harriman, EMPA, AICP – Planning Manager
ryan.harriman@mercerisland.gov | (206) 275-7717

Issued Date: May 6, 2024 **Signature:** /s/ Ryan Harriman, EMPA, AICP –
Planning Manager

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Chapter 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.

There is no administrative agency appeal.