COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN that a determination has been issued for the application described below:

File No.	SEP25-021
Permit Type:	Type III – Non-Project Action
Description of Request:	Review under the State Environmental Policy Act (SEPA) for a non-project action amending the 2024 Comprehensive Plan Land Use Map (Comprehensive Plan Amendment CPA25-002) and the City of Mercer Island Zoning Map in Appendix D (Reclassification of Property RZN25-002) to redesignate King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential R-8.4 and R-9.6 to Commercial Office (C-O).
Applicant/Owner:	Amy Lavin (Stroum Jewish Community Center) / Stroum Jewish Community Center
Location:	3801 E Mercer Way, 9824 SE 40th St, 3975 99th Ave SE, and 3795 E Mercer Way, Mercer Island, WA 98040; identified by King County Assessor's Parcel Numbers: 2655500137, 2655500136, 2655500132, and 2655500115
Lead Agency:	City of Mercer Island, Department of Community Planning & Development
Project Documents:	https://mieplan.mercergov.org/public/SEP25-021 Use the camera on your smartphone to scan the QR code to easily access the project documents.
Environmental Documents:	Copies of all studies and/or environmental documents are available through the above project documents link.
Application Process Information:	Date of Application: December 11, 2025 Determination of Complete Application: January 6, 2026

The lead agency determined that the proposed development will not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required pursuant to RCW 43.21C.031(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐	There is no comment period for this DNS.
☐	This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☒	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 below. Comments must be submitted by July 6, 2026 at 5:00 PM.

Responsible Official: Molly McGuire, Senior Planner | molly.mcguire@mercerisland.gov | (206) 275-7712

Issued Date: June 22, 2026 **Signature: /s/ Molly McGuire, Senior Planner**

APPEAL INFORMATION

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

☒	Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street, Mercer Island, WA 98040 no later than **5pm on July 6, 2026** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify, or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.
☐	There is no agency appeal.
☐	Any person aggrieved by the issuance of this decision may seek review from the **Shorelines Hearings Board** by filing a petition for review within twenty-one days from the date of filing of the decision as defined in RCW 90.58.140(6). Within seven days of the filing of any petition for review with the Board, the petitioner shall serve copies of the petition on the Washington State Department of Ecology, the Office of the Attorney General, and the City of Mercer Island. More information on this process can be found on the Shoreline Hearing Board's website: http://www.eho.wa.gov/ or by calling (360) 664-9160.