

DETERMINATION OF NON-SIGNIFICANCE (DNS)



Application No.: CPA18-001 and SEP18-013

Description of proposal: Proposed amendments to the City of Mercer Island Comprehensive Plan, to: 1. Update the Land Use Element and Land Use Map for clarity and accuracy of map designations. 2. Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget. 3. Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes. 4. Addition of policy in support of participation in the King County Public Benefit Rating System. 5. Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development. 6. Addition of goals and policies to the Land Use Element supporting the cultural arts. 7. Addition of goals and policies to the Land Use Element pertaining to critical areas. 8. Creation of a new land use map designation "Private Community Facilities" or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid. 9. Addition of goals and policies to the Land Use Element supporting disaster planning and recovery. 10. Addition of goals and policies to the Housing Element to promote universal design, disability access and age-friendly planning on Mercer Island. 11. Addition of goals and policies supporting the use of a Planned Unit Development ordinance, or similar program that would result in the creation of public amenities in conjunction with single-family residential projects. 12. Addition of goals and policies supporting the use of the STAR Communities framework. 13. Addition of goals and policies to the Land Use Element that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners and developers to get tentative approval of additional height allowances based on proposed amenities. Following an initial review, the Planning Commission has indicated that the Planning Commission will not proceed with recommending approval of this amendment. 14. Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.

Proponent: City of Mercer Island

Location of proposal: The proposed Comprehensive Plan amendments would affect all properties within the boundaries City of Mercer Island.

Lead agency: City of Mercer Island

Project Documents: Please follow this file path to access the associated documents for this project: [https://mieplan.mercergov.org/public/2018 Comp Plan amendment/](https://mieplan.mercergov.org/public/2018%20Comp%20Plan%20amendment/)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. 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 and other information on file with the lead agency. This information is available to public on request.

X This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 30 days from the date below. Comments must be submitted by August 29, 2018.

Responsible Official: Evan Maxim
City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040
Phone: (206) 275-7732

Date:
July 30, 2018

Signature:

A handwritten signature in blue ink, appearing to read "Evan Maxim", written over a horizontal line.

This decision to issue a Determination of Non-Significance (DNS) rather than to require an EIS, and mitigating measures and conditions required as a part of this DNS may be appealed pursuant to Section 19.07.120 of the Mercer Island Unified Land Development Code, Environmental Procedures. Please contact the Responsible Official for further information.