

---

---

# CITY OF MERCER ISLAND

## DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)

---

---



## WEEKLY BULLETIN

### FREQUENTLY ASKED QUESTIONS

#### 3. IF I OBJECT TO THE PROPOSED WORK, HOW CAN I COMMENT?

There are criteria in the MICC for which the application is reviewed. If the proposal meets the criteria required by City Code, the City must approve the permit. If the proposal does not meet the criteria, the applicant is notified and has the option to revise the proposed design. If you provide comments within the specified comment period, they will be forwarded to the appropriate reviewer, and you will become a party of record. Written comments can specifically address how the proposed work does not meet one or more of the criteria listed in the Applicable Development Regulations.

#### 2. WHAT ARE THE CRITERIA FOR APPROVAL OF A PERMIT?

The criteria for review of a permit are found within the Mercer Island City Code and are listed in the Applicable Development Regulations section of the bulletin. Here is a link to the [City Code](#). Please feel free to call or email the staff contact listed on the front of the notice, and we will be happy to discuss the review process in more detail.

#### 3. WILL THERE BE A PUBLIC HEARING ON THIS APPLICATION?

Public Hearings are only required for Discretionary Actions. For a list of Discretionary Actions, please refer to MICC 19.15.010(E). The public bulletin for each project will state under the Public Hearing section if a hearing is required.

#### 4. WHO CAN I CONTACT TO GET MORE INFORMATION?

The contact information for the planner assigned to each specific project is listed on the bottom of the first page of each notice. You can call or email the planner assigned to the project using the provided contact information. You can also call the "Planner helpline" for zoning related questions at 206-275-7729. Additional resources available on-line include:

<http://www.mercergov.org/>: Staff directory, city regulations, and additional information about permits

<http://www.mybuildingpermit.com>: Follow the status of a specific permit by address or permit number

[Mercer Island Map Portal](#): A tool to search for site-specific information

## **5. I WANT TO ACCESS AND REVIEW SPECIFIC PROJECT DOCUMENTS.**

Please click on the associated link under “Project Documents” on each Public Notice to access the folder with the project documents associated with the application. The project documents available through this link contain most, but may not contain all the publicly available information for each project. For example, when a project is updated with a different project design, older designs may be removed from the public folder to avoid confusion. Each folder will be updated when there is a project revision.

## **6. I WANT TO LEARN MORE ABOUT SEPA.**

### **What is SEPA?**

SEPA is an acronym for the State Environmental Policy Act and is a review that is intended to act as a “safety net” in protecting the environment. Following SEPA review, the City must issue a determination of Significance, Non Significance, or a Mitigated Determination of Non Significance. Applicants for a SEPA review must complete a SEPA [checklist](#), and may need to prepare additional mitigation to avoid a “probable significant impact” to the environment.

### **When is a project SEPA exempt?**

The state Department of Ecology establishes categorical exemptions to SEPA review, which are generally described here: [WAC 197-11-800](#). For example, a shoreline dock may be SEPA exempt if the dock was legally established and normal maintenance and repair is proposed. However, SEPA is required if the dock will expand or if a new dock is being built.

### **Where can I find more information?**

Please check out the Washington State Department of Ecology SEPA [website](#) and the SEPA [handbook](#). Another useful page is the SEPA form templates found [here](#).

## **7. I APPRECIATE RECEIVING THESE NOTICES. HOW DO I AUTOMATICALLY GET A COPY OF ALL PUBLIC NOTICE OF APPLICATIONS AND DECISIONS?**

Simply send us an e-mail a request and we will email a link to any future notice of applications and decisions that are published in the city’s Weekly Permit Bulletin. Currently, the request can be sent to [lauren.anderson@mercergov.org](mailto:lauren.anderson@mercergov.org).

# **BUILDING PERMIT NOTICE OF APPLICATION**

# PUBLIC NOTICE OF APPLICATION



**NOTICE IS HEREBY GIVEN** that the City of Mercer Island has received the application described below:

<b>File Nos.:</b>	1806-195
<b>Description of Request:</b>	A request for a building permit for a proposed addition and remodel of an existing single family residence. The proposed addition is two levels with a gross floor area of about 2,105 square feet, resulting in a gross floor area of 5,357.
<b>Applicant / Owner:</b>	Lucia Pirzio-Biroli (Studio Ectypos) / Rahul Shinde and Pashmi Vaney
<b>Location of Property:</b>	4207 W Mercer Way, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 936570-0163
<b>SEPA Compliance:</b>	The proposal is categorically exempt from SEPA review per WAC 197-11-800.
<b>Project Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/1806-195/">https://mieplan.mercergov.org/public/1806-195/</a>
<b>Written Comments:</b>	Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail 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 or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.
<b>Applicable Development Regulations:</b>	Building permits are reviewed for compliance with: Title 15 – Water, Sewers, and Public Utilities Title 17 – Construction Codes Title 19 – Unified Land Development Code

A copy of these regulations may be found here:  
<http://www.codepublishing.com/WA/MercerIsland/>

- Other Associated Permits:** A future stormwater, ROW use, tree, sewer, demolition, water meter, temporary power may be required at a later date.
- Environmental Documents:** A copy of all studies and / or environment documents is available through the above project documents link.
- Public Hearing:** Pursuant to MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.
- Application Process Information:** Date of Complete Application: July 19<sup>th</sup>, 2018  
Date of Notice of Application (Comment Period): July 30<sup>th</sup>, 2018 through August 29<sup>th</sup>, 2018

The application is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington.

Project Contact:

Nicole Gaudette, Senior Planner  
Development Services Group  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
(206) 275-7719  
[nicole.gaudette@mercergov.org](mailto:nicole.gaudette@mercergov.org)

**LAND USE PERMIT NOTICE OF APPLICATION  
AND DECISION**

# PUBLIC NOTICE OF APPLICATION AND NOTICE OF OPEN RECORD PUBLIC HEARING



**NOTICE IS HEREBY GIVEN** that an application for a Comprehensive Plan Amendment has been filed with the City of Mercer Island and a Public Hearing has been scheduled:

<b>File No.:</b>	2018 Comprehensive Plan Amendments (CPA18-001, CPA17-002)
<b>Description of Request:</b>	The list of proposed 2017 Comprehensive Plan Amendments was adopted by Council Resolution No. 1534 on November 6, 2017 for further review in the calendar year 2018. The proposed amendments are 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.

**Applicant:** City of Mercer Island

**Location of Property:** Applies throughout the City

**Written Comments:** Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail 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. Public comment is accepted and considered by the Planning Commission and/ or City Council through the legislative review process.

Only those persons who submit written comments or participate at the public hearing will be parties of record; and only parties of record will have the right to appeal.

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

**Public Hearing and Public Meeting:** Pursuant to MICC 19.15.010(E), and MICC 19.15.020(F)(1), the Comprehensive Plan Amendments will be reviewed at 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, August 29, 2018 at 6:00 p.m. and will be continued to September 5, 2018**. The date of the public meeting with the City Council will be scheduled after the Planning Commission's recommendation. The open record public hearing will be held Mercer Island City Council Chambers, located at 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington. The public meeting will be held at the Mercer Island City Council Chambers, located at 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington.

**Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for a Comprehensive Plan Amendment is processed as a Legislative Action. Processing requirements for Legislative Actions are further detailed in MICC 19.15.020. The criteria for Comprehensive Plan amendments is specified in MICC 19.15.020(G) and RCW 36.70A.

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



**Environmental Documents:**

A copy of all studies and / or environmental documents is available through the above project documents link.

**Application Process Information:**

Bulletin Notice: July 30, 2018

Date Published in Newspaper: July 25, 2018

Date(s) of Public Hearing: August 29, 2018 and September 5, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Evan Maxim, Planning Manager

Development Services Group

City of Mercer Island

9611 SE 36th Street

Mercer Island, WA 98040

(206) 275-7732

[Evan.maxim@mercergov.org](mailto:Evan.maxim@mercergov.org)

# PUBLIC NOTICE OF DECISION



**NOTICE IS HEREBY GIVEN** that approval has been granted for the application described below:

- File No.:** CAO18-005
- Description:** A request for a critical area determination to alter a steep slope in order to construct a new, 6,954 square foot single-family residence, with associated retaining walls.
- Applicant / Owner:** Lisa Sidlauskas (Stuart Silk Architects) / Tangled Ride LLC
- Location of Property:** 6025 77<sup>th</sup> Ave SE, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number 409710-0075
- SEPA Determination:** The proposal is categorically exempt from SEPA review per WAC 197-11-800(2)(e) and WAC 197-11-800(1)(b)(i).
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for a critical area determination is required to be processed as an Administrative Action. Processing requirements for Administrative Actions are further detailed in MICC 19.15.020. The Project will be reviewed for consistency with the following sections of the Mercer Island City Code: MICC 19.07 – Environment, MICC 19.15 – Administration, and MICC 19.16 – Definitions.
- Project Documents:** Please follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/CAO18-005/>
- Other Associated Permits:** Building permits 1801-104 and 1806-257.
- Decision:** Approved subject to conditions.
- Appeal Rights:** *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*
- Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County

Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.010(E).

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from the Development Services Group. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a 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.

**Property Tax  
Revaluation:**

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For more information, please contact the King County Assessor's office at (206) 296-7300.

**Application  
Process  
Information:**

Date of Application: May 8, 2018  
Date Determined to Be Complete: May 30, 2018  
Public Comment Period: June 11, 2018 through 5:00 PM on July 11, 2018  
Date Notice of Decision Issued: July 30, 2018  
Appeal Filing Deadline: 5:00 PM on Monday August 13, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington.

Project Contact:

Andrew Leon, Planner  
Development Services Group  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
(206) 275-7720  
[andrew.leon@mercergov.org](mailto:andrew.leon@mercergov.org)



## DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **SEP18-012 (SHL18-015)**

Description of proposal: **A request for a Shoreline Exemption approval for installation of a boat lift in slip #41 at Covenant Shores. The boat lift will be free-standing, installed on the lake bottom. There will be no attachment to the existing pier.**

Proponent: **Carrie Wernick**

Location of proposal: **9150 Fortuna Drive, Mercer Island WA 98040;  
Identified by King County Assessor tax parcel number 072405-9016**

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/SHL18-015> and <https://mieplan.mercergov.org/public/SEP18-012/>**

Possible critical area and shoreline impacts are addressed by Mercer Island City Code Chapter 19.07. In addition, the proposed boat lift must comply with the City's Shoreline Master Program (MICC 19.07.110). 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.

\_\_\_\_\_ 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 N/A at 5:00 pm.

Responsible Official: **Nicole Gaudette, Senior Planner  
City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040  
Phone: (206) 275-7719  
Email: [nicole.gaudette@mercergov.org](mailto:nicole.gaudette@mercergov.org)**

Date: **July 26, 2018**

Signature: 

## APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.07 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 36<sup>th</sup> Street Mercer Island, WA 98040 no later than **5:00 PM on N/A** 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 of the date of filing of the decision (**by August 13, 2018**) 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/Boards\\_SHB.aspx](http://www.eho.wa.gov/Boards_SHB.aspx) or by calling (360)664-9160.

# PUBLIC NOTICE OF APPLICATION



**NOTICE IS HEREBY GIVEN** that the City of Mercer Island has received the application described below:

<b>File Nos.:</b>	WCF18-003
<b>Description of Request:</b>	A request for a Wireless Communications Facility Permit to modify an existing facility by removing 2 antennas, installing 5 new antennas, 3 new remote radio units, 3 new filters, and new cables.
<b>Applicant/ Owner:</b>	Nancy Sears of Smartlink on behalf of Sprint / Mercer Island Court LLC c/o Lighthouse Properties LLC
<b>Location of Property:</b>	7900 SE 28 <sup>th</sup> Street, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 5452301385
<b>SEPA Compliance:</b>	This proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(25)(a)(i).
<b>Project Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/WCF18-003/">https://mieplan.mercergov.org/public/WCF18-003/</a>
<b>Written Comments:</b>	<p><b>This may be the only opportunity to comment on the impacts of the proposal.</b> Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail 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.</p> <p>Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.</p>
<b>Public Hearing and Public Meeting:</b>	Pursuant to MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.
<b>Applicable Development Regulations:</b>	The application will be reviewed for consistency with the approval of criteria in Mercer Island City Code (MICC) section 19.06.040. MICC 19.15.010(E)

requires that the wireless communications facility application be processed as an Administrative Action with public notice. Processing requirements for Administrative Actions are further detailed in MICC 19.15.020. The project is being reviewed in compliance with RCW 43.21C, WAC 197-11, and the following chapters of the MICC: 19.05, 19.07, 19.08, 19.09, and 19.10.

**Other Associated Permits:**

A future building permit is anticipated.

**Environmental Documents:**

A copy of all studies and / or environmental documents is available through the above project documents link.

**Application Process Information:**

Date of Application: May 2, 2018  
Determined to Be Complete: May 24, 2018  
Bulletin Notice: July 30, 2018  
Date Mailed: July 30, 2018  
Date Posted on Site: July 30, 2018  
Comment Period Ends: 5:00PM on August 29, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington.

Project Contact:

Nicole Gaudette, Senior Planner  
Development Services Group  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
(206) 275-7719

[nicole.gaudette@mercergov.org](mailto:nicole.gaudette@mercergov.org)

# DETERMINATION OF NON-SIGNIFICANCE (DNS)



Application Nos.: **SEP18-011 (CPA18-002, ZTR18-005)**

Description of proposal: **Review under the State Environmental Policy Act (SEPA) to change the Comprehensive Plan land use designation and zoning classification from Public Institution (P) to Town Center (TC). This also includes amending related maps in both the Comprehensive Plan and zoning code to add the parcel within the Town Center boundary.**

Applicant: **City of Mercer Island**

Owner: **City of Mercer Island and the Washington State Department of Transportation**

Location of proposal: **Generally located within Parcel 12 (Sunset Highway), North of 7810 SE 27<sup>th</sup> St., East of 78<sup>th</sup> Ave SE, West of 80<sup>th</sup> Ave SE, and South of I-90**

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/Parcel 12 - WSDOT/](https://mieplan.mercergov.org/public/2018%20Comp%20Plan%20amendment/Parcel%2012%20-%20WSDOT/)**

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. This information is available to the public on request.



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, Interim Director of Development Services  
Development Services Group  
City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040  
Phone: (206) 275-7732  
Email: [evan.maxim@mercergov.org](mailto:evan.maxim@mercergov.org)

Date: July 30, 2018

**APPEAL INFORMATION**

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 of the Mercer Island Unified Land Development Code, Environmental Procedures. Please contact the Responsible Official for further information.

# 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/)**

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.

✓ 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 36<sup>th</sup> Street, Mercer Island, WA 98040  
Phone: (206) 275-7732

Date: July 30, 2018

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.