



King County

Department of Local Services – Permitting Division

State Environmental Policy Act (SEPA) Non-Project Action Determination of Non-Significance (DNS)

Name of Proposal: Proposed ordinance amending King County zoning Title 21A – adopting urban design standards for North Highline area of unincorporated King County.

Description of Proposal: This is a non-project action to amend King County Code 21A (zoning). The proposal is the legislative adoption of urban design standards affecting non-residential, multi-family and mixed-use developments in the North Highline community area. Affected zoning designation include Community Business, Neighborhood Business, Urban Residential R-18 through R-28 zoned areas. Proposed regulations include standards for site design, building design, landscaping design, design of public realm areas, streets, sidewalks & frontages.

Additional information about the proposal can be found here:
<https://www.kingcounty.gov/depts/local-services/permits/public-notices.aspx>

Proponent/Contact: **Jesse Reynolds, Senior Sub-area Planner**
King County Department of Local Services
35030 Douglas Street, Suite 210
Snoqualmie WA 98065
206-477-4237
jesreynolds@kingcounty.gov

Location of Proposal: The amendment of King County's development regulations will impact numerous areas across the unincorporated urban area of North Highline affecting zoning designations of Community Business, Neighborhood Business, Urban residential R-18 through R-28. See attachment for location

Lead Agency: King County Department of Local Services – Permitting Division

Responsible Official: Ty Peterson
Position/Title: Product Line Manager – Commercial / Resource
Address/Phone: 35030 SE Douglas Street, Suite 210 Snoqualmie, WA 98065-9266
206-477-0449
Ty.Peterson@kingcounty.gov

Threshold Determination: **Determination of Non-Significance (DNS)**

The responsible official finds that the above-described proposal does not pose a probable significant adverse impact to the environment. This finding is made pursuant to RCW 43.21C, KCC 20.44 and

WAC 197-11, after reviewing the environmental checklist and other information on file with the lead agency, considering the extent to which the proposed action will cause adverse environmental effects in excess of those addressed by existing regulations, and considering mitigation measures which the agency or the proponent will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal and conclude the proposed action will not have a significant impact to current or continued use of the environment. THIS INFORMATION IS AVAILABLE TO THE PUBLIC ON REQUEST (for a nominal copying fee or by email).

THIS DETERMINATION OF NON-SIGNIFICANCE (DNS) is issued under Washington Administrative Code (WAC) 197-11-340(2). The lead agency will not act on this proposal until after **April 1, 2022**. Comments must be received by King County Department of Local Services – Permitting Division prior to **4:00 PM** on that date.

For additional information, please contact the proponent’s contact or the responsible official listed above.

Address for comments: King County Department of Local Services – Permitting Division)
35030 SE Douglas Street Suite 210
Snoqualmie, WA 98065-9266
ATTN: Ty Peterson
E-mail: Ty.Peterson@kingcounty.gov

Public Hearing: A public hearing on a proposed Ordinance is anticipated, but not yet scheduled before the Metropolitan King County Council. Information on the public hearing and how to submit public comment can be found at this website:
https://www.kingcounty.gov/council/committees/full_council.aspx.

Ty Peterson, SEPA Official

03/04/2022
Date

The proposed ordinance is a nonproject action that would apply to a section of unincorporated King County known as North Highline. North Highline is a 2.7 square mile urban unincorporated area of King County that includes the communities of White Center, Top Hat, Glendale, and the South Park “Sliver by the River.” North Highline is located south of the City of Seattle, north of the City of Burien, and west of the City of Tukwila.



The standards resulting from this non-project action will affect nonresidential, multifamily and mixed-use project in North Highline, which are largely expected to occur in the Community Business, Neighborhood Business, and Urban Residential 18 through 48 zoned areas, shown below, composing approximately one quarter of the land in North Highline. These areas are almost completely developed, so any potential development would be redevelopment or infill development. Industrial areas are not included in this non-project action.