

IMAGINE DES MOINES 2044

2024 COMPREHENSIVE PLAN PERIODIC UPDATE

SEPA Environmental Checklist

City of Des Moines, Washington

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The proposed non-project action is for the City's 2024 Comprehensive Plan Periodic Update (Imagine Des Moines 2044) consistent with the amendment process as defined in Des Moines Municipal Code (DMMC) Chapter 18.25 DMMC and as required by the Growth Management Act (GMA) and RCW 36.70A.130(4) and (5).

The Comprehensive Plan update includes the following elements: Introduction; Land Use; Transportation; Conservation and Environment; Capital Facilities, Utilities, and Public Service; Parks, Recreation, and Open Space; Housing; Economic Development; North Central Neighborhood; Marina District; Pacific Ridge; and Healthy Des Moines. Each element contains goals and policies, and typically provides a discussion of the background information, purpose, and intent of the policies.

Proponent: City of Des Moines

Location of proposal, including street address, if any: The project area is congruent with the City of Des Moines. The City of Des Moines is located in King County, WA. This is not a site-specific project and the City consists of multiple sections and townships.

Project File No: LUA2022-0050

Lead Agency: City of Des Moines

Threshold Determination: The City of Des Moines has determined that the above-described proposal 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 the public on request.

Written comments concerning the DNS may be submitted to the Des Moines Community Development Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:00 p.m. **August 28, 2025**. Comments should discuss specific environmental issues associated with this proposal and identify how the DNS does or does not address those issues.

Responsible Official:

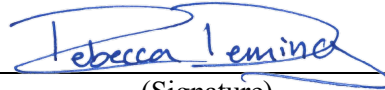
Rebecca Deming

Position/Title:

Community Development Director
21650 11th Avenue South, Suite D
Des Moines, WA 98198

August 14, 2024

(Date)



(Signature)

Project Lead Contact: Rebecca Deming, Community Development Director; Phone 206-870-6563
Email Address: rdeming@desmoineswa.gov

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Determination of Nonsignificance (DNS) is final and shall be consistent with all provisions of sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:00 p.m. on **September 8, 2025**. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

SEPA Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

City of Des Moines 2024 Comprehensive Plan Periodic Update: "Imagine Des Moines 2044" including the adoption of an updated Land Use Map

2. Name of applicant:

City of Des Moines

3. Address and phone number of applicant and contact person:

Laura Techico, AICP
City of Des Moines
Planning and Development Services Manager
206-870-6565
21630 11th Ave. S. Suite D
Des Moines, WA 98198

Nicole Stickney, AICP
AHBL Inc.
206-267-2425
1200 6th Ave #1620
Seattle, WA 98101

4. Date checklist prepared:

July 31, 2025

5. Agency requesting checklist:

City of Des Moines – Community Development Department

6. Proposed timing of schedule (including phasing, if applicable):

The updated comprehensive plan will go through final review and adoption in late summer/early fall 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, the Comprehensive Plan process includes regular amendments and a periodic update every ten years.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following table provides a chronological record of related environmental reviews:

SEPA No.	Issue Date	Agency File No.	Document - Proposal
202303982	08/18/2023	LUA2022-0051	A DNS was issued for the proposed addition of an "Innovation Overlay District" in a portion of the B-P zone, as well as amending DMMC 18.52 Permitted Uses and DMCC 18.105 to include the Innovation Overlay District.
202302239	05/12/2023	LUA2023-0011	A DNS was issued for a proposal to adopt the Des Moines Housing Action Plan pursuant to RCW 36.70A.600, to guide the City on actions and initiatives to meet housing needs.
202105917	11/05/2021	LUA2021-0037	A DNS was issued to update the Parks, Recreation, and Senior Services Master Plan based on the results of the 2021 community engagement and outreach process. Additionally, the update allows for the City to remain eligible for Washington State Recreation and Conservation Office (RCO) Grants.
202104456	08/13/2021	LUA2021-0027	A DNS was issued amending DMCC Title 18 for Emergency Shelter and Supportive Housing in compliance with Engrossed Second Substitute House Bill 1220 that was enacted by the State Legislature in 2021. Amendments include new definitions and permitted use changes.
202005921	11/18/2020	LUA2020-0035	DNS issued for a draft Ordinance No. 20-044 to amend the Comprehensive Plan as well as DMCC Chapter 18.25 Amendments to the Comprehensive Plan.
202002844	06/01/2020	LUA2020-0021	A DNS was issued amending Flood Hazard Area Regulations in DMMC 16.01 General Provisions, and 16.15 Flood Hazard Areas. A new Flood Insurance Study (FIS) and FIRM became effective nationwide on 8/19/20.
201901447	03/19/2019	LUA2019-0012	A DNS was issued for the proposed amendments to the Shoreline Master Program in accordance with the Shoreline Management Act and RCW 90.58.080.
201805176	09/18/2018	LUA2018-0027	A DNS was issued for the zoning reclassification of twelve parcels in order to later develop approximately 123 townhomes in a future phase.
201805156	09/18/2018	LUA2018-0046	A DNS was issued for amendments to the City of Des Moines Comprehensive Plan.
201804073	07/26/2018	LUA2018-0025	A DNS was issued amending the permitted uses in the Institutional Campus (I-C) Zone.
201705633	10/24/2017	LUA2017-0033	A DNS was issued amending DMCC Environment Code to establish an off-site mitigation and Fees Paid in Lieu program. The proposal also included amending DMMC Chapter 16.25, Trees, and establishing an Urban Forestry Fund (DMMC 3.51).
201705631	10/24/2017	LUA2017-0032	A DNS was issued for a non-project action to amend the landscape code to minimize impacts on property owners/tenants affected by the acquisition of right of

SEPA No.	Issue Date	Agency File No.	Document - Proposal
			way by Sound Transit and project design for the Federal Way Link Extension (FWLE) through Des Moines and other essential public transportation facilities. The proposal also included amending DMMC Chapters 18.15 Non-Conforming Buildings and Uses, 18.190 Height, Yards, Area, and Open Spaces – General Provisions, and 18.195, Landscaping and Screening.
201703381	06/28/2017	17-068	A DNS was issued amending DMCC Chapter 16.05, increasing categorical exemptions for minor new construction under SEPA per WAC 197-11-800.
201606532	12/06/2016	LUA2016-0045	A DNS was issued amending the permitted uses in the Pacific Ridge Commercial (PR-C) Zone.
201606153	11/14/2016	LUA2016-0043	A DNS was issued amending DMMC code sections to incorporate Low Impact Development (LID) management and best practices in accordance with the National Pollution Discharge Elimination System (NPDES) Phase II Permit requirements. Amended code sections included: Title 11 Utilities, Title 12 Streets, Sidewalks and Public Places, Title 14 Buildings and Construction, Title 16 Environment, Title 17 Subdivisions and Title 18 Zoning.
201605327	09/29/2016	LUA2016-0033	A DNS was issued amending the Des Moines 2035: Charting Our Course for a Sustainable Future Comprehensive Plan.
201605311	09/29/2016	LUA2016-0035	A DNS was issued for an ordinance to the DMCC amending DMMC 18.10.050 Adoption of official zoning map to reclassify three parcels from Residential Suburban Estates (R-SE) Zone to Business Park (B-P) Zone and a portion of a parcel from the R-SE Zone to RS-8,400 Residential Single Family 8,400 Zone or the RM—2,400 Residential Multifamily 2,400 Zone.
201604616	08/24/2016	LUA2016-0028	An MDNS, adoption, and addendum was issued for a Planned Unit Development Zoning Reclassification from the Business Park (B-P) Zone to Residential Single Family 7,200 Zone for seven parcels.
201602120	04/26/2016	LUA2016-0013	A DNS was issued for a non-project action to amend Title 18 of the DMMC, allowing for mixed use, a maximum building height of 65 feet, and allowing for buildings to exceed the maximum height with enhanced design and distinctive rooflines, in areas of the Woodmont Commercial (W-C) Zone. The proposal also included an amendment to Chapter 18.210 to modify parking regulations for retail uses.
201601903	04/14/2016	LUA2015-0065	A DNS was issued to amend Title 18 of the DMMC, adding an Essential Public Facilities chapter in order to establish a process and regulations for the siting and

SEPA No.	Issue Date	Agency File No.	Document - Proposal
			expansion of Essential Public Facilities, in accordance with the Growth Management Act (RCW 36.70A) and the Des Moines Comprehensive Plan. Various code sections of the DMMC were updated to provide consistency with the new proposed section.
201601757	04/06/2016	LUA2016-0007	A DNS was issued for code amendments to Title 16 of DMMC regarding the protection and regulation of environmentally critical areas to ensure compliance with the Growth Management Act (GMA). Amendments included updating the wetland definition and habitat score and mitigation ratios.
201503775	07/24/2015	LUA2015-0040	A DNS was issued for the Marina District Development Incentive and associated zoning code and map amendments, which added an additional area, "Area 2", into the Marina District Neighborhood allowing for a ten-foot building height bonus for up to three properties that provide a public benefit system in accordance with RCW 36.70A.130.
201502385	05/15/2015	LUA2015-0023	A DNS was issued for an ordinance relating to the City of Des Moines 2015 Comprehensive Plan Update. The ordinance amended 18.05.050 Land Use Map Designation 18.05.060 Adoption of Comprehensive Plan, and added 18.25.120 Comprehensive Plan Amendments.
201500206	01/15/2015	LUA2014-0039	A Determination of Non-Significance (DNS) was issued for an ordinance to Des Moines Municipal Code amended the following sections within the Community Commercial (C-C) zoning district code: DMMC 18.52.010B Commercial Use Chart, 18.110.050 Environmental Performances Standards and General Limitations, 18.110.060 Dimension Standards, 18.110.080 General Building Design Requirements, and 18.195.290 Landscaping and Screening. The ordinance also amended the following sections of general regulations: 18.210.090 Required Off-Street Parking Spaces, and 14.05.130 Five-Story Wood Frame Buildings, and repealing DMMC 18.110.070 and section 271 Outdoor Uses, of Ordinance No. 1591.

In addition, adoption of updates to the Capital Improvement Plan (CIP) and Transportation Improvement Plan (TIP) occurs on a regular (generally, annual) basis and is subject to SEPA review.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No specific applications are known at this time. City staff regularly processes site specific development requests of properties located within the City of Des Moines. Site specific project impacts will be evaluated with project applications during the construction phase in accordance with all applicable regulations.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposal is subject to the 60-day “notice of intent” review period, coordinated by the Department of Commerce (RCW 36.70A.106). SEPA Environmental Review.

(An earlier draft version of the plan was reviewed by the King County Affordable Housing Committee who provided a comment letter and recommendations relating to the Housing Element.)

Final approval of the Comprehensive Plan Periodic Update will require approval by a majority vote of the City Council, following a public hearing.

Additionally, the plan, once adopted, will be submitted to the Puget Sound Regional Council (PSRC) which is the Metropolitan Planning Organization (MPO) responsible for plan certification.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a non-project action to amend the Des Moines Comprehensive Plan consistent with the amendment process as defined in Des Moines Municipal Code (DMMC) Chapter 18.25 DMMC and as required by the Growth Management Act (GMA) and RCW 36.70A.130(4) and (5). The Comprehensive Plan was last amended December 3, 2020.

Recent code changes that relate to new GMA requirements and this update (such as the adoption of zoning code changes for Middle Housing) have gone (or will go) through a separate environmental review process.

The Comprehensive Plan update includes the following elements: Introduction; Land Use; Transportation; Conservation and Environment; Capital Facilities, Utilities, and Public Service; Parks, Recreation, and Open Space; Housing; Economic Development; North Central Neighborhood; Marina District; Pacific Ridge; and Healthy Des Moines. Each element contains goals and policies, and typically provides a discussion of the background information, purpose, and intent of the policies.

Each element of the Comprehensive Plan was reviewed for consistency with GMA requirements, the other elements of the Plan, and with other local and regional planning and regulatory documents, such as Puget Sound Regional Council’s (PSRC’s) VISION 2050 and the King County Countywide Planning Policies. The following provides brief descriptions of each element included in the update.

The **Introduction** provides a community profile including demographic information, and a mission and vision statement. The Introduction also provides an explanation of the process

and purpose of the Comprehensive Plan as well as its relation to other state and local processes. It also summarizes the other Plan Elements and how community input informs the Plan.

The **Land Use Element** introduces the City's employment and housing projections, discusses the existing land use allocations, contains the City's Land Use Map, and provides various land use goals. The goals and policies focus on the general patterns of land use in the City. Updates to this element include edits to projection figures based on the most recent data, and updates to goals and policies to comply with new standards from the Department of Commerce and the PSRC.

The Land Use Map is proposed to be changed as follows:

Neighborhood	Description of Changes
North Hill Neighborhood	No Changes
North Central Neighborhood	1. Change of five parcels west of Steven J. Underwood Park and north of S 220th Street from BP (Business Park) to SF (Single Family)
Marina District	<ol style="list-style-type: none"> 1. A Group of parcels between the Des Moines Beach Park and 7th Ave previously had two designations of COM (Commercial) and MF (split or "mixed") and they will be changed to be only MF 2. Redesignation of a parcel directly east of 6th Avenue S and North of S 223rd Street from mixed COM and MF to only COM 3. Redesignation of a parcel directly east of 6th Avenue S and South of S 223rd Street from mixed COM and MF to only COM 4. Change the parcel at the northeast corner of 6th Ave S and S 226th St) from MF to COM 5. Redesignation of the parcel northeast of the corner at 6th Ave S and S 227th Street from mixed COM and MF to only COM
Pacific Ridge Neighborhood	No Changes
Zenith Neighborhood	No Changes
South Des Moines Neighborhood	1. Change a parcel east of Des Moines Elementary School (addressed as 23616 16th Ave S) from MF to SF
Woodmont Neighborhood	1. Change a small parcel owned by the Midway Sewer District near Gordan park and immediately west of SR 99 from PF (Public Facilities) to COM
Redondo Neighborhood	<ol style="list-style-type: none"> 1. Change from MF to PF for the parking lot across from Wooten Park (SE corner of Redondo Way S and Redondo Beach Dr. S) 2. Change from SF to MF for three parcels of land south of S. 281st Street, situated between 9th Ave S and 9th Pl S.

The **Transportation Element** contains a description of existing transportation conditions, travel forecasts and future transportation systems, level of service standards and analysis, transportation recommendations, and defines the existing and future transportation vision for Des Moines. This element has been updated based on recent data and any new applicable requirements.

The **Conservation and Environment Element** provides an inventory of Critical Areas within the City. Des Moines consists of natural resources including Puget Sound shoreline, hillsides, urban forests, streams and wetlands, etc. These natural features support important regional species such as salmon. This element contains discussion and policies relating to conservation of natural resources, energy, and fish and wildlife habitat areas; water and waste management; critical areas such as wetlands, geologic hazards, and groundwater protection areas; and clean air.

The **Capital Facilities, Utilities, and Public Services Element** consists of an inventory of current capital facilities owned by public entities and private/public utilities, shows locations of existing facilities, and provides goals and policies for ensuring that facilities adequately support growth and maintain an appropriate Level of Service. This element also includes a six-year plan to finance capital facilities within the projected funding capacities and clearly identifies sources of public funds for such purposes. This element has been updated based on recent data and any new applicable requirements.

The **Parks, Recreation, and Open Space Element** includes an inventory of existing parks, trails, and open space facilities as well as the projected needs to adequately provide for the growing population. The City recently adopted a Parks, Recreation, and Services Master Plan (December 2021) and all level of service standards, goals, and policies of this Element have been updated to align with the recent Plan.

The **Housing Element** includes a discussion of the City's share of the regional housing targets with an analysis of existing and projected housing needs according to specific incomes levels; goals and policies for the preservation, improvement, and development of housing; and makes adequate provisions for existing and projected needs of all economic segments of the community. This element has been updated to include the most recent data, to align with the City's adopted Housing Action Plan and to meet newly adopted requirements for goals and policies. There is also a Technical Appendix (NEW) proposed to be added which addresses HB 1220 (2021) requirements, equity and racially disparate impacts, displacement risks, and includes a discussion about capacity of different permanent and emergency housing.

The **Economic Development Element** includes goals and policies intended to support appropriate and advantageous economic growth and stability in Des Moines. This element includes discussion of various strategies for economic development, such as the development of mixed-use projects and the expansion and retention of local businesses.

The **North Central Neighborhood Element** envisions this neighborhood as the center for trade-related activity generating family wage jobs. To achieve this, this element includes goals and policies related to catalyzing economic opportunity, expanding and maintaining

transportation infrastructure, and acquiring lands for future recreational facilities near future business park uses.

The Marina District is the historical and cultural center for Des Moines and is located along the shoreline of the Puget Sound. The **Marina District Element** includes goals and policies to preserve the historical and cultural aspects of this neighborhood, including improving pedestrian and multi-modal accessibility, encouraging the development of retail and commercial uses, and setting standards for design to preserve the character of the neighborhood and provide public benefit features.

The **Pacific Ridge Element** includes goals and policies aimed at transforming the neighborhood into a new urban community with local and regional transportation linkages. The goals and policies include expanding housing choices for all income levels, promoting redevelopment and attracting new businesses, and encouraging and preparing for future transportation methods such as light rail connections.

The **Healthy Des Moines Element** aims to minimize the disproportionate burden of poor health and poverty that impacts South King County in comparison the rest of the County. This element includes goals and policies related to providing an increased access to healthy foods and access to recreational opportunities through public, private, and non-profit partnerships and initiatives.

Information Updates: Demographic data has been updated throughout the plan to include the most recent information available.

Community Engagement: Throughout the periodic update process, the City conducted public outreach and offered numerous opportunities for community engagement in order to hear from residents, business owners, stakeholders, and other interested parties as to their local vision and community values; in this way, the Plan aims to address an array of community life facets and themes (e.g., social, economic, and environmental priorities).

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The project area is congruent with the City of Des Moines. The City of Des Moines is located in King County, WA. This is not a site-specific project and the City consists of multiple sections and townships.

B.Environmental Elements

Section B is omitted, and no discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235(3)(b).

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: Nicole Stickney, AICP

Position and agency/organization: Associate Principal, AHBL

Date submitted: August 1, 2025

D. Supplemental sheet for nonproject actions

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

Environmental Summary per WAC 197-11-235(3)(b)

State the proposal's objectives: The objective of the proposal is to provide a Plan which serves as a roadmap expressing the community's goals and aspirations for how the unique neighborhoods, business/commercial and industrial districts, community spaces, and other development within Des Moines can grow and prosper into the future. The City of Des Moines updates its Comprehensive Plan in accordance with the Washington State Growth Management Act (GMA) governed by RCW 36.70A.

Specify the purpose and need to which the proposal is responding: Most significantly, the Plan update responds to requirements from the State Legislature requiring cities planning under the Growth Management Act (GMA) to perform a periodic update.

In addition, key factors considered during this update process includes:

- Des Moines was allocated **new growth targets of 3,800 housing units and 2,380 jobs for the 2024-2044 planning period**. Des Moines has experienced an increased supply and demand in multifamily housing units and increases in the percentage of households who rent. Employment growth, driven by a new business park and bolstered by a vibrant and growing downtown with restaurants, shopping, and entertainment is also supported by the marina, the presence of Highline College, and other unique offerings that presents the City with many opportunities.

- Since incorporation, several annexations have shaped the city's borders and added neighborhoods with their own identities and special features.
- The City's demographics are shifting. Des Moines is becoming more racially and ethnically diverse; US Census data indicates about 18% of the local residents are 65 years of age or older. Des Moines also has a substantial youth population.
- Future light rail transit service and infrastructure brings new transit-oriented communities featuring residences, jobs, & services to the city's eastern border.
- Challenges relating to the nation-wide housing crisis and regional housing affordability and availability issues have been considered and carefully studied during this effort.
- Locals continue to value the defining features of the City: the Puget Sound shoreline, hillsides and bluffs, urban forests, streams and wetlands and important places for fish, wildlife, and open space.

State the major conclusions, significant areas of controversy and uncertainty:

A series of meetings were convened by various council committees (the Environment Committee, the Economic Development Committee, and the Transportation Committee) to address key policy questions and provide direction for the update process. Some of the top issues included:

- Proposed implementation strategies regarding coordination between the City and Tribes regarding archeological resources, managing streams and wetlands, and watershed management, as well as environmental quality on the whole
- Community concerns related to SeaTac airport operations (i.e. noise and health impacts) are now articulated in the plan
- Alignment with VISION 2050 goals and policies and the goals and policies set out in the revised King County Countywide Planning Policies, among new GMA requirements

A community survey was conducted and respondents identified priority areas they would like to see more of, including increased neighborhood commercial uses, community facilities, and general commercial uses. Respondents also expressed a desire to focus on equity, outreach, and representation of all community members. Another survey question asked respondents to choose the top five topics they felt were important for the City to address. The top answers in ranked order were 1) Preserving natural space; 2) Public health and safety; 3) Accommodating future growth; 4) Affordability (housing, taxes, etc.) and 5) Economic opportunity, including access to jobs.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action:

Only minor changes to the City's Land Use map are proposed. The changes are mostly house-keeping in nature, resolving mismatches between the mapped zoning and Land Use designations and eliminating split zoning of specific parcels. The alternative is to make no changes to the Land Use map.

The majority of the policy decisions are driven by new state laws during this update. The alternative course of action would be to not make changes called for in the Growth Management Act (GMA) and be out of compliance.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a non-project action to adopt an updated Comprehensive Plan. There are no significant adverse impacts resulting from that action. Subsequent site-specific development or growth that may occur following adoption to the plan will result in increases in discharges to water, emissions to air, release of hazardous materials, or noise; an increase in impervious surface area and some losses of vegetation and habitat; and an increase in demand for transportation, utilities, and other public services, to various extents.

Nonetheless, the city is aiming to foster development at a greater density through infill, which could result in a lower environmental impact over time than if the City's plan were not amended. Consequently, no significant adverse environmental impacts are anticipated. At the project level, SEPA review will be required for those projects not exempt from environmental review.

Describe any proposed mitigation measures and their effectiveness: Future growth and development activities within the City limits will be subject (as applicable) to utility permitting, critical areas analysis, to avoid impacts to, or mitigate unavoidable impacts to environmental areas pursuant to the City's Critical Areas Ordinance; shoreline regulations; protection of critical areas or significant trees; and other measures relating to applicable regulations found in the Des Moines Municipal Code.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a non-project action, the proposal will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Projected population growth and associated development will increase the impacts to water, air, and noise regardless of the draft Comprehensive Plan updates. Specific projects that develop as a result of plan implementation would be evaluated for impacts under the DMMC including those identified in this question.

- **Proposed measures to avoid or reduce such increases are:**

In order to prevent and reduce negative impacts to water from future development, the Conservation and Environment Element of this update includes a discussion of Critical

Aquifer Recharge Areas and other environmentally critical areas. The Element also includes goals and policies to establish guidance for the protection and enhancement of water and air quality. In addition to the state environmental policy act (SEPA) and other applicable regulations such as the Washington State Clean Air Act, the Des Moines Critical Areas Ordinance is the implementing code that must be met by all future development.

Future site-specific actions would be subject to review under the City Grading Code (Chapter 14.20 DMMC), Environmentally Critical Areas Code (Chapter 16.10 DMMC), and the Flood Hazard Areas Code (Chapter 16.15 DMMC). These codes require that erosion and water related impacts be addressed as a component of the land use review. If impacts are identified during the review the code requires that the impact be appropriately mitigated as part of approval of the land use action. Finally, when future projects are submitted, any surface water related impact created during and after the development activities will be mitigated in compliance with the King County Surface Water Design Manual (KCSWDM).

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal will not affect plants, animals, fish, or marine life. Future proposed projects will be individually reviewed for site-specific impacts.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The updated Conservation and Environment Element of the Comprehensive Plan includes a discussion of Fish and Wildlife Habitat Conservation Areas, and a discussion of wetlands.

Further, all site-specific projects are required to comply with all local, state, and federal laws regarding the protection of endangered species, and must comply with the City's Shoreline Master Program and Critical Areas Ordinance.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal will not deplete energy or natural resources. Projected population growth and associated development will increase demands for energy and natural resources regardless of the draft Comprehensive Plan updates. Future proposed projects will be individually reviewed for site-specific impacts.

- **Proposed measures to protect or conserve energy and natural resources are:**

The proposed update to the Comprehensive Plan supports the natural resource protection principles articulated in the Growth Management Act and plans for conservation of energy specifically by implementing the Urban Growth Area (UGA). The Land Use Element of the Comprehensive Plan provides goals and policies that aim to manage community growth in accordance with available facilities and services as well as preserve open space. The Capital Facilities, Utilities, and Public Services Element provides goals and policies to ensure resources are conserved and adequate facilities are provided that are compatible with surrounding uses and that minimally impact the natural environment. The Conservation and Environment

Element provides goals and policies relating to clean air regulations and various forms of energy conservation methods, such as improving pedestrian and bicycle infrastructure and accessibility. Moreover, the Transportation Element was significantly updated to provide measures and metrics relating to non-model transportation choices and options, which may support energy conservation and reduce Greenhouse Gas emissions.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal will not negatively affect parks, wild and scenic rivers, historic or cultural sites, floodplains, prime farmlands, or other environmentally sensitive areas designated or eligible for governmental protection.

While growth and new development is called for in the Plan, projects will still need to comply with Critical Areas regulations, shoreline regulations, and so forth. Projects will be reviewed under SEPA unless exempt. Protection of environmentally critical areas and significant trees is required per the Des Moines Municipal Code.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

The update to the Comprehensive Plan provides a policy framework for the enhancement and preservation of environmentally sensitive areas and areas designated for governmental protection. Incorporated into the update of the Plan are goals and policies that designate and protect environmentally sensitive areas from the potential impacts of development.

Additionally, Fish and Wildlife Habitat Conservation Areas are established and mapped to protect habitats for federal or state endangered, threatened, sensitive, candidate, and priority species of fish, wildlife or plants, following best available science. These areas are considered worth protecting not only for the health of fish and wildlife species but because the habitats themselves help improve water quality, increase soil health, and affect hydrology which results in a reduction of flooding. The City regulates development in or near these habitats.

Future site-specific actions would be subject to review under the City Grading Code (Chapter 14.20 DMMC), Environmentally Critical Areas Code (Chapter 16.10 DMMC), and the Flood Hazard Areas Code (Chapter 16.15 DMMC). These codes require that erosion and water related impacts are to be addressed as a component of the land use review. If impacts are identified during the review the code requires that the impact be appropriately mitigated as part of approval of the land use action.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Des Moines Comprehensive Plan does not encourage incompatible land or shoreline uses but rather sets the policy framework for future planning and

development within Des Moines and is intended to minimize the potential for adverse impacts associated with incompatible land uses.

It is important to note that the Comprehensive Plan sets out a policy for more housing to be built in the city – in order to increase the city’s housing supply, allow a broader range of housing options in areas already designated for residential development, facilitate orderly development around the City, and minimize the potential for adverse impacts associated with incompatible land uses. The Plan aligns with regional and local policies which also call for, and present measures to support, this growth including the King County Countywide Planning Policies and PSRC’s VISION 2050.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The Land Use Element of the Comprehensive Plan update considers the general distribution and location of land use categories within the framework of the Future Land Use Map for the next twenty years. Impacts to shorelines can be mitigated through the Shoreline Master Program, which establishes policies and regulations that protect the shoreline consistent with the Shoreline Management Act.

Future project actions would be subject to review under the City's Zoning Code (DMMC Title 18), and the Des Moines Comprehensive Plan, and the Land Use Map. Compliance with the applicable provisions of the DMMC will likely mitigate any probable significant adverse impacts for projects deemed categorically exempt from SEPA. Therefore, additional mitigation would not be required under SEPA substantive authority since appropriate mitigation for the scale of the projects is within the City's current development regulations. Non-exempt projects will also follow the appropriate SEPA process as determined by the lead agency.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As a non-project action, the update to the Comprehensive Plan will not directly increase demands on transportation or public services and utilities.

- **Proposed measures to reduce or respond to such demand(s) are:**

The Transportation Element provides an analysis of existing transportation facilities and conditions, the ability for those facilities to meet increased demand from increased population, and goals, policies, and strategies for meeting that demand over the 20-year period. The Transportation Element additionally provides direction for the update and implementing measures including the 6-year Transportation Improvement Plan, the Capital Facilities Plan and the Annual Budget. The element additionally affects project development review and approval, land use and zoning decisions, and continuing transportation programs.

The Capital Facilities, Utilities, and Public Services element provides a discussion of the existing facilities and services in the City, the methods of determining whether those facilities meet current needs, and whether future needs will be met by existing

facilities and how to address shortfalls that may occur. This Element also discusses utility services for the 20-year term of this plan. The intent of this element is to support the coordination of infrastructure and land use planning among the City and agencies, districts, or private enterprises providing utilities. The Utilities Element also includes discussions of utility consumption and providers. The regulations help further the goal to ensure that the energy, communication, and solid waste disposal facilities and services needed to support current and future development are available when they are needed.

Future proposed projects will be individually reviewed for site-specific impacts.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It is not the intent of the updated Comprehensive Plan to conflict with local, State, or federal laws or requirements for the protection of the environment. The Plan includes many strategies, goals, and policies intended to protect the environment and has been reviewed for consistency with the Washington Growth Management Act. Further, all development projects will be required to comply with the City's Critical Areas Ordinance and the Shoreline Master Program as applicable, together with all other relevant local, state, and federal laws regarding the protection of the environment.