

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

City of Burien Zoning Text Amendments to comply with the requirements of House Bill 1757

2. Name of applicant:

City of Burien

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

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City of Burien
400 SW 152nd St, Suite 300
Burien, WA 98166
(206) 812-4725

4. Date checklist prepared:

May 7, 2026

5. Agency requesting checklist:

City of Burien, Community Development Department

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

Date	Body	Action
May 27, 2026	Planning Commission	Public Hearing to consider recommendation of approval to the City Council
July 13, 2025	City Council Meeting 1	First reading and introduction of the Proposed Code Amendments
July 27, 2026	City Council Meeting 2	To consider Adoption of Proposed Code Amendments

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

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

This is a non-project action to update the Burien Municipal Code to comply with House Bill 1757 as required under the Growth Management Act (GMA). Currently, no additional expansions or updates are anticipated beyond the scope of House Bill 1757.

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

The proposal is a non-project action to amend the City of Burien's Municipal Code by supporting residential conversion housing in Burien. No significant environmental impacts have been identified; therefore, no mitigation measures are proposed. The proposal is not anticipated have any significant adverse impacts that could not be anticipated and/or mitigated at the individual project level.

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 such applications are pending. No specific development is being approved with this proposal.

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

The proposal involves updates to the Burien Municipal Code (BMC) and will require the following government approvals:

- Planning Commission Recommendation – A public hearing and formal recommendation by the Burien Planning Commission shall occur on May 27, 2026.
- City Council Adoption – Final approval and adoption of the code amendments by the Burien City Council through ordinance anticipated to occur in July 2026.
- Washington State Department of Commerce Notification – The City is required to notify the Department of Commerce of proposed development regulation changes at least 60 days prior to adoption. The draft code shall be submitted to the Department of Commerce on May 20, 2026

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 City of Burien is considering amendments to the Burien Municipal Code to implement the requirements of House Bill 1757 and ensure compliance with state law, including RCW 35A.21.440, which requires cities planning under the Growth Management Act (GMA) to

allow the conversion of existing buildings to residential use and the addition of dwelling units within existing structures. HB 1757 reduces regulatory barriers to adaptive reuse projects, expands applicability to residential, mixed-use and commercial zones; limits change-of-use permitting requirements, clarifies energy code applicability, and establishes a compliance deadline of June 30, 2026.

The Washington State legislature finds that the need for additional housing exceeds the supply available. Yet, many existing buildings, particularly commercial buildings, sit underutilized or vacant. In 2025, the Washington State Legislature adopted Engrossed Substitute House Bill (HB) 1757, requiring cities to ease permitting requirements for the addition of dwelling units within an existing building. The City of Burien is required to comply with the regulations of this bill by June 30, 2026.

Under House Bill 1757, the City of Burien is prohibited from imposing some development regulations related to design, unit density, parking, permitting, and energy code requirements on projects where existing interior building area is converted into dwelling units. By removing the requirements for site improvements and design review in most instances, residential conversion projects can be streamlined through the permitting process and reach a habitable state more quickly than a new residential development project.

The proposed Code amendment would comply with the requirements of House Bill 1757 ensure compliance with state law, including RCW 35A.21.440.

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 proposed amendment is applicable for all projects adding dwelling units within an existing building envelope in the City's residential and mixed-use zones.

B.Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. Signature

[Find help about who should sign](#)³

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.

X *Elizabeth Stead*

Type name of signee: Elizabeth Stead

Position and agency/organization: City of Burien, Community Development Director

Date submitted: May 7, 2026

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)⁴

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.

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?

Adoption of the proposed amendments is not anticipated to result in discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The proposal would amend development regulations to allow for residential conversions within an existing building envelope. Discharge to water; emissions to air; production, storage, and release of toxic or hazardous substances; and production of noise would be evaluated for individual development proposals.

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

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

⁴ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

The proposed provisions would support the conversion of existing building area into dwelling units in zones where residential uses are allowed and would not impact existing or new developments in a manner not already governed by existing development regulations. Project proposals must comply with all other local, state, and federal requirements for development. The existing City codes include restrictions on uses, activities, and development that prevent the discharge of water or release of toxic or hazardous substances into the water.

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

Adoption of the proposed code amendments are not anticipated to increase impacts to plants and animals. Nothing in this proposal removes the applicability of existing Burien Municipal Code regulations requiring protection of plants, animals, fish or marine life.

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

These measures will be evaluated on a project level basis. Nothing in this proposal removes the applicability of existing Burien Municipal Code regulations requiring protection of plants, animals, fish or marine life.

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

Adoption of the proposed amendments are not anticipated to result in depletion of energy or natural resources.

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

The proposed code amendments remove barriers to denser utilization of existing buildings. These amendments support increasing the number of units within an existing building which is anticipated to be less energy and resource intensive than new construction. In addition, these measures will be evaluated on a project-level basis.

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?

Adoption of the proposal is not anticipated to negatively affect environmentally sensitive areas or areas designated or eligible for governmental protection. The proposed code amendments remove barriers to denser utilization of existing buildings. Nothing in this proposal removes the applicability of existing Burien Municipal Code regulations requiring protection of environmentally sensitive areas and must comply with the recently updated Critical Areas Ordinance.

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

These measures will be evaluated on a project level basis. The proposed code amendments remove barriers to denser utilization of existing buildings. Nothing in this proposal removes the applicability of existing Burien Municipal Code regulations requiring protection of environmentally sensitive areas and must comply with the recently updated Critical Areas Ordinance.

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?

Adoption of the proposal is not anticipated to negatively affect any shoreline areas. Future development will continue to be regulated by the Shoreline Master Program (Burien Municipal Code Title 20).

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

These measures will be evaluated on a project level basis.

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

Increased traffic demands will be evaluated on a project-level basis. Pursuant to RCW 35A.21.440 and RCW 35.21.990, projects that add dwelling units within an existing building envelope in a residential, mixed-use, or commercial zone shall not require a transportation concurrency study under RCW 36.70A.070 nor shall new parking be required. However, projects that add dwelling units within an existing building shall be subject to a Transportation Impact Fee pursuant to Burien Municipal Code Title 19.35. Development activities that add demand and a need for transportation shall pay a proportionate share of the cost of new multimodal transportation facilities as identified in the City of Burien's Transportation Master Plan, as adopted in the City of Burien's Comprehensive Plan and in compliance with RCW 36.70A.070(3) and RCW 82.02.050(4).

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

These measures will be evaluated on a project-level basis. Subject development shall be required to pay a Transportation Impact Fee pursuant to Burien Municipal Code Title 19.35.

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

The proposal is not expected to conflict with local, state or federal laws or requirements for the protection of the environment and is intended to maintain compliance with the Growth Management Act of Washington State. Municipal Code amendments within the City of Burien are evaluated based on their compliance with GMA policies, King County Planning Policies, and the City of Burien's Comprehensive Plan goals and policies, as well as Zoning Code amendment criteria, and other applicable laws.