

**CITY OF BAINBRIDGE ISLAND**

**ENVIRONMENTAL (SEPA) CHECKLIST - *UPDATED 2014***  
**FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE**  
**PENCIL WILL NOT BE ACCEPTED**



<p><b>PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST</b></p>
--

**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:** [\[help\]](#)

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:** [\[help\]](#)

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,"

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

"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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Ordinance 2022-02
2. Name of applicant: [\[help\]](#)  
City of Bainbridge Island
3. Address and phone number of applicant and contact person: [\[help\]](#)  
Jennifer Sutton, AICP  
Senior Planner  
Department of Planning and Community Development  
280 Madison Avenue N  
Bainbridge Island, WA 98110  
206-780-3772 jsutton@bainbridgewa.gov

*Additional information added by HB Harper, Planning Manager, to reflect updated ordinance.*

4. Date checklist prepared: [\[help\]](#)  
February 28, 2022

*Additional information added September 8, 2022.*

5. Agency requesting checklist: [\[help\]](#)  
City of Bainbridge Island
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
*The City Council is expected to consider and potentially adopt Ordinance 2022-02 in Spring/ Q2 2022.*

*Additional information relates to the updated draft Ordinance 2022-02 potentially being adopted in Q4 2022.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*This non-project action is an ordinance that creates new City development standards. Should the ordinance be approved, there could be a future development proposal that utilizes the development standards outlined in this ordinance. Future SEPA review may be required for a future development proposal.*

*Additional information: Under the revised ordinance, a future development project could be proposed on any property owned or controlled by a religious organization, subsequent to the pilot phase of the program.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) *NA*

*Additional information: A Determination of Nonsignificance was issued on March 4, 2022, based on the original version of this checklist and the draft ordinance at that time.*

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. [\[help\]](#)

*Not at this time. Should the ordinance be approved, there could be a future development proposal that utilizes the development standards outlined in this ordinance. Such a proposal would be subject to City land use and building permitting requirements.*

*Additional information: There continue to be no applications pending government approval of other proposals directly affecting the property identified for the pilot phase of the program. There may be applications for development proposals on other property owned or controlled by a religious organization on the island; however, none are known.*

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

*City of Bainbridge Island City Council approval of the ordinance.*

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.) [\[help\]](#)

*Ordinance 2022-02 amends BIMC Table 18.09.020, Section 18.09.030 and Chapter 18.21 to create new standards to develop affordable housing on property owned by religious organizations to implement RCW 36.70A.545. Ordinance 2022-02 is initially written to apply as a pilot project limited solely to the property collectively known as "Bethany Lutheran Church", as a pilot project, located at the southwest intersection of NE High*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*School Road and Sportsman Club Road NE (see Figure 18.21.050-1 in Ordinance 2022-02).*

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus for the development of affordable housing (amount of bonus varies depending on zone), as required by RCW 36.70A.545.*

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. [\[help\]](#)

*Ordinance 2022-02 is initially written to apply as a pilot project limited solely to the property collectively known as “Bethany Lutheran Church”, as a pilot project, located at the southwest intersection of NE High School Road and Sportsman Club Road NE (see Figure 18.21.050-1 in Ordinance 2022-02, at right).*

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus. Religious organizations currently own or control property in various locations in residential and mixed use zones.*

Figure 18.21.050-1



**B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**

**1. Earth**

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

*The City (Island) is characterized by an irregular coastline of approximately 50 miles with numerous bays and inlets. The topography is generally of low rolling hills with several ridges orients mostly north to south at 250 to 425 feet elevation.*

*The Bethany Lutheran Church properties are mostly flat, but slope down along the eastern property line ranging between 5-15 feet down to Sportsman Club Road.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus. Religious organizations currently own or control property in various locations with varied topography.*

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

*There are slopes on the Island at 100% or more. The steepest slope on the Bethany Lutheran Church properties is approximately 15%.*

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus. Religious organizations currently own or control property in various locations with varied slopes.*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

*Soils and soil types are not generally impacted by this non-project action. An extensive discussion of the soils and their properties can be found in the USDA Soil Survey of Kitsap County. The Bethany Lutheran Church properties have Harstine gravelly sandy loam on the eastern portion of the property and Kapowsin gravelly sandy loam on the western portion of the property.*

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus. Religious organizations currently own or control property in various locations with varied soil types.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*No, there are not any documented unstable soils on the Bethany Lutheran Church properties or the vicinity.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and specific soil conditions would be evaluated at that time.*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and grading, excavating, and/or filling proposed as part of the project would be evaluated at that time.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and erosion would be evaluated at that time.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
*The Bethany Lutheran Church properties has an estimated 87,300 square feet of existing impervious surfaces, consisting of the church and school buildings, parking lot and access driveway. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Impervious surface is regulated through City stormwater regulations, BIMC 15.20.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and impervious surface would be evaluated at that time, and subject to the City stormwater regulations in BIMC 15.20.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and erosion impacts and reduction/control measures would be evaluated at that time.*

**2. Air**



**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Construction of such a future residential project may produce typical air emissions related to construction, e.g., dust.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and emissions would be evaluated at that time.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and off-site emissions would be evaluated at that time.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and any measures needed to reduce or control emissions would be evaluated at that time.*

**3. Water**

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Bainbridge Island has many streams, springs, and wetlands and is surrounded by Puget Sound, and its associated Ports, Passes, and Harbors. North Eagle Harbor stream is a fish-bearing stream located east of the Bethany Lutheran Church properties, across Sportsman Club Road. The stream is mapped as a fish-bearing stream and flows through associated wetlands.*

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus. Religious organizations currently own or control property in various locations with varied proximity to surface water bodies.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Based on existing City GIS mapping, the closest future development is estimated to be no closer than 185-190 feet to the wetland located to the east, across Sportsman Club Road.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and work proposed in proximity to water would be evaluated at that time.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and fill and dredge material would be evaluated at that time.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential*



**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and surface water withdrawal would be evaluated at that time.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. The Bethany Lutheran Church properties are not within a 100-year floodplain.*

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus. Religious organizations currently own or control property in various locations, portions of which may be within a floodplain. Any future development would likely undergo SEPA review as applicable, flood hazard would be evaluated at that time.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

*Does not apply to this non-project action.. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and discharge would be evaluated at that time.*

**b. Ground Water:**

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. The Bethany Lutheran Church properties are connected to the City's public drinking water system.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and specific drinking water sources and quantities would be evaluated at that time.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. The Bethany Lutheran Church properties are not connected to any public sewer system at this time. Existing development utilizes an on-site septic system.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and wastewater disposal will be evaluated at that time. Should residential development be pursued as a result of this ordinance, it is likely that wastewater treatment requirements will limit development on some sites, depending on size and location, given sewer infrastructure capacity and septic system design constraints. The bonus density provisions contained in the ordinance do not override wastewater treatment requirements, which may preclude projects from achieving the maximum density afforded through this program.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable, and be subject to City stormwater management regulations, BIMC Chapter 15.20. There is an existing stormwater detention pond on the Bethany Lutheran Church properties where runoff from the existing parking lot is directed. The existing church building stormwater runoff is tightlined to a drainage swale on the west side of Sportsman Club Road. The existing school building stormwater runoff is routed into on-site infiltration trenches.*

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus. Religious organizations currently own or control property in various locations with varied runoff conditions, and any development proposal would likely undergo SEPA review as applicable and be subject to City stormwater management regulations, BIMC Chapter 15.20.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable, and be subject to City stormwater management regulations, BIMC Chapter 15.20. On-site septic is regulated by the Kitsap Public Health District.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and would be subject to the City stormwater management regulations and/or Kitsap Public Health District regulations as described above.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable, and be subject to City stormwater management regulations, BIMC Chapter 15.20. On-site septic is regulated by the Kitsap Public Health District.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and drainage patterns would be evaluated at that time and be subject to the City stormwater management regulations and/or Kitsap Public Health District regulations as described above.*

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

*This non-project action does not apply to any specific development proposal at this time. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable, and be subject to City stormwater management regulations, BIMC Chapter 15.20. On-site septic is regulated by the Kitsap Public Health District.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and any measures needed to reduce or control surface, ground, and runoff water, and drainage pattern impacts, would be evaluated at that time.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

**4. Plants [\[help\]](#)**

**a. Check the types of vegetation found on the site: [\[help\]](#)**

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. The Bethany Lutheran Church properties have many trees, primarily in the outer areas of the properties. These areas are dominated by Douglas Fir trees, with some Locust trees at the south end of the properties and a few Madrona trees at the Northwest corner of the properties. There are also Douglas Fir trees within the church parking lot area.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; many such properties likely have tree cover and/or other vegetation, including native vegetation. Any projects that result from this ordinance would likely undergo SEPA review as applicable, and vegetation on site would be evaluated at that time, and subject to tree protection and landscaping requirements as applicable (BIMC Chapters 16.20 and 16.18 and Section 18.15.010).*

**b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)**

*This non-project action does not propose to remove or alter any vegetation. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; many such properties likely have tree cover and/or other vegetation, including native vegetation. Any projects that result from this ordinance would likely undergo SEPA review as applicable, and vegetation removal/alteration would be evaluated at that time, and subject to tree protection and landscaping requirements as applicable (BIMC Chapters 16.20 and 16.18 and Section 18.15.010).*

**c. List threatened and endangered species known to be on or near the site. [\[help\]](#)**

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Existing City GIS mapping does not show any threatened or endangered species on or near the Bethany Lutheran Church properties.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; some may have known threatened or endangered species on or near*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*the site. Any projects that result from this ordinance would likely undergo SEPA review as applicable, and threatened and endangered species would be evaluated at that time.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*This non-project action does not apply to any specific development proposal at this time. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable and be subject to City regulations related to critical areas, tree protection and landscaping as applicable, BIMC Sections 16.20, 16.18 and 18.15.010, respectively.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any projects that result from this ordinance would likely undergo SEPA review as applicable, and vegetation/landscaping on site would be evaluated at that time, and subject to tree protection and landscaping requirements as applicable (BIMC Chapters 16.20 and 16.18 and Section 18.15.010 as described above).*

- e. List all noxious weeds and invasive species known to be on or near the site.

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and noxious weeds and invasive species would be evaluated at that time.*

**5. Animals**

- a. List any birds and other animals which have been observed, or are known to be on or near the site. Examples include: [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Bainbridge Island is home to mammals, bird, amphibians and reptiles found in Central Puget Sound, such as deer, racoons, and coyotes and wide variety of birds. Existing City GIS mapping does not show any threatened or endangered species on or near the Bethany Lutheran Church properties.*

*Additional information: Subsequent to the pilot phase of the program, any property owned or controlled by a religious organization will be eligible for a density bonus. Religious organizations currently own or control property in various locations; such properties may contain a range of birds or other animals typically found on Bainbridge Island as described above.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Existing City GIS mapping does not show any threatened or endangered species on or near the Bethany Lutheran Church properties.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; some may have known threatened or endangered species on or near the site. Any projects that result from this ordinance would likely undergo SEPA review as applicable, and threatened and endangered species would be evaluated at that time.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Bainbridge Island is part of the Pacific flyway for bird migration.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; all of which would be part of the Pacific flyway for bird migration.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any projects that result from this ordinance would likely undergo SEPA review as applicable, and measures to preserve or enhance wildlife would be evaluated at that time.*

- e. List any invasive animal species known to be on or near the site.

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and invasive animal species would be evaluated at that time.*



**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

**6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Puget Sound Energy is the electric utility on Bainbridge Island.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and would.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Existing City GIS mapping and 2020 aerial photography does not show any solar panels on adjacent properties to Bethany Lutheran Church.*

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable and be subject to the energy requirements of the building code. In addition, Ordinance 2022-02 requires that any residences created through the provisions of the ordinance meet green building standards (see page 4 of Ordinance 2022-02, proposed new section 18.21.050.J).*

*Additional information: Green building requirements were removed from the revised ordinance to align with best practices for affordable housing development (namely, to reduce costs of construction).*

**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

- 1) Describe any known or possible contamination at the site from present or past uses.

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. There is not any known contamination from the existing church and school development on the Bethany Lutheran Church properties.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. There is not any known hazardous chemicals/conditions or gas transmission pipeline on or near the Bethany Lutheran Church properties.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable, however it would be unlikely that any toxic or hazardous chemicals would be stored, used or produced related to the existing church and school development or future residential development on the Bethany Lutheran Church properties.*

- 4) Describe special emergency services that might be required.

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Emergency services that may be required for the existing church and school development or future residential development on the Bethany Lutheran Church properties include police, fire and ambulance services as needed.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and emergency services that might be required would be typical of residential development.*

- 5) Proposed measures to reduce or control environmental health hazards, if any:

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable and be subject to any applicable City regulations regarding environmental health hazards.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. The Bethany Lutheran Church properties are boarded on all sides by roads- High School Road, Sportsman Club Road, and Finch Road. Traffic noise generated by these three roads would be typical for a residential area.*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

*Does not apply to this non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. A future residential development proposal would generate construction noise during construction and once constructed, generate the type of noise standard for a residential development. The existing church and school at the Bethany Lutheran Church properties also generate typical noise when in session during the day.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Does not apply at this time*

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. This property has an existing church and preschool. The parking area is also shared with Kitsap Transit as a designated Park and Ride lot. The Bethany Lutheran Church property is surrounded by properties with single-family residences. There is a childcare center immediately west on High School Road. There is also an open space tract across Sportsman Club Road at the northeast side of the Bethany Lutheran Church property.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable. Religious organizations own or control property throughout the island and may often co-locate with compatible uses such as daycares or schools. Residential development projects that occur under the provisions of this ordinance are not likely to affect the land uses on nearby or adjacent properties.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. The Bethany Lutheran Church property had previously had a Christmas Tree farm upon it.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

*No. Ordinance No. 2022-02 is a non-project action. The Bethany Lutheran Church property is not adjacent to any farms of designated forest land.*

- c. Describe any structures on the site. [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. The Bethany Lutheran Church properties has church and school buildings and an associated parking lot on the site.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable. Religious organizations own or control property throughout the island and may have various structures on any particular site.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Structures would not be required to be demolished in order to construct a residential development proposed under the provisions of Ordinance No. 2022-02.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable. Religious organizations own or control property throughout the island and while the ordinance does not require any structures to be demolished, it is possible that future project applicants will seek to demolish structures as part of their development plans.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

e. What is the current zoning classification of the site? [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties, zoned R-0.4*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable. Religious organizations own or control property throughout the island and in various zoning districts; religious facilities are currently located in R-0.4, R-1, R-2, R-2.9, and in the Mixed Use Town Center zone. The ownership or control interest of each of these has not been ascertained, and some may be leased. All of the zones known to have religious facilities operating within them permit residential development as well so the ordinance does not propose residential development in zones where it is not allowed today. Religious facilities may own or control additional properties without currently operating facilities on them, so a comprehensive and precise picture of exactly which zones contain properties owned or controlled by religious facilities is beyond the scope of this staff analysis.*

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties, designated Residential-0.4 on the Future Land Use Map of the Comprehensive Plan.*

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties; these properties are not near the shoreline.*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

[\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. No part of these properties has been classified as a critical area.*

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties, possible yielding up to 21 dwelling units of varying sizes. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable, with more precise information regarding the size of any future dwellings.*

*Additional information: The revised draft of the ordinance affords bonus density that is in some cases higher than as drafted in the previous version of the ordinance. For the pilot phase of the program, the Bethany Lutheran Church properties are eligible for the density of a property zoned R-2.5, which could yield up to 24 units (with no unit being larger than 1,400 square feet). Future development proposals on the Bethany Lutheran Church properties would likely undergo SEPA review as applicable, as would development projects on other properties owned or controlled by religious organizations after the sunset of the pilot phase of the program. Density bonuses in the ordinance generally will increase the number of people who could reside on a given property without such a density bonus. The total number of people that may reside in projects constructed under the provisions of this ordinance is impossible to ascertain; however, it is anticipated that few residentially zoned properties could yield twenty units under the provisions of the ordinance, particularly outside of the Winslow Subarea. The Mixed Use Town Center and High School Road zones, because of using floor area ratio to calculate density, may produce a wide range in the number of units based on unit size and other development site factors; precisely determining feasible development numbers for any given property is beyond the scope of this staff analysis. Zoning development standards affecting a site's possible development include not just density but also building height, lot coverage, parking, landscaping, stormwater regulations, design guidelines, and more. Additionally, project proposals could include a mixed use project, further complicating the potential number of units that may result from projects developed under the provisions of this ordinance. A gross estimate based on density only (not including other factors as described above) suggests that the number of units that may be produced as compared to what is allowed today would not be environmentally significant; a one acre parcel in the Ericksen Overlay district, for instance, might have been able to produce up to twenty-six 1,000 square foot units previously, and could now produce up to 32 units of the same size.*

j. Approximately how many people would the completed project displace? [\[help\]](#)

*None. Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties, and there not any existing residences on these properties.*

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*Does not apply.*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)



**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. The ordinance is implementing Comprehensive Plan Housing Element Policy HO 3.4 to encourage affordable housing. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Future development compatibility will also be evaluated through the City's Design Guidelines Design for Bainbridge, BIMC Chapter 18.18.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable and would be subject to all of the dimensional and other standards of the underlying zone. The bonus density provisions do not change the development standards or design requirements applicable to any particular property; the ordinance therefore supports compatibility with existing and projected land uses and plans.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*Does not apply*

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties, possible yielding up to 21 dwelling units. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. This ordinance is implementing RCW 36.70A.545, which requires the dwelling units to be designated for households at or below low-income (80% Area Median Income, AMI). Ordinance No. 2022-02 also specifies that 10% of the dwelling units be designated for households at or below 50% AMI.*

*Additional information: The revised draft of the ordinance affords bonus density that is in some cases higher than as drafted in the previous version of the ordinance. For the pilot phase of the program, the Bethany Lutheran Church properties are eligible for the density of a property zoned R-2.5, which could yield up to 24 units (with no unit being larger than 1,400 square feet). Future development proposals on the Bethany Lutheran Church properties would likely undergo SEPA review as applicable, as would development projects on other properties owned or controlled by religious organizations after the sunset of the pilot phase of the program. Density bonuses in the ordinance generally will increase the number of units that may possibly be built on a given property without such a density bonus. The total number of units that may be built as part of projects constructed under the provisions of this ordinance is impossible to ascertain; however, it is anticipated that few residentially zoned properties could yield twenty units under the provisions of the ordinance, particularly outside of the Winslow Subarea. The Mixed Use Town Center and High School Road zones, because of using floor area ratio to calculate density,*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*may produce a wide range in the number of units based on unit size and other development site factors; precisely determining feasible development numbers for any given property is beyond the scope of this staff analysis. Zoning development standards affecting a site's possible development include not just density but also building height, lot coverage, parking, landscaping, stormwater regulations, design guidelines, and more. Additionally, project proposals could include a mixed use project, further complicating the potential number of units that may result from projects developed under the provisions of this ordinance. A gross estimate based on density only (not including other factors as described above) suggests that the number of units that may be produced as compared to what is allowed today would not be environmentally significant; a one acre parcel in the Ericksen Overlay district, for instance, might have been able to produce up to twenty six 1,000 square foot units previously, and could now produce up to 32 units of the same size. All dwelling units will be designated to be affordable for households at or below low-income (80% Area Median Income). The stipulation for 10% of the dwelling units to be designated for households at or below 50% Area Median Income has been removed from the revised draft ordinance.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*None.*

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*None. Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties, possible yielding up to 21 dwelling units of varying sizes. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable and be subject to any required land use and building permitting and development standards, and other requirements added through Ordinance No. 2022-02.*

*Additional information: The revised draft of the ordinance affords bonus density that is in some cases higher than as drafted in the previous version of the ordinance. For the pilot phase of the program, the Bethany Lutheran Church properties are eligible for the density of a property zoned R-2.5, which could yield up to 24 units (with no unit being larger than 1,400 square feet). Future development proposals on the Bethany Lutheran Church properties would likely undergo SEPA review as applicable, as would development projects on other properties owned or controlled by religious organizations after the sunset of the pilot phase of the program. Any potential development proposal would be subject to all required land use, building permitting, and development standards, which have as one purpose among several the intent to reduce and control impacts of development.*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

**10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. These properties are in the R-0.4 zone, and the maximum building height in that zone is 30 feet. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; maximum building heights range from 25 feet to 45 feet (in a few zones, if parking is located below the building). Most zones have maximum building height between 30 and 35 feet. Any potential development proposals would likely undergo SEPA review as applicable.*

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties, and there would be little if any impacts to views. These properties do not contribute to any local territorial views. There are many trees and shrubs along the edge of the Bethany Lutheran Church properties, and any future development at the interior of the site would be viewed by the outside filtered through this edge vegetation. BIMC 18.15.010 requires roadside buffers to be retained, so this “edge” vegetation would be protected.*

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*Does not apply at this time. Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Future development must meet landscaping requirements of BIMC 18.15.010 and City’s Design Guidelines Design for Bainbridge, BIMC Chapter 18.18.*

**11. Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Any future development that results from this ordinance would be a residential*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*development and could have outdoor lighting typical with a residential development, such as porch lights.*

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
*No. Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties, and there would be little if any impacts to views nor would they create a safety hazard. These properties do not contribute to any local territorial views.*

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. There are not any existing off-site sources of light or glare that would impact any future development on these properties.*

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
*Does not apply at this time Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Any future development that results from this ordinance would be a residential development and would be subject to the outdoor light regulations of BIMC 18.15.040.*

## **12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
*Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Rotary Park and Sands Avenue Ballfields public parks are within ½ mile of the Bethany Lutheran Church properties.*

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
*Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. There are not any existing recreational uses on these properties therefore none would be displaced.*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
*Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. There are not any impacts on recreation from this ordinance.*

## **13. Historic and cultural preservation**

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

*Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. The church building on the property was built in 1963, but was not identified as a historic resource in the 2017 Bainbridge Island Historic Resources Survey and Inventory.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. At this time, there have not been any professional studies conducted on site to identify such resources. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable, which could include consultation with the Suquamish Tribe, and/or the Department of Archeology and Historic Preservation.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*Any future development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. In addition to reviewing a property for potential historic or cultural resources, any future development proposal would be conditioned to ensure that work would stop if any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop in compliance with the applicable provisions of law.*

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. The properties are triangular in shape and bordered on all three sides by public roads: High School Road, Sportsman Club Road, and Finch Road.*

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
*Bainbridge Island is served by Washington State Ferries and by Kitsap Transit. Kitsap Transit operates a commuter system which is coordinated with the ferry schedule in addition to a dial-a-ride service. Yes, the Bethany Lutheran Church properties are served by public transit. Its parking area is also shared with Kitsap Transit as a designated Park and Ride lot.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
*Unknown at this time. Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable and would be required to evaluate parking and mobility for proposed residences, and the site as a whole. Additional parking spaces may be required, but Ordinance 2022-02 indicates parking will be determined through a transportation study/mobility assessment (see page 4 of ordinance proposed new section 18.21.050.H).*

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)  
*Unknown at this time. Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would be would likely undergo SEPA review as applicable, and required to evaluate transportation, traffic and access. Ordinance 2022-02 requires a future development proposal would require a transportation study/mobility assessment (see page 4 of ordinance proposed new section 18.21.050.H).*

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
*Bainbridge Island is not served by rail or air transportation but is served by the Washington State Ferries. The Bethany Lutheran Church properties are located approximately 1.3 miles from the Bainbridge Island Ferry Terminal.*

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be



**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

*Unknown at this time. Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

*No. Ordinance No. 2022-02 is a non-project action. The Bethany Lutheran Church properties are not adjacent to any farms of designated forest land.*

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*Does not apply at this time. Ordinance No. 2022-02 is a non-project action. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

**15. Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable, and possible impacts to public services would be evaluated at that time.*

*Additional information: Subsequent to the pilot phase of the program, residential development may occur on properties owned or controlled by religious organizations throughout the island; any such development would likely undergo SEPA review as applicable, and the need for public services would be typical of residential development.*

b. Proposed measures to reduce or control direct impacts on public services, if any.

*Does not apply at this time. Ordinance No. 2022-02 is a non-project action. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

**16. Utilities**

a. Circle utilities currently available at the site: [\[help\]](#)

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Ordinance No. 2022-02 is a non-project action. Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable. Bethany Lutheran Church properties have the following utilities available on site: electricity, telephone, internet, public drinking water, and on-site septic system.*

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

[\[help\]](#)

*Does not apply at this time. Ordinance No. 2022-02 is a non-project action. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo SEPA review as applicable.*

**C. Signature [\[HELP\]](#)**

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.

Signature: \_\_\_\_\_

Name of signee Jennifer E. Sutton

Position and Agency/Organization: Senior City Planner, City of Bainbridge Island

Date Submitted: 2/28/22

*Additional information provided by HB Harper, Planning Manager, City of Bainbridge Island, on 9/8/2022.*

**D. supplemental sheet for nonproject actions [\[help\]](#)**

(IT IS NOT NECESSARY to use this sheet 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?

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*This non-project action will have no negative effect on discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise. This ordinance will not result in the production, storage or release of toxic or hazardous substances- it continues to protect stormwater quantity and quality. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo a site-specific analysis and SEPA review as applicable, and meet all City and State stormwater management, and County waste management regulations (see Ordinance No. 2022-02 proposed Section 18.21.050.D).*

Proposed measures to avoid or reduce such increases are:

*No measures proposed as part of this non-project action.*

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

*This non-project action will have no negative effect on plants, animals, fish or marine life. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo a site-specific analysis and SEPA review as applicable and meet all City and critical area or shoreline regulations (see Ordinance No. 2022-02 proposed Section 18.21.050.D). Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. These properties do not have critical areas and are not along the shoreline.*

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

*No measures proposed as part of this non-project action.*

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

*This non-project action will not deplete energy or natural resources. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo a site-specific analysis and SEPA review as applicable.*

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

*No measures proposed as part of this non-project action.*

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?

*This non-project action will not use or affect environmentally sensitive areas or areas designated for governmental protection. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo a site-specific analysis and SEPA review and meet all City and critical area and/or shoreline regulations, as applicable (see Ordinance No. 2022-02 proposed Section 18.21.050.D). Currently this ordinance is written to be*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*a pilot project at this time at Bethany Lutheran Church properties. These properties do not have critical areas and are not along the shoreline.*

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

*No measures proposed as part of this non-project 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?

*No measures proposed as part of this non-project action. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo a site-specific analysis and SEPA review and meet all City and critical area and/or shoreline regulations, as applicable (see Ordinance No. 2022-02 proposed Section 18.21.050.D). Currently this ordinance is written to be a pilot project at this time at Bethany Lutheran Church properties. These properties do not have critical areas and are not along the shoreline. This ordinance does propose a new use, to allow affordable housing to be constructed on properties owned by a religious institution. Bethany Lutheran Church is surrounded by single-family residential development. This new use doesn't conflict with the adjacent residential development but is proposed to have a higher residential density than the surrounding residential properties.*

*Additional information: Residential development may be permitted at higher densities under the provisions of this revised ordinance as compared to the version originally analyzed. Any such development would likely undergo SEPA review as applicable and would be subject to all of the dimensional and other standards of the underlying zone. The bonus density provisions do not change the development standards or design requirements applicable to any particular property; the proposal therefore supports compatibility with existing and projected land use plans generally.*

*To specifically address the Comprehensive Plan and its land use implications, there are a variety of Comprehensive Plan goals and policies related to and supported by the proposal; many Housing Element goals and policies specifically encourage affordable housing. The Comprehensive Plan Land Use Element contains additional language of relevance to development patterns, which could be affected by this proposal. The Land Use Element designates the majority of the island (zoned for residential use) as a "Conservation Area;" the land use pattern within this designation is intended to "minimize the footprint of the built environment and embody design principles that protect the island's aquifers, surface waters, and fish and wildlife habitat." These goals for development in the Conservation Areas are codified in (and implemented by) BIMC Title 16 (e.g., aquifer recharge protection area designation and critical area and buffer delineation requirements). Additionally, the four-step design process for subdivisions ensures that development design takes into account the open space and natural features on sites; these codified standards ensure that residential development patterns across the island meet the goals and policies as articulated in the Comprehensive Plan Land Use*

**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

---

*Element, such that the revised ordinance and its provisions for bonus density will not generate incompatible land uses through future development projects.*

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

*Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo a site-specific analysis and SEPA review and meet all City applicable regulations. This would include the City's Design Guidelines, Design for Bainbridge.*

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

*The non-project action will not increase demands on transportation or public services and utilities. Any future residential development proposal that utilizes the provisions of Ordinance No. 2022-02 would likely undergo a site-specific analysis and SEPA review. Potential impacts to transportation or public services would be evaluated at that time.*

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

*No measures proposed as part of this non-project action.*

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

*The non-project action will not conflict with local, state or federal requirements for the protection of the environment. Ordinance No. 2022-02 requires compliance with all City requirements related to protection of the environment (see Ordinance No. 2022-02 proposed Section 18.21.050.D)*