



PLANNING COMMISSION AGENDA
October 12, 2016, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd Street
Burien, Washington 98166

This meeting can be watched live on Burien Cable Channel 21 or on www.burienmedia.org

1. ROLL CALL

2. AGENDA CONFIRMATION

3. APPROVAL OF MINUTES

A. September 14, 2016

4. PUBLIC COMMENT

Public comment will be accepted on topics not scheduled for a public hearing.

5. NEW BUSINESS

- A. Comprehensive Plan Map Amendments – Introduction and Discussion
- B. Comprehensive Plan Text Amendments – Introduction and Discussion

6. OLD BUSINESS

A. None

7. PLANNING COMMISSION COMMUNICATIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

Future Agendas (Tentative)

October 26, 2016

- Comprehensive Plan Text Amendments and Map Change Request – Public Hearings and Possible Recommendations
- Minor Zoning Code Amendments – Introduction

Planning Commission meetings are accessible to people with disabilities. Please phone (206) 248-5517 at least 48 hours prior to the meeting to request assistance. American Sign Language (ASL) interpretation and assisted listening devices are available upon request.

Planning Commissioners

Curtis Olsen (Chair)

Kim Davis
Anna Markee

Amy Rosenfield (Vice-Chair)
Kaelene Nobis

Butch Henderson
Douglas Weber

City of Burien

BURIEN PLANNING COMMISSION
September 14, 2016
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Curtis Olsen called the September 14, 2016, meeting of the Burien Planning Commission to order at 7:02 p.m.

ROLL CALL

Present: Butch Henderson, Anna Markee, Kaelene Nobis, Curtis Olsen, Amy Rosenfield, and Douglas Weber

Absent: Kim Davis, excused

Administrative staff present: David Johanson, senior planner; Maiya Andrews, Public Works Department director

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Henderson and seconded by Commissioner Nobis to confirm the agenda. Motion passed 6-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Henderson, seconded by Commissioner Nobis, and passed 6-0 to approve the minutes of the August 24, 2016, meeting.

PUBLIC COMMENT

None.

PUBLIC HEARING

A. Low Impact Development (LID) Zoning Code Amendments

Chair Olsen opened the public hearing at 7:04 p.m.

David Johanson, senior planner, explained the hearing process and introduced consultant Trista Kobluskie of Otak, and Maiya Andrews, Burien Public Works Department director. Ms. Kobluskie gave the commission a brief overview of the proposed low-impact development (LID) Zoning Code amendments under consideration. She reminded the commissioners that, as she explained at their previous meeting, the amendments are required by law to maintain Burien's National Pollutant

Discharge Elimination Systems (NPDES) Western Washington Phase II Municipal Stormwater Permit to discharge stormwater.

There being no testimony, Chair Olsen closed the hearing at 7:09 p.m.

NEW BUSINESS

None.

OLD BUSINESS

A. Low Impact Development (LID) Zoning Code Amendments – Discussion and Recommendation

Commissioner Rosenfield asked why permeable pavers are included in the definition of impervious surface coverage, and Chair Olsen asked about green roofs in the definition as well. Ms. Kobluskie replied that that definition is aimed at reducing developed areas on lots and leaving some areas landscaped or untouched. The definition would be used in determining percentage of lot coverage, Mr. Johanson added. The commissioners asked that the definition language in 19.10.285 be clarified to read “The percentage of the area of a lot that is covered by an impervious or semi-impervious surface, including a building with a green roof, or permeable pavement.”

Regarding some of the other proposed amendments, Ms. Kobluskie noted that some of the work in removing barriers to low impact development is as simple as making it obvious where you can use it.

Commissioner Markee asked if the City’s new environmental education and outreach specialist could make a presentation about what resources and suggestions the City has to help residents with storm water at a future commission meeting. Ms. Andrews replied that she can arrange that and talked a little about the work the outreach specialist has begun and hopes to do in the future.

Commissioner Nobis moved that the Planning Commission recommend to the City Council approval of the proposed Zoning Code amendments for low-impact development as set forth, with the amendment proscribed at this meeting, in the September 7, 2016, staff memo and associated attachments. Vice Chair Rosenfield seconded the motion. Motion carried 6-0.

PLANNING COMMISSION COMMUNICATIONS

Chair Olsen said he’s been talking with people in the Boulevard Park area trying to assess the level of interest for having a Pea Patch there. He said he has received some very positive feedback from residents. He asked if the City has land available there for garden plots. Mr. Johanson noted that the City has adopted provisions for community gardens. He also suggested that the neighborhood look into the Neighborhood Grant program as a way to help get a garden started.

DIRECTOR’S REPORT

Mr. Johanson announced that there is a free workshop at the Community Center on Saturday, September 17, 9 a.m. – 12:30 p.m., teaching waterfront property owners how to restore their shoreline with native vegetation. The workshop is sponsored by the King Conservation District.

He also reminded the commissioners that their September 28th meeting is the Short Course on Local Planning, beginning at 6:15 p.m.

ADJOURNMENT

Direction/Action

Commissioner Henderson acknowledged the recent groundbreaking for the cold storage warehouse in the NERA and recognized the work previous Planning Commission members did to make that possible, adding

that he hoped this commission will have the opportunity to do something that will have a similar legacy effect.

Commissioner Henderson moved for adjournment; Vice Chair Rosenfield seconded the motion. Motion carried unanimously. The meeting adjourned at 7:58 p.m.

APPROVED: _____

Curtis Olsen, chair
Planning Commission

DRAFT

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: October 3, 2016
TO: Planning Commission
FROM: David Johanson, AICP
Senior Planner
SUBJECT: Introduction to 2016 Comprehensive Plan Map Amendments.

PURPOSE/REQUIRED ACTION

The purpose of this agenda item is to introduce and have a discussion regarding the proposed 2016 Comprehensive Plan map and rezone amendments.

Staff will present an overview of the one map request and summarize the criteria that is used to evaluate map change requests. The recommendation report will be provided at your next meeting. Attached you will find a packet for the proposed map amendment containing the applicant's request (see Attachments 1 and 2) along with list of the applicable review criteria (see Attachment 3).

LEGISLATIVE DECISION

The map amendment request is being split into two separate processes. The first step will be to consider the comprehensive plan map amendment request, which is a legislative action. Planning Commissioners may have "Ex Parte Contact" during this step in the process. If the result of the comprehensive plan process is a change in the land use designation the second step in the process will commence.

The second step constitutes a quasi-judicial decision and therefore Planning Commission members should not discuss this pending land use application with opponents or proponents of the proposal. This type of contact is called "Ex Parte Contact" and it may violate the Appearance of Fairness doctrine, which was created to ensure that decision makers act without bias when deciding land use requests. If needed, the second step in the process will commence in early 2017.

BACKGROUND

The Planning Commission recommended the 2016 docket to the City Council on March 9, 2016. The City Council adopted the 2016 Comprehensive Plan Docket on April 18, 2016 (Resolution No. 370).

PLAN AMENDMENTS

Staff is in the process of preparing a recommendation report analyzing the proposed amendments based on the applicable criteria both in the zoning code and comprehensive plan. The report will include a staff recommendation.

PLANNING COMMISSION ACTION

No action is necessary at this meeting.

NEXT STEPS

A public hearing on 2016 Comprehensive Plan map and rezone amendments is scheduled for your next meeting on October 26, 2016.

If you have any questions before the meeting, please contact David Johanson at (206) 248-5522 or by e-mail at david@burienwa.gov.

Attachments:

- 1. Staff Recommendation Report for PLA 16-0451, Morton Comprehensive Plan Map Amendment Request**
- 2. Comprehensive Plan Map Amendment and Rezone Request Review Criteria.**



CITY OF BURIEN, WASHINGTON

Department of Community Development
400 SW 152nd Street, Suite 300, Burien, Washington 98166
Phone: (206) 241-4647 Fax: (206) 248-5539

**Comprehensive Plan Map Amendment
For
So Yong Morton
PLA 16-0451**

APPLICANT: So Yong Morton, Property Owner

LOCATION: 825 South 112th Street (see Attachment 1-Vicinity Map)

CURRENT LAND USE: Single-family Residential

TAX PARCEL #s: 336140-0005

REQUEST: 1) Change the Comprehensive Plan Designation from Moderate Density Residential Neighborhood to Neighborhood Commercial

STAFF RECOMMENDATION: 1) Approve the request to change the Comprehensive Plan Designation from Moderate Density Residential Neighborhood to Neighborhood Commercial

FINDINGS & CONCLUSIONS

COMPREHENSIVE PLAN MAP HISTORY

- 1983 (before incorporation):** King County Highline Community Plan designated the subject property as Single-family (4-6 units per acre).
- 2013:** City of Burien Comprehensive Plan (Ordinance No. 573) designated the subject property as Moderate Density Single-Family Neighborhood.

ZONING HISTORY

- 1981 (before incorporation/annexation):** RS-7,200 with a potential zone designation of RM-2,400 (RM-18 equivalent)
- 2009 (before incorporation/annexation):** The King County Zoning designation for the property was Urban Residential (R-6).
- 2010:** City of Burien Ordinance No. 533 established interim zoning for the North Highline Area. The parcel was designated RS-7,200.
- 2013:** The City of Burien Zoning Map (Ordinance 573) re-affirmed the RS-7,200 zoning designation.

ADJACENT COMPREHENSIVE PLAN, ZONING DESIGNATIONS AND USES:

Direction	Comprehensive Plan Designation	Zone	Current Uses
North	uh (urban residential, high ->12 du/ac) - King County	R-6 (RM-18 Potential)	Single-Family
South	Moderate Density Residential	RS-7,200 (Residential Single-Family)	Single-Family
East	Neighborhood Commercial	CN (Neighborhood Commercial)	Gas pumps with an associated small Commercial Strip Mall
West	Moderate Density Residential Neighborhood	RS-7,200 (Residential Single-Family)	Single-Family

BACKGROUND

The applicant requests to change land use designations for one parcel that totals 0.61 acres (26,550 square feet). The site contains a single-family residence that was constructed in 1923. The existing single-family home is located at the northern portion of the site adjacent to South 112th Street (See Attachment 1, site vicinity map). The parcel also contains a couple of smaller out buildings and appears to have a driveway on the eastern property line that provides access to the southern portion of the single-family property immediately adjacent

and to the east. There is a minor amount of elevation change from the southwest corner sloping down to the northeast corner

The parcel is bordered by South 112th Street on the north side. To the west there is small scale strip mall containing gas pumps with an associated food mart, nail salon, two restaurants, and a retail store. Adjacent uses to the east, north and south consist of single-family residential homes.

In 2010 the City of Burien annexed this parcel and the surrounding neighborhood from King County. As a part of that process interim zoning designations were assigned the whole area with the commitment by the City to revisit land use designations in the near future. In 2011 the City initiated community based process to analyze existing land use designations and propose comprehensive plan and zoning designations for the recently annexed area. The subject parcel was designated residential single-family with King County and the City's land use designation actions in 2013 maintained a comparable single-family designation (RS-7,200).

A component of amending the land use designations also included the establishment of a hierarchy of commercial nodes. The nodes were established as another land use designation criteria to maintain the character of residential neighborhoods by focusing commerce and multi-family growth at specific locations dispersed throughout the City. Comprehensive plan Figure 2LU-3 illustrates locations of the commercial nodes. The subject parcel is located within a low intensity commercial node.

This staff recommendation report only a reviews the applicable criteria for a comprehensive plan land use designation change. References to general zoning development standards are appropriate, however following the rezone application and review process and if a development proposal is submitted, specific details of site design features and project components will receive a more detailed review.

REVIEW CRITERIA FOR COMPREHENSIVE PLAN MAP AMENDMENT

Burien Municipal Code section 19.65.095.6 contains criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet **all** of the following criteria (in bold, followed by staff response).

A. The proposed amendment is the best means for meeting an identified public benefit.

The purpose of the Neighborhood Commercial land use designation is to provide areas where uses can be located that offer opportunities to locate businesses that support the adjacent neighborhood. Policy RE 1.3 describes the purpose of the land use designation as follows.

“The Neighborhood Center designation allows for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single family neighborhoods or to provide locally based employment opportunities, while protecting the desired neighborhood character. Mixed use development up to 12 dwelling units per acre is allowed at these locations. Mixed use developments contain a commercial or office presence while also providing opportunities for people to live near services and/or a choice of transportation modes. These neighborhood focal points should be designed and located so that customers and employees are encouraged to walk rather than drive to these areas.”

The applicant states that the public benefit is to provide more of an opportunity to construct professional offices that in turn could provide services to the adjoining neighborhood.

If approved, the land use designation change from single-family residential to Neighborhood Commercial will enable the City to increase the amount of land available to provide employment capacity to accommodate future growth.

Growth beyond the commercial node designation is limited by the maximum size of the node of designation, which is 1/8 mile from an intersection. This purposeful limitation allows for some expansion of applicable commercial land use designations near the identified intersections while placing a limit on the amount of expansion to protect adjacent single-family residential neighborhoods. The neighborhood commercial land use designation expansion east by one parcel (appx. 110 feet), will not be detrimental to the existing single-family neighborhood. The subject parcel has good access to the state highway system because it is in close proximity to SR 509 and an associated on and off ramp and transit service.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) Plans, King County Countywide Planning Policies and Burien Comprehensive Plan.

The proposed amendment is consistent with Burien’s comprehensive plan in that it meets the land use designation criteria for Neighborhood Commercial (Policy RE 1.3). Please see below for an analysis of the criteria contained in Policy RE 1.3.

The requested land use designation allows more development potential for both employment opportunities and possibly mixed use development. Both of these types of land uses will assist the City in providing housing and/or employment capacity to accommodate forecasted growth in the region.

C. *The proposed amendment will result in a net benefit to the community.*

The applicant has stated that more commercial available land will allow more opportunity to provide services, both commercial and professional, to the surrounding neighborhood.

The commercial node concept encourages compact growth within a comfortable walking distance from goods and services to minimize use of automobiles. The nearest commercial node is in the Boulevard Park area which is nearly 1 mile away. Allowing expansion of the commercial land available at this location may allow more opportunities to provide a greater range of goods and services available to more residents within a short distance. Greater opportunity to provide goods and services within a shorter distance to residents is a benefit. Additionally the change in land use designation may assist in the city in providing more residential or employment capacity.

The request is consistent with the criteria.

D. *The revised Comprehensive Plan will be internally consistent.*

The proposed amendment will not create an internal inconsistency in the Comprehensive Plan in that it is inconsistent with the Neighborhood Commercial land use designation criteria (please see section I below).

The request is consistent with the criteria.

E. *The capability of the land can support the projected land use.*

The applicant stated that they are considering a mixed use development, however if the land use designation is changed and the subsequent zoning change is approved a range of uses may be allowed on the subject parcel. The uses allowed are listed in BMC 19.15.015.

Generally the parcel is does not contain any constraints with regard to topography or other natural features. There are no critical areas located on the parcel with the exception of the area being mapped as containing critical aquifer recharge area.

The request is consistent with the criteria.

F. *Adequate public facility capacity to support the projected land use exists or, can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency.*

The applicant has not provided the City with certificates of sewer, water or hydrant availability, however all adjacent buildings are being served by “public” water and sewer service. When a future site specific building permit applicant is filed the applicant will be required to demonstrate that adequate public utilities are available.

G. The proposed amendment will be compatible with nearby uses.

The proposed amendment would change the land use and designation to match the adjacent parcel to the west. The parcel to the west of the site is a small scale strip mall that includes gas pumps. The applicant is a partial owner of this adjacent commercial property.

Properties immediately to the north, south and east of the subject site are designated Moderate Density Single-Family Neighborhood and are developed with single-family homes.

The Neighborhood Commercial zone allows a variety of uses including office and lower intensity commercial activities. Development standards for some of the uses vary however the majority of the potential land uses on this site must comply with the general development standards listed below.

General CN Zone Development Standards Chart

	CN
Maximum Units per acre	12*
Front setback	10-feet
Interior setback	0-feet**
Building coverage	70%
Impervious surface coverage	85%
Height	35-feet (approximately 3 stories)
Parking	Varies depending on potential use(s)

*- only allowed as a part of a mixed use development per BMC 19.15.015.

** - A transition zone of 20-feet of dense/full screen landscaping is required when a commercial property abuts a residential property (BMC 19.17.015).

H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets.

As reported in the 2014 King County Buildable Lands Report, Burien is responsible to plan for a 2035 employment target of 8,780. Under current zoning, Burien has an employment capacity of 8,848 (Comprehensive Plan Table 2-LU 2.1). Consequently, the proposed amendment allowing the potential to develop additional housing units in this location will

not prevent the City from achieving its Growth Management Act population and employment targets and will contribute more towards achieving the City's population targets and maintaining sufficient residential housing capacity.

- I. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:***
 - i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,***
 - ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.***

Applicable Designation Criteria

The applicable designation criteria for the Neighborhood Center land use designation is found in Policy RE 1.3 of the Comprehensive Plan.

In addition to listing the applicable designation criteria, this policy states that the “designation allows for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single family neighborhoods or to provide locally based employment opportunities, while protecting the desired neighborhood character. Mixed use development up to 12 dwelling units per acre is allowed at these locations. Mixed use developments contain a commercial or office presence while also providing opportunities for people to live near services and/or a choice of transportation modes. These neighborhood focal points should be designed and located so that customers and employees are encouraged to walk rather than drive to these areas.”

Policy RE 1.3 lists the criteria for designating areas as **Neighborhood Commercial**, which is shown below followed by Staff's analysis.

- 1. Areas are located at low intensity commercial nodes (shown on Figure 2 LU-3, Commercial Nodes) adjacent to residential neighborhood(s).***

The subject parcel is located within a low intensity commercial node as shown on Figure 2 LU-3 (See Attachment 3, Figure 2 LU-3, Commercial Nodes).

The request is consistent with criteria.

- 2. Adjacent residential designations shall predominately be Moderate Density Residential.***

Adjacent areas to the east and south are designated and Moderate Density Residential Neighborhood by the City of Burien. The parcels to the north are designated by King

County as Urban Residential which is a comparable comprehensive plan land use designation to Moderate Density Residential.

The request is consistent with criteria.

3. *Areas shall be located on an identified general bikeway.*

The City of Burien adopted its Transportation Master plan. The plan includes a figure indicating the location of general bikeways either planned or existing. Figure 15, Bicycle Priority Routes, in the adopted Transportation Master plan designates South 112th Street as general bikeway. The subject parcel abuts South 112th Street. Design elements for these routes may include sharrows, wide shoulders, or designated bike lanes.

The request is consistent with the criteria.

4. *The area is located within 1/8 mile of a transit route with peak transit frequency of at least every 21-30 minutes.*

There is one bus route within the vicinity of the subject parcel. Route 128 is located on South 112th Street directly adjacent to the subject parcel. The Metro bus service schedule indicates a service frequency of approximately every 30 minutes.

The request is consistent with the adopted criteria.

5. *The area does not have critical areas, except critical aquifer recharge areas.*

The critical area maps shows there are no critical areas, with the exception of critical aquifer recharge areas, located on or near the subject parcel.

The request is consistent with the criteria.

6. *The area is located adjacent to or has adequate access to a primary or minor arterial*

The parcel has direct access to South 112th Street, which is classified as a collector Arterial (Figure 2 TR 2.3). A “collector arterial” is one classification lower than a minor arterial.

The request is not consistent with the criteria.

7. *The area is located in sections of the city that have or are planned to have pedestrian or other non-motorized connections.*

The parcel is located adjacent to South 112th Street which is classified as a general bikeway as specified on Figure 16, Bicycle Priority Routes, in the Burien Transportation Master Plan(TMP). General bikeways are described in the TMP as second tier bike

routes, and provide further mobility options for more experienced riders and make use of roads with higher vehicle volumes and/or steeper grades.

The request is consistent with the criteria.

Criteria i, Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate:

The original land use designation was applied by King County and has been in place at least since 1983. In 2010 the City of Burien annexed the parcel and subsequently proceeded with nearly a year long public process to evaluate land used designations for the entire North Burien annexation area. The process was initiated to align the land use designations with Burien and determine if incremental adjustments were appropriate. In general, the focus of land use designation review efforts were on the more developed corridors such as Ambaum Boulevard SW, 1st Avenue South and the Boulevard Park area.

The conditions for Burien and King County have changed since the parcel was given its single-family designation. The region is anticipated to grow significantly in the next planning horizon and the result is that there will be a need for both housing and employment opportunities. The change is for this parcel will provide more opportunity for redevelopment but more importantly will offer more supply of commercial land that can support the needs of adjacent residential development. Because this particular node is somewhat distant from others it can provide more opportunity for commercial goods and services within a shorter distance.

Comprehensive Plan Map Land Use Designation Change Conclusions

The applicant has demonstrated that the subject parcel is substantially consistent with the land use designation criteria found in comprehensive plan policy RE 1.3 therefore, the requested land use designation change from Moderate Density Residential Neighborhood to Neighborhood Commercial should be approved.

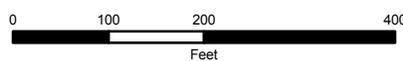
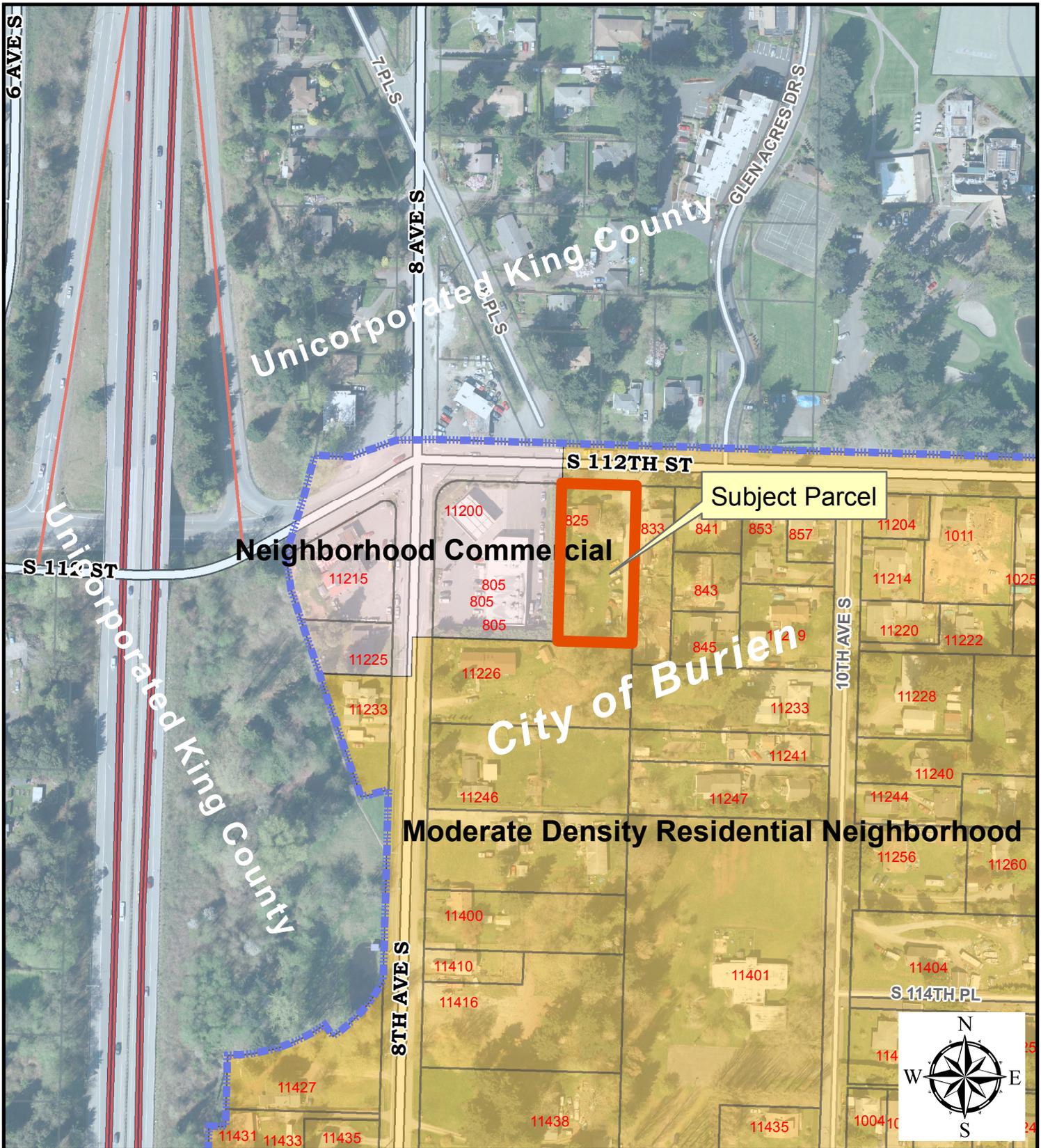
ATTACHMENTS

- 1 - Vicinity Map
- 2 - Submitted Application Materials
- 3 - Figure 2 LU-3, Commercial Nodes
- 4 - Public Comments (XX)

Morton Comprehensive Plan Map Amendment Request

File No. PLA 16-0451

Vicinity Map





Burien

Washington, USA

Comprehensive Plan Amendment Request

400 SW 152nd Street, Suite 300 Burien, WA 98166
Phone: (206) 241-4647 • FAX: (206) 248-5539
www.burienwa.gov

<u>Amendment Type</u> ✓ Map amendment ___ Text amendment	<u>Reference Number</u> (staff will assign) <u>PLA 16-0451</u>
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APPLICANT INFORMATION			
Name: <u>So Young Morton</u>	Company:	Daytime Phone: *	
Mailing Address: *		E-mail: *	
Contact person: <u>Gerald F. Robison</u>	E-Mail: <u>Jerry</u>	Daytime Phone: *	
Property owner: <u>So Young Morton,</u> <u>Robert Moore, James Moore</u>	<u>@gfrobisonlaw.com</u>	Daytime Phone: *	
Mailing Address: *		E-Mail: *	

SITE INFORMATION (if applicable)			
Site Address: <u>825 S. 112th St.</u>	Parcel Number: <u>336140-0005</u>		
Existing Zoning District: <u>RS 7200</u>	Existing Comprehensive Plan <u>Med Density, Res.</u>		
	Requested Plan designation: <u>NC</u>		
Number of Acres: <u>0.6</u>	Current Land Use: <u>S.F. Res.</u>		
Critical areas present: <input type="checkbox"/> Wetlands <input type="checkbox"/> Streams <input checked="" type="checkbox"/> Critical Aquifer <input type="checkbox"/> Landslide Hazard Area <input type="checkbox"/> Fish & Wildlife <u>Aquifer Recharge Area</u>			
Brief description of proposal (attach additional sheets if necessary): <u>* direct all contact through Gerald F. Robison, 648 S. 152nd, #7</u> <u>Burien, WA 98148</u> <u>(206) 243-4219</u> <u>Amend map from Residential to NC.</u> <u>see attached</u>			

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CITY OF BURIEN

SIGNATURE

I, So Young Morton, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate Gerald F. Robison to act as my agent with respect to this application. I agree to reimburse the City of Burien for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Dated: 2-22-16

Signature: *So Young Morton*

Attachment 2

Application for Amendment of Comprehensive Plan Map, Attachment to Comprehensive Plan Amendment Application.

Description of Request:

Property owners desire to amend the comprehensive plan map so that the property they own at 825 S. 112th St., which is the subject of this application and is currently designated at Moderate Density Residential, has the same comprehensive plan designation as the adjoining property they own at 805 S. 112th St., which is designated Neighborhood Center.

The applicants bought the subject property after the previous owner complained that operation of the gas station and convenience store on their adjoining property interfered with his ability to enjoy his home.

Description of the property:

The subject property is located 300 feet east of 8th Ave. S., on the south side of S. 112th St.. It is 112.5 feet wide by 236 feet deep, a total of 26,550 square feet (0.60 acre), sloping gently upward to the south from the street. At present the property is a typical large suburban residential lot, with a single family home.

Description of the neighborhood:

The property is located in the northwest corner of the Boulevard Park neighborhood, adjacent to the neighborhood center located at the intersection of 8th Ave. S., S. Glendale Way and S. 112th St., on the northern boundary of the City of Burien. In Burien, the neighborhood center presently includes the adjoining property, which is improved with a gas station/ convenience store and small strip mall that includes two restaurants, a beauty salon and a party store. On the west side of 8th Ave S., the neighborhood center includes a former gas station that is now a fruit and vegetable store, and an adjoining house that was rezoned a few years ago to allow for possible future re-development of the property. Across the City limits there is an auto repair shop (in an old gas station) and a convenience store.

The adjoining neighborhood is entirely residential. The 2010 census indicates a population of about 7,000 people within three quarters of a mile from the property (including areas of Burien and unincorporated King County). The Glenacres Condominiums are directly across the street, in unincorporated King County. Otherwise, the immediate neighborhood is mostly single family residential, with large apartment complexes about three quarters of a mile to the north, and smaller apartment complexes a similar distance to the east. The next nearest commercial/retail/office areas are located about a half mile west along First Avenue S. (separated from the Boulevard Park neighborhood by Highway 509), and nearly a mile east on Des Moines Memorial Drive S.

The property has frontage on S. 112th St., which is an east-west collector arterial, which connects on the west to 8th Ave. S. (a north-south collector arterial, 300 feet from the property), SR 509 (northbound only, a freeway about 600 feet away from the subject property), and First Ave. S. (a principal arterial about one half mile away from the property), and on the east to Des Moines Memorial Drive S. (a minor arterial about three quarters of a mile away). A sidewalk

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CITY OF BURIEN

PLA-16-0451

runs along Glendale Way and S. 112th St., from SR 509, past the property and continuing all the way to Des Moines Memorial Drive S.

Metro bus route 128 passes the subject property with an eastbound stop about 200 feet west of the property and a westbound stop about 300 feet east of the property. The schedule calls for 40 eastbound and 37 westbound buses per day on weekdays, and 36 buses each way on Saturdays and Sundays, with buses every 20 minutes or so during the peak commute times.

Discussion of Comprehensive Plan Amendment Criteria:

A. Best means for meeting an identified public benefit:

Goal BU.1. Calls for the City to, "Provide a broad range of attractive and strategically located business activity centers/nodes that serve as focal points for employment, commerce and culture for their adjacent residential neighborhoods ...".

Policy BU 1.2. Calls for the city to, "Provide areas for businesses that serve neighborhoods ..., and minimize traffic congestion, visual and other impacts on the surrounding residential areas."

Policy BU 1.3. Provides that the NC designation should allow for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single family neighborhoods or to provide locally based employment opportunities, and that customers and employees are encouraged to walk rather than drive to these areas.

Policy LU 1.5. Calls for expanding Burien's economic base by attracting the types of economic activities that best meet the needs and desires of the community, while protecting well established residential areas from encroachment by incompatible non-residential uses.

Policy LU 1.7. Calls for the recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.

The meaning of "identified public benefit" is not clear in the comprehensive plan, but the plan does call for development of services in nodes that serve the surrounding residential areas with limited scale convenience goods and services, and attracting businesses that meet the needs and desires of the community.

In this case, the property is adjacent to an existing node that satisfies many of those needs and desires, but does not provide, for example, any professional office space, medical or dental office space, assisted living facilities or formal day care. Those needs are not in fact adequately provided for anywhere within a mile or more from this location, leaving most of the several thousand residents in the area to travel a mile or more to reach such services. Nor is there any room to add such facilities in the existing node without taking away one or more of the existing services that are provided there.

Expanding the existing node to include the subject property is the best way to meet the need for local facilities in the Boulevard Park neighborhood.

B. The proposed amendment is consistent with the GMA, PSRC plans, KCCPP and Burien CP:

The Growth Management Act, RCW 36.70A.020, sets out 13 planning goals, and those planning goals inform all the other planning documents. Not all of those are relevant to the present application, but this application is consistent with those that are relevant.

The 1st and 2nd goals seek to encourage development in urban areas and reduce urban sprawl. The requested amendment will allow one residence on a large lot to be replaced with a much more urban business use. This application is consistent with those goals.

The 3rd and 4th goals don't apply to this application.

The 5th goal encourages economic development that is consistent with adopted comprehensive plans, promotes the recruitment of new businesses and encourages growth in areas experiencing insufficient economic development. This application is consistent with the adopted comprehensive plan, will make space available for a new business in area that is currently under served, and will encourage new economic development in an area that has not experienced economic growth in decades.

The remaining goals are not relevant to this application.

C. The proposed amendment will result in a net benefit to the community:

When the property is redeveloped Burien will lose the one old single family home that is now on the property, and the possible two additional homes that could be added by short platting under the present zoning. An inconsequential affect on the supply of housing in Burien.

The proposed amendment will allow redevelopment that will bring services to the neighborhood that are not presently available there.

The benefit to the community from adding services not now available, plus the benefit to the City as a whole of increasing economic activity and tax revenues, substantially outweighs the loss of one existing and two potential single family homes.

On a smaller scale, the former owner of the existing house complained that the lights at the gas station, and the noise of cars coming and going interfered with his peaceful enjoyment of his home. This proposal would eliminate the future possibility of locating single family homes next to the gas station.

D. The revised Comprehensive Plan will be internally consistent:

The proposed map amendment will revise only the map, not the Comprehensive Plan. As discussed elsewhere in this application, the map amendment is consistent with the comp plan.

E. The capability of the land can support the projected land use:

The property is in an aquifer recharge area, but otherwise is not in any critical area that would bar development for a use consistent with the NC zone. The land rises very gently from the street to the back of the property. There are no areas of standing water on the property. There is no question that the land can support any use that would be allowed in the NC zone.

F. Adequate public facility capacity to support the projected land use exists, or can be provided by the property owner:

The property has 112.5 feet of frontage on a collector arterial with curbs, storm drainage and a sidewalk fronting the property, close by another arterial (8th Ave. S.), and SR 509.

Even though the subject property is not presently connected to the sanitary sewer, the applicant has previously extended the sewer main to the abutting property on the west side of the subject property. That sewer was installed with the intention that it will also serve the subject

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property when it is redeveloped.

All other utilities are available in the street.

G. The proposed amendment is compatible with nearby uses:

To the west, the subject property abuts a retail commercial property, with a gas station/convenience store, two small restaurants, and two other businesses. The proposed office/service use on the subject property is compatible with that use.

To the south and east, the subject property abuts single family residences. The proposed use will be more compatible with those uses than the present use is with the existing retail development to the west. There will be no gas station built on the property, and the two convenience stores already located in the business node will certainly preclude the addition of another convenience store. The most likely development on the site will be an office use of some kind which will have little or no impact on neighboring residences. Any impact such development might otherwise have on neighboring residences will be mitigated or eliminated by the buffers, landscaping, and other development requirements that will be imposed on any development under the Burien zoning code.

Across the street to the north, in unincorporated King County, there are single family homes, and the Glenacres condominiums and golf course. The subject property will have little or no impact on those uses (other than providing a new service for the residents) and is compatible with those uses.

H. The proposed amendment will not prevent the City from achieving its GMA population and employment targets:

The loss of one existing single family home and two potential building sites will not affect the City's ability to achieve its population target.

The addition of new office or retail space will enhance the City's ability to achieve its employment target.

I. Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate and or the map change will correct a Comprehensive Plan designation that was inappropriate when established:

The present Moderate Density Residential designation was carried over from King County's designation after the area was annexed into Burien. It seemed appropriate at the time since the property was used as a single family residence, had long been zoned single family, and there was no request at the time for a different designation. But, even though it seemed appropriate at the time, it probably was not.

Since King County originally designated the subject property as single family the area has gained population, with large condominium and apartment complexes to the north, and more homes to the south and east, without adding any new office or retail designated areas. King County granted permits for construction of the present gas station/convenience store/strip mall abutting the west side of the subject property, a use that is more intensive than the old gas station that was located there previously, without changing the designation of the subject property even though it abuts the property on which the County allowed a much more intensive use.

Conditions had changed since the single family designation was first established, such that it was no longer appropriate when the property was annexed into Burien, but because no one requested a change, the County had not changed it. The applicant did not own the subject property at that time, so she could not make such a request. The man who owned the subject property at the time did not request a change. In the absence of any request for a change, the City did not study the appropriateness of the single family designation for that individual parcel when it converted the County's designations under the Burien Comprehensive Plan and Zoning Code. So, even though the single family designation was not appropriate even then, it became the city's designation for the property.

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SUPPLEMENTAL ATTACHMENT TO APPLICATION
Application of So Morton regarding property located at 825 S. 112th St.

Discussion of evaluation criteria set forth in Burien Comprehensive Plan Policy BU 1.3

1. The subject property is located in the low intensity commercial node located at the intersection of S. 112th St. and 8th Ave. S. Figure 2LU-3, Comprehensive Plan.
2. The surrounding residential area is designated as Moderate Density Residential. City of Burien Comprehensive Plan (Map LU-1), Revised by ORD. 630 - Effective January 5, 2016.
3. The subject property is on a General Bikeway. Figure 15, Transportation Master Plan, May 2012.
4. The subject property is located on Metro Transit route 128, with east and west bound stops within 300 feet of the property. The Metro schedule indicates transit frequency of about 21 minutes during peak transit times. Figure 4, Transportation Master Plan, May 2012, includes the subject property on a transit route having Peak Transit Frequency of 21-30 minutes.
5. The only designation affecting the subject property is an Aquifer Recharge Area. Figure 2-EV1 - Sensitive/Critical Areas Map, Burien Comprehensive Plan, December 2012
6. The subject property has street frontage on S. 112th St., which is designated as a Collector Arterial in Figure 2, Transportation Master Plan, May 2012.
7. The subject property is located on a street that has pedestrian and non-motorized connections.

The sidewalk on S 112th St., fronting the subject property, runs from SR 509 to Des Moines Memorial Drive S., where it connects to sidewalks on Des Moines Memorial Drive S. and S. 120th St., which in turn connect into the City's general system of sidewalks. Figure 5, Transportation Master Plan, May 2012.

The existing sidewalk connects to a nearby Pedestrian Activity Center near the eastern edge of the subject property. Figure 14, Transportation Master Plan, May 2012.

The subject property is located on a General Bikeway that connects to the west with other General Bikeways at 8th Ave. S., 4th Ave. SW, and 26th Ave SW, and to Neighborhood Bikeway at 8th Ave. SW. It connects to with Existing Bicycle Lanes on Des Moines Memorial Blvd S., and S. 120th St., and Neighborhood Bikeway at Roseburg Ave. S. Through those connections the subject property connects to every Bicycle Priority Route in the City. Figure 15, Transportation Master Plan, May 2012.

PLA-16-0451

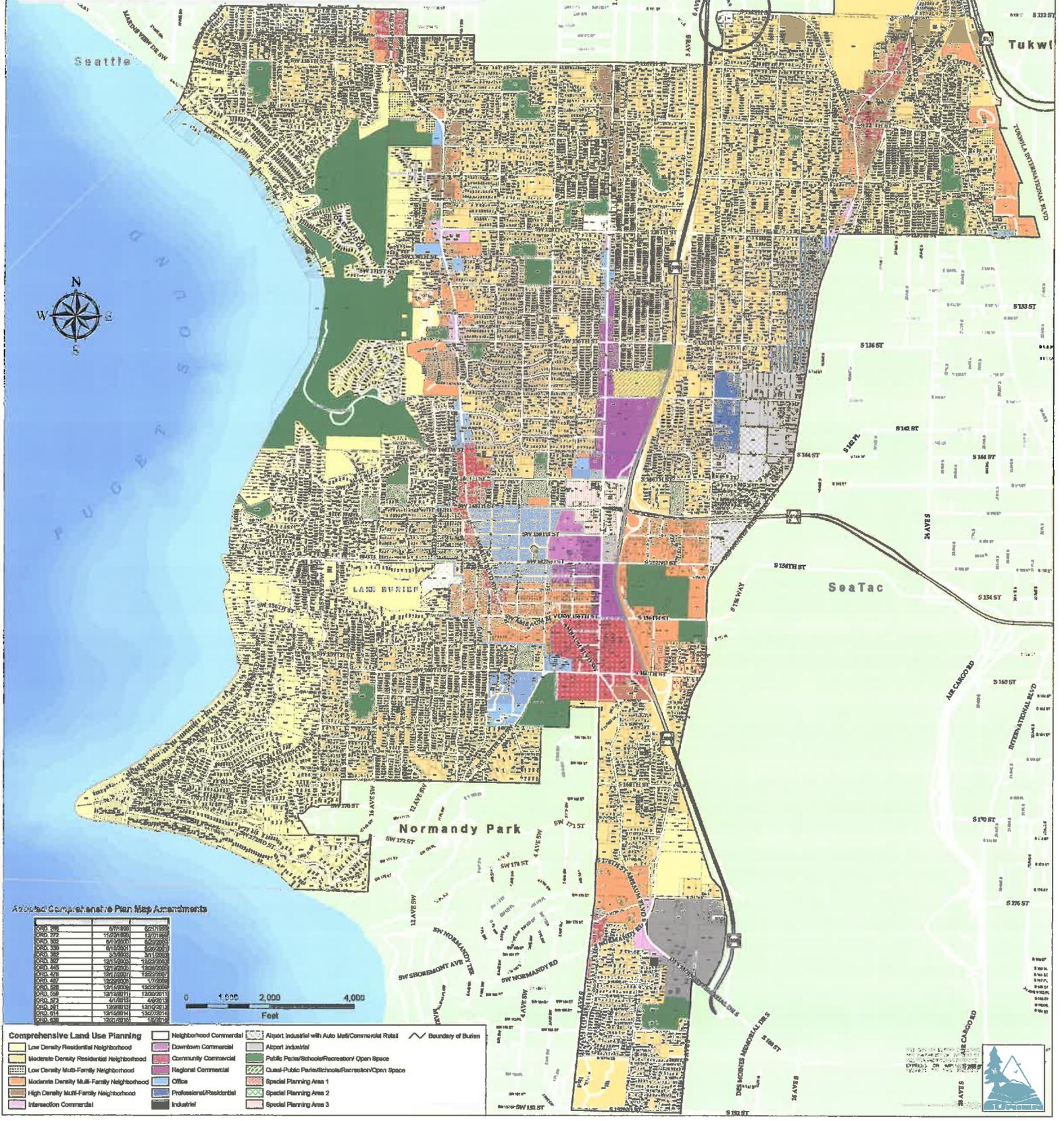
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CITY OF BURIEN

City of Burien Comprehensive Plan (Map LU-1)

Revised by ORD. 630 - Effective January 5, 2016



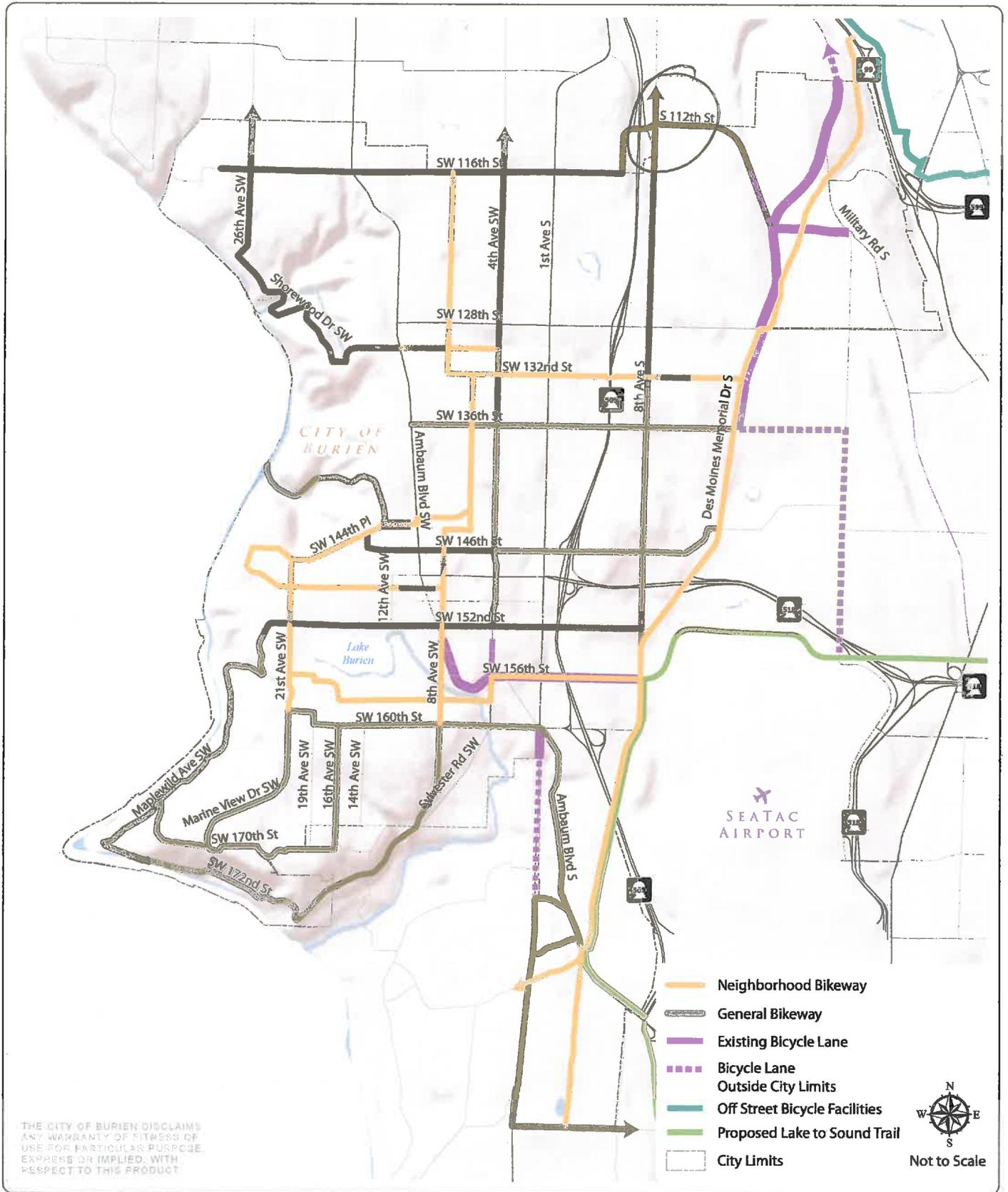
Approved Comprehensive Plan Map Amendments

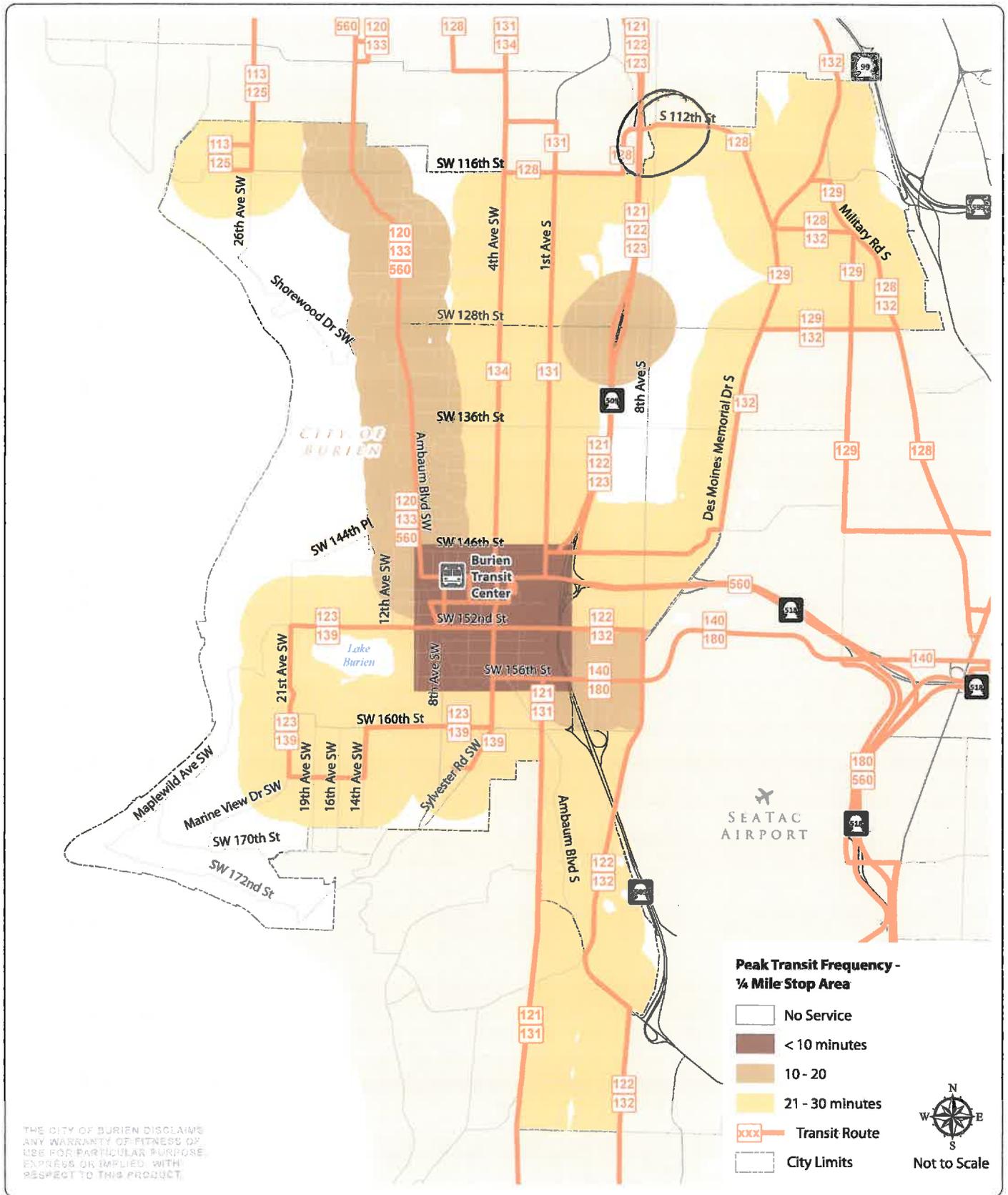
Ord.	Effective Date	Map Amendment
ORD 286	07/15/09	02/1/09
ORD 292	11/29/09	12/7/09
ORD 302	01/15/10	12/28/09
ORD 303	01/15/10	12/28/09
ORD 304	01/15/10	12/28/09
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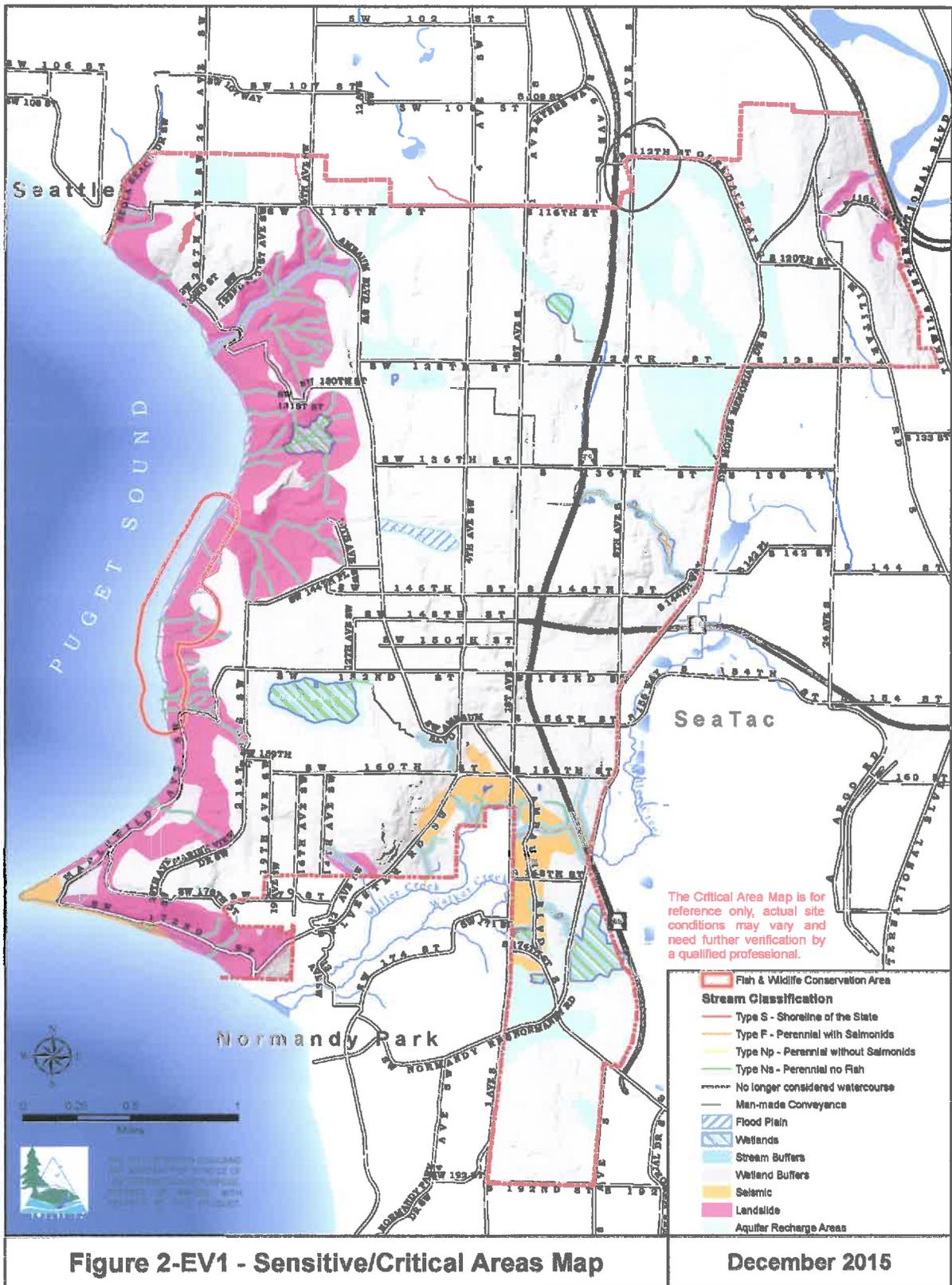


- | | | |
|--|--------------------------|---|
| Comprehensive Land Use Planning | Neighborhood Commercial | Airport Industrial with Auto Melt/Commercial Retail |
| Low Density Residential Neighborhood | Downtown Commercial | Airport Industrial |
| Moderate Density Residential Neighborhood | Community Commercial | Public Parks/Schools/Recreation/ Open Space |
| Low Density Multi-Family Neighborhood | Regional Commercial | Quasi-Public Parks/Schools/Recreation/ Open Space |
| Moderate Density Multi-Family Neighborhood | Office | Special Planning Area 1 |
| High Density Multi-Family Neighborhood | Professional/Residential | Special Planning Area 2 |
| Intersection Commercial | Industrial | Special Planning Area 3 |
| | | Boundary of Burien |

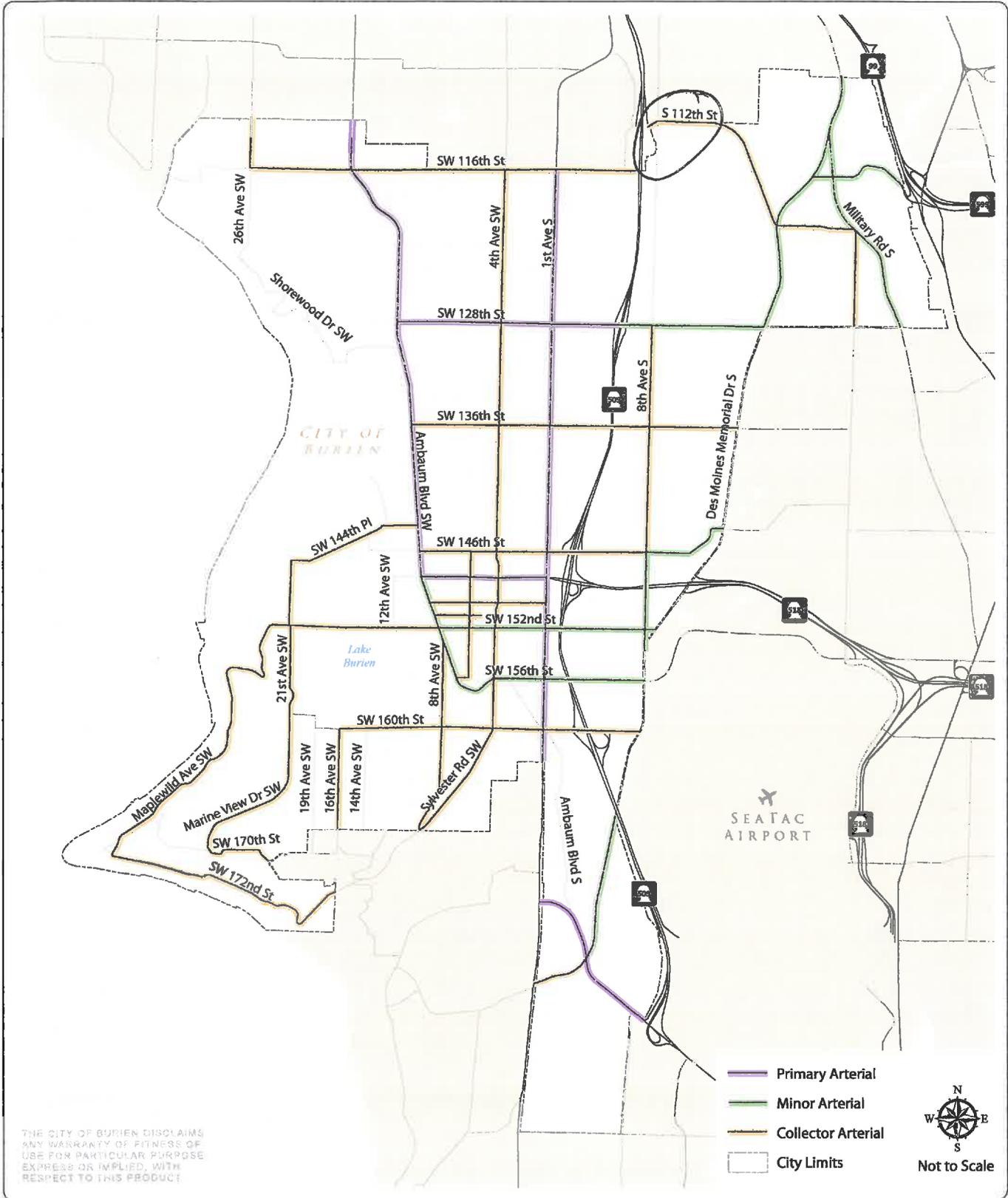








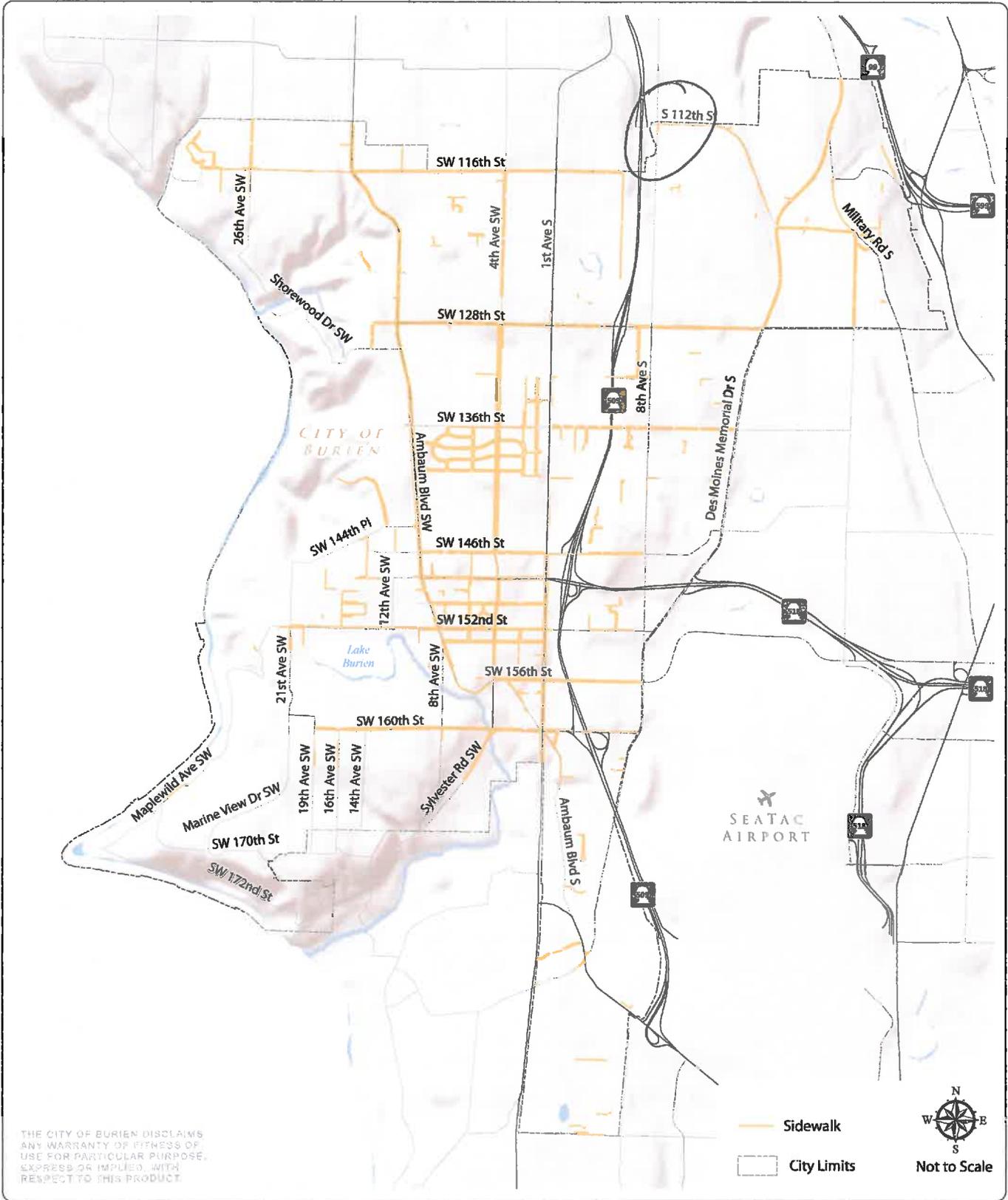
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 Last updated: 9/17/2015
 By: fernando



FEHR & PEERS

ROADWAY FUNCTIONAL CLASSIFICATION

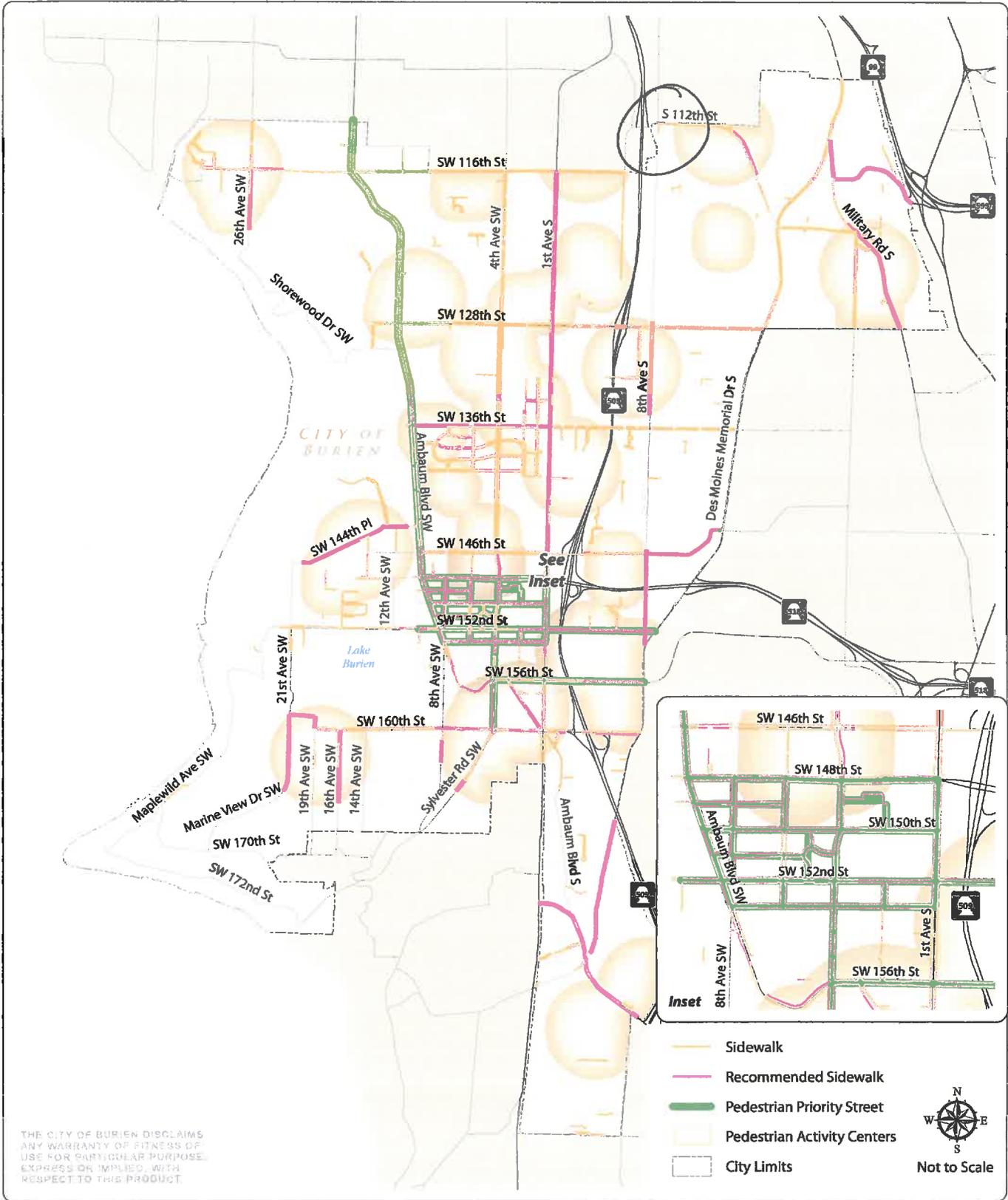
FIGURE 2

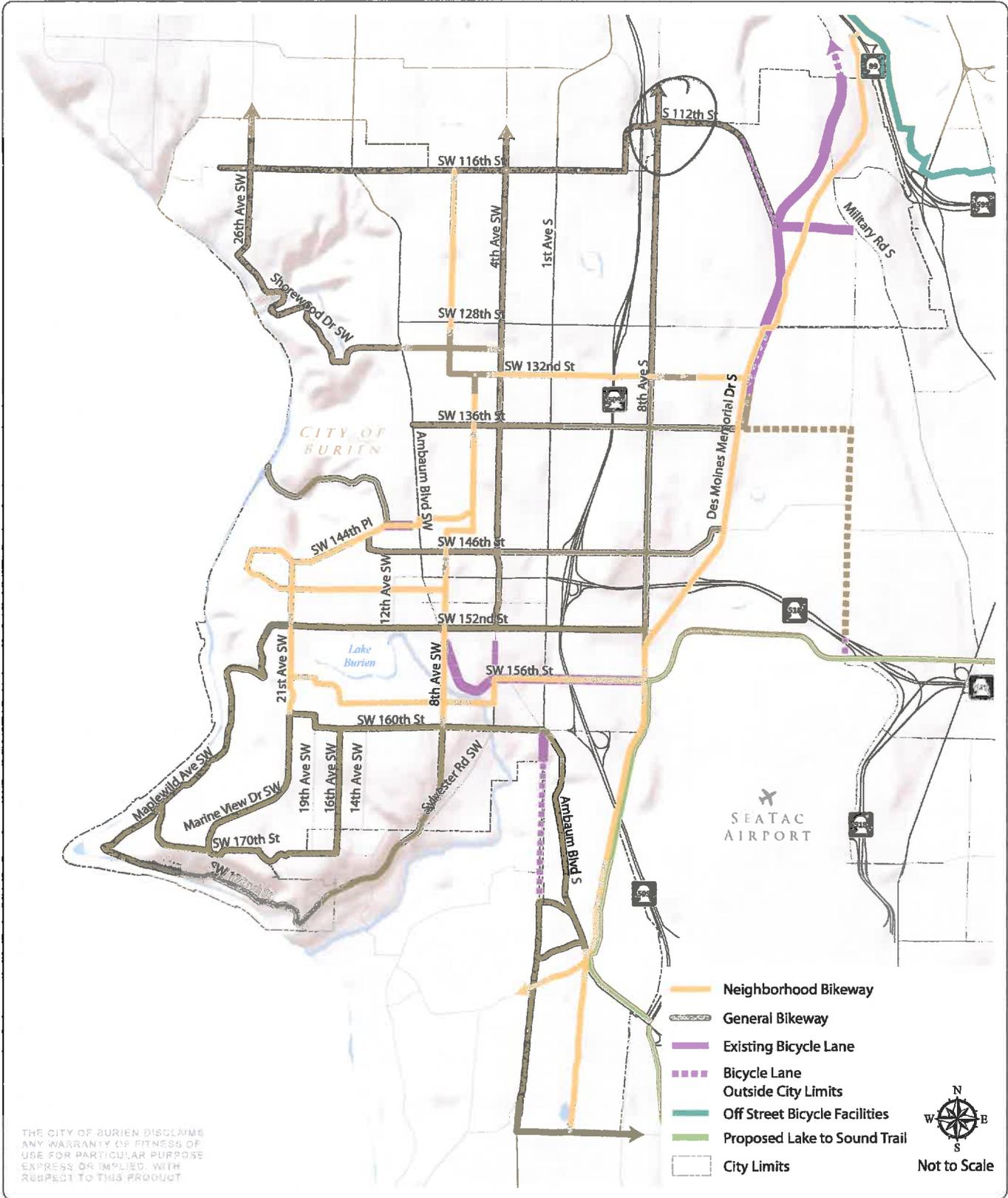


FEHR & PEERS

EXISTING SIDEWALKS

FIGURE 5





FEHR & PEERS

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Last Updated: January 2012

Update By: T Ryse

BICYCLE PRIORITY ROUTES

FIGURE 15

Business

Goal BU.1

Provide a broad range of attractive and strategically located business activity centers/nodes that serve as focal points for employment, commerce and culture for their adjacent residential neighborhoods and the greater Burien area. The scale and intensity of uses at these locations shall be compatible with Burien's vision.

- Pol. BU 1.1 Allow home occupations in residential areas as an accessory use if they are compatible with adjacent residential uses and do not change the home's residential character.
- Pol. BU 1.2 Provide areas for businesses that serve neighborhoods, the community and the region, and minimize traffic congestion, visual, and other impacts on the surrounding residential areas.
- Pol. BU 1.3 The *Neighborhood Center* designation allows for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single family neighborhoods or to provide locally based employment opportunities, while protecting the desired neighborhood character. Mixed use development up to 12 dwelling units per acre is allowed at these locations. Mixed use developments contain a commercial or office presence while also providing opportunities for people to live near services and/or a choice of transportation modes. These neighborhood focal points should be designed and located so that customers and employees are encouraged to walk rather than drive to these areas.

This Comprehensive Plan land use designation is implemented by the Neighborhood Center zoning designation.

Designation Criteria: Properties designated for *Neighborhood Center* uses should reflect all of the following criteria:

1. Areas are located at low intensity commercial nodes (shown on Figure 2 LU-3, Commercial Nodes) adjacent to residential neighborhood(s).
2. Adjacent residential designations shall predominately be Moderate Density Residential.
3. Areas shall be located on an identified general bikeway.
4. Areas are located within 1/8 mile of a transit route with a peak transit frequency of at least 21-30 minutes.
5. The area does not have critical areas, except aquifer recharge areas.
6. Areas are located adjacent to or have direct access to an arterial.
7. The area is located in sections of the city that have or are planned to have pedestrian or other non-motorized connections.

COMPREHENSIVE PLAN MAP AMENDMENT REQUEST

REVIEW CRITERIA

- A. The proposed amendment is the best means for meeting an identified public benefit.***
- B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) Plans, King County Countywide Planning Policies and Burien Comprehensive Plan.***
- C. The proposed amendment will result in a net benefit to the community.***
- D. The revised Comprehensive Plan will be internally consistent.***
- E. The capability of the land can support the projected land use.***
- F. Adequate public facility capacity to support the projected land use exists or, can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency.***
- G. The proposed amendment will be compatible with nearby uses.***
- H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets.***
- I. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:***
 - i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,***
 - ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.***

Applicable Comprehensive Plan Designation Criteria

Neighborhood Center

1. Areas are located at low intensity commercial nodes (shown on Figure 2 LU-3, Commercial Nodes) adjacent to residential neighborhood(s).
2. Adjacent residential designations shall predominately be Moderate Density Residential.
3. Areas shall be located on an identified general bikeway.
4. Areas are located within 1/8 mile of a transit route with a peak transit frequency of at least 21-30 minutes.
5. The area does not have critical areas, except aquifer recharge areas.
6. Areas are located adjacent to or have direct access to an arterial.
7. The area is located in sections of the city that have or are planned to have pedestrian or other non-motorized connections.

CITY OF BURIEN, WASHINGTON

MEMORANDUM

DATE: October 3, 2016

TO: Burien Planning Commission

FROM: David Johanson, AICP, Senior Planner

SUBJECT: Comprehensive Plan Miscellaneous Amendments, Introduction.

PURPOSE

The purpose of this agenda item is to introduce to the Planning Commission proposed miscellaneous amendments to the comprehensive plan. The presentation at the meeting will serve as an introduction to the plan amendments.

BACKGROUND

The City of Burien adopted its first Comprehensive Plan in 1997 and in 2014 the City completed a major update to the plan in order for it to be consistent with updates to the Growth Management Act, regional planning and county planning documents. Based on recommendations by the Planning Commission, on April 18, 2016 the City Council passed resolution No. 370 establishing the 2016 Comprehensive Plan Amendment Docket and Work Program.

PROPOSED AMENDMENTS

The following is a list of proposed amendments followed by a brief description of the item and the rationale.

1. Update Figure TR 2.5, Primary Truck routes (docket item No. 4).

The figure is being proposed to be amended because the City has adopted Ordinance No. 633 which amended the Primary truck route map. The ordinance was adopted in December of 2015. The revised map will align the comprehensive plan with the adopted ordinance. Please see Attachment 1.

2. Include supporting policy regarding school impact fees.

Earlier this year the Planning Commission recommended to the City Council that in cooperation with the Highline School District the City initiate collection of school impact fees when new dwelling units are created within Burien.

The Growth Management Act (GMA), as codified at Chapter 36.70A RCW and RCW 82.02, authorizes cities planning under GMA to assess, collect, and use impact fees to pay for capital projects related to public facilities needed to accommodate growth. School impact fees are one mechanism to charge and collect fees to ensure that all new residential development bears its proportionate share of the capital costs of school facilities reasonably related to new development and ensure the availability of adequate school facilities at the time that new development occurs.

School impact fees must be based on a capital facilities plan, which is developed by the school district, approved by the school board. The Highline School District Board adopted their latest Six-Year Capital Facilities Plan, 2016 – 2021, on June 22, 2016. At the July 13th Planning Commission meeting school

district representatives made a presentation on the HSD Capital Facilities Plan, which forms the basis for the proposed school impact fee and why a districtwide need exists for school impact fees on new residential development.

The school district's plan must be adopted by reference as a part of the Burien's capital facilities element of the Comprehensive Plan. The current capital facilities plans contains related and supportive goals and policies regarding the principle that growth pays for growth.

The overarching comprehensive plan goal that is most closely related to the proposed new policy is as follows.

Goal CF.7

Utilize all available capital improvement revenues to finance facilities to meet the community's need as established in this comprehensive plan.

The Comprehensive Plan also contains supportive policy language.

Pol. CF 1.4 - The City should require new development to finance the facilities needed to support the development wherever a direct connection (known legally as a nexus) of benefit or impact can be demonstrated.

This action is being undertaken to provide the needed policy support for the school impact fee program. The following is suggested language providing required comprehensive plan policy support for the program.

Pol. 8.0 ***The Highline School District's capital facilities plan, as amended yearly, is adopted by reference as Appendix 6.3 of this Comprehensive Plan for the purpose of providing a policy basis for collection of school impact fees.***

ACTION

No formal action is necessary at this time.

Staff is requesting that the Planning Commission review and discuss the information provided in the staff memo.

NEXT STEPS

A public hearing is scheduled for your October 26th meeting after which we will continue discussions regarding the proposed amendments. Ultimately the Planning Commission will make a recommendation on proposed plan amendments to the City Council.

Attachments:

- 1) Ordinance No. 633 (Providing for Truck Routes)
- 2) Figure TR 2.5, Primary Truck Routes

CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 633

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, PROVIDING TRUCK ROUTES ON CITY OF BURIEN STREETS; AMENDING ORDINANCE NOS. 134 AND 598 AND BURIEN MUNICIPAL CODE SECTION 10.40.060 TO ESTABLISH TRUCK ROUTES ON VARIOUS CITY STREETS; PROVIDING FOR SEVERABILITY; AND, ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 134 established truck routes on City streets and Ordinance No. 598 amended these routes; and

WHEREAS, residential areas are crucially important to sustaining an economically vibrant and successful city; and

WHEREAS, noise can be detrimental to the integrity of residential areas and it is essential to mitigate or prevent noise impacts to avoid irreparable damage to residential neighborhoods; and

WHEREAS, congested and noisy surface street traffic can reduce the livability and potential enjoyment of residential areas; and

WHEREAS, vehicles of extraordinary weight and size can contribute to rapid destruction of surface streets typical of residential areas; and

WHEREAS, vehicles of extraordinary weight can also contribute to increases in ambient noise levels along the routes used by such vehicles; and

WHEREAS, the City Council finds that the amendments contained in this ordinance are appropriate and necessary for the preservation of the public health and welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. BMC 10.40.060 Amended. Section 10.40.060 (Truck Routes) of the Burien Municipal Code and Ordinance 134 § 5 and Ordinance 598 § 1 are hereby amended (with legislative revision marks) to read as follows:

10.40.060 Routes -Trucks carrying over legal loads and truck-trailer or truck semi-trailer combinations used for intercity or interstate hauling.

All trucks carrying over legal loads under a state or county permit, traveling to, from or through the city, and all truck and trailer combinations and truck and semi-trailer combinations used in intercity or interstate hauling shall be limited, without special permit, to the following arterial streets:

ATTACHMENT 1

1. 1st Avenue South (city limit);
2. S/SW 128th Street between Ambaum Boulevard South and SR 509;
3. Ambaum Boulevard SW between SW 128th Street and SW 148th Street;
4. SW 148th Street between Ambaum Boulevard SW and 1st Avenue South;
5. South 174th Street/Des Moines Memorial Drive South between 1st Avenue South and SR-509;
6. Ambaum Boulevard SW between SW 128th Street and SW116th Street;
7. 16th Avenue SW between SW 116th Street and SW 112th Street (city limit);
8. South 128th Street between Des Moines Memorial Drive South and SR-509;
9. South 160th Street between 1st Avenue South and SR 509;
10. Des Moines Memorial Drive South between South 128th Street and South 108th Street;
11. ~~Military Road South between South 128th Street and South 112th Street.~~

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall take effect five days after publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS 21ST DAY OF DECEMBER, 2015.

CITY OF BURIEN

/s/ Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:

/s/ Monica Lusk, City Clerk

Approved as to form:

/s/ Soojin Kim, City Attorney

Filed with the City Clerk: December 21, 2015

Passed by the City Council: December 21, 2015

Ordinance No.:

Date of Publication: December 29, 2015

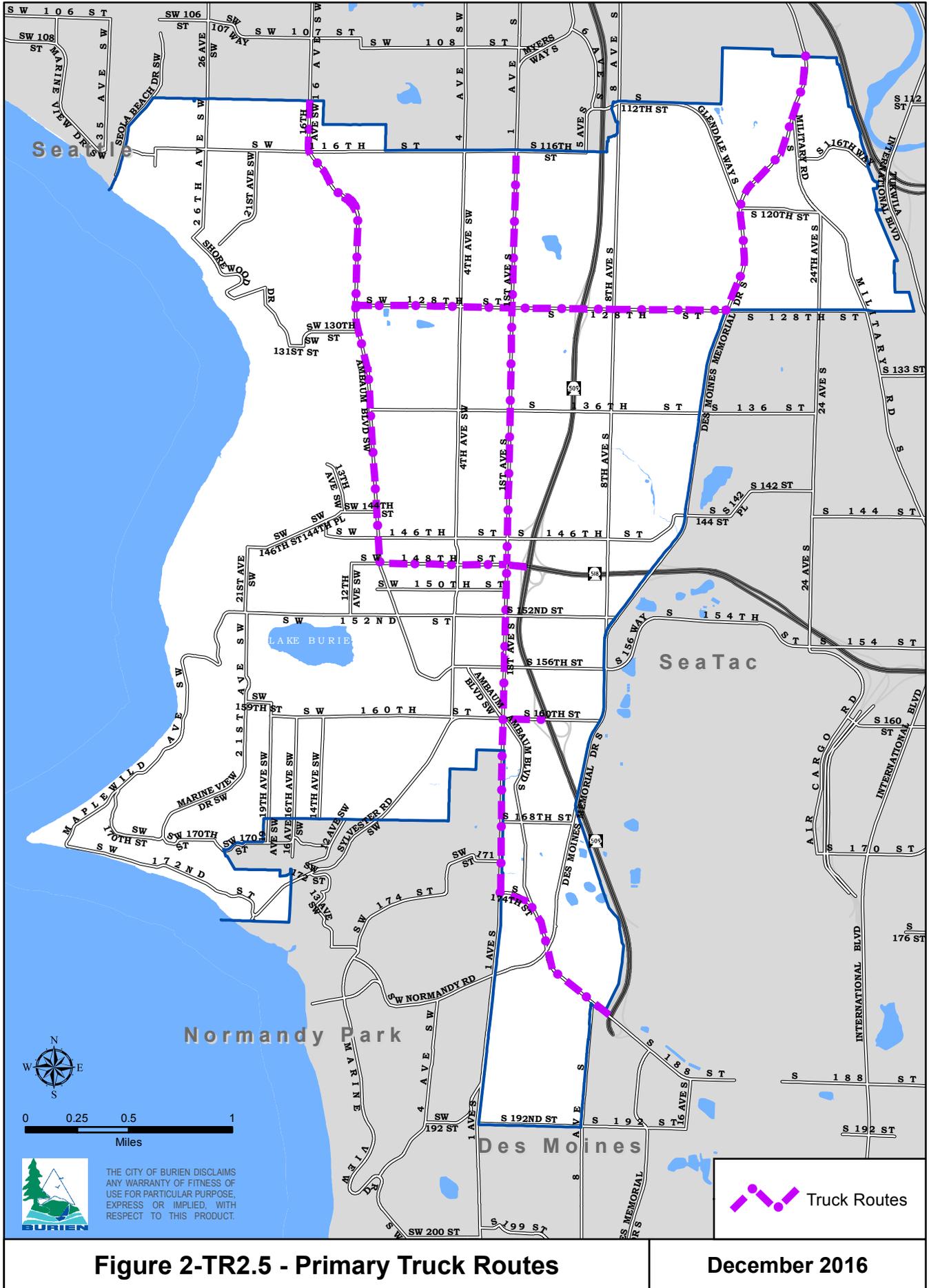


Figure 2-TR2.5 - Primary Truck Routes

December 2016