

City of Burien

BURIEN PLANNING COMMISSION
January 11, 2017
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, watch the video-stream available at <http://burien.vod.castus.tv/vod/>.

CALL TO ORDER

Chair Curtis Olsen called the January 11, 2017, meeting of the Burien Planning Commission to order at 7:02 p.m.

ROLL CALL

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

Absent: None.

Administrative staff present: Chip Davis, Community Development Department director; and Chad Tibbits, planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Rosenfield and seconded by Commissioner Henderson to confirm the agenda. **Motion carried 7-0.**

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Rosenfield and seconded by Commissioner Henderson to approve the minutes of the November 9, 2016, meeting. **Motion carried 7-0.**

Motion was made by Commissioner Rosenfield and seconded by Commissioner Henderson to approve the minutes of the December 14, 2016, meeting. **Motion carried 7-0.**

PUBLIC COMMENT

None.

PUBLIC HEARING

A. Minor Zoning Code Amendments

Chair Olsen opened the public hearing at 7:06 p.m. Chip Davis and Chad Tibbits introduced the hearing topics – proposed minor amendments to BMC 19.20 Parking and Circulation, BMC 19.50 Personal Wireless Service Facilities, and other minor amendments to BMC titles 9, 17 and 19. There being no one wishing to testify, Chair Olsen closed the hearing at 7:59 p.m.

NEW BUSINESS

None.

OLD BUSINESS

A. Minor Zoning Code Amendments – Discussion

Mr. Davis noted that the City will be accepting public comment about the proposed amendments through the next regularly scheduled meeting, on January 25th. There also will be an opportunity to comment when the amendments go before the City Council for adoption.

Commissioner Weber asked for clarification regarding what kinds of building modifications or changes in use would trigger a need to reassess the parking required. Mr. Davis said a prime example would be when the previous use in a building is a retail use, requiring less parking, which then converts to an eating and drinking establishment, which requires much more parking. He noted that while the parking requirement cannot be eliminated completely, the proposed amendments would depress it temporarily while the uses catch up with the amount of available parking in the downtown.

Vice Chair Rosenfield asked if the consultant considered basing proposed parking changes on the usage in the individual downtown blocks instead of averaging the total parking usage within the entire downtown. Mr. Davis replied that that approach had been rejected because it was too complex and would have been too difficult for lay people to understand and for staff to administer.

Vice Chair Rosenfield remarked that she understands that part of the parking solution in downtown is to change the culture of parking in Burien, encouraging people to park where there is currently a surplus of available parking and walk to the businesses they wish to patronize.

Commissioner Markee said she is concerned about pushback if the parking requirements are reduced, although she thinks the reductions will work out. She said she encourages the City to focus on improving accessibility to the available parking, focusing on design rather than on signage. She cited the example of the municipal parking lot on Southwest 151st Street, which is fenced, mostly empty, and does not readily appear to be available for public parking.

Commissioner Henderson asked if the parking on 152nd Street has to be restriped to become the recommended back-in parking, which will improve visibility on the busy street, especially for bicyclists. Mr. Davis replied that the angle of the parking spaces has to be changed for back-in parking, adding that he doesn't think that is a massive capital cost.

Commissioner Davis noted that White Center has back-in parking in the commercial strip between Roxbury and 100th Street, although it has a raised centerline strip that prevents people from crossing lanes to park, which increases safety.

Commissioner Markee asked how many auto/bicycle collisions have there been on SW 152nd Street because of the angled parking. Mr. Davis said that as part of the community discussion on changing it to back-in parking the City's Public Works Department would provide safety statistics, both in Burien and in other jurisdictions' experiences.

Chair Olsen said that he has noticed in Seattle that wayfinding projects make it clear where bicyclists can safely ride.

Mr. Davis said the City also is looking at activating the alley ways, cleaning them up and making them desirable for pedestrians. In response to a question from Vice Chair Rosenfield, he noted that the City Council will be seeking the commissioners' input on how to grow the wayfinding program beyond signage.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Davis drew the commissioners' attention to the printed copies of the 2017 Planning Commission meeting schedule that had been left at their places before the meeting began. He pledged to do a better job this year of outlining the important meetings as they come up. He asked that the commissioners contact staff when they know they have a scheduling conflict and will have to miss a meeting. He noted that the commission should be making its recommendation on the proposed minor Zoning Code amendments to the City Council at its next meeting.

ADJOURNMENT

Direction/Action

Vice Chair Rosenfield moved for adjournment; Commissioner Henderson seconded the motion. Motion carried unanimously. The meeting adjourned at 8:54 p.m.

APPROVED: January 25, 2017

/s/ Curtis Olsen, chair
Planning Commission