

City of Burien

BURIEN PLANNING COMMISSION
January 25, 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 25, 2017, meeting of the Burien Planning Commission to order at 7:02 p.m.

ROLL CALL

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

Absent: Anna Markee

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

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Henderson and seconded by Vice Chair Rosenfield to confirm the agenda. **Motion carried 6-0.**

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Henderson and seconded by Vice Chair Rosenfield to approve the minutes of the January 11, 2017, meeting as presented in the corrected draft minutes given to the commissioners at the current meeting. **Motion carried 6-0.**

PUBLIC COMMENT

None.

NEW BUSINESS

A. Appoint Member to Wayfinding Stakeholder Group

Mr. Davis explained that Chris Craig, Burien's economic development specialist, is organizing a stakeholder group to advise and to provide a conduit for two-way communication for the City's various advisory groups, business community and residents regarding the downtown wayfinding study and implementing efforts.

Chair Olsen volunteered to be the delegate; Commissioner Davis volunteered to be the alternate.

OLD BUSINESS

A. Minor Zoning Code Amendments – Discussion and Recommendation

The commissioners began discussion on the proposed amendments to BMC 10.20 Parking and Circulation.

Vice Chair Rosenfield asked how Burien's parking stresses would increase as new businesses open downtown if the Parking Rate Demand Schedule is not amended as proposed in Table 19.20-2 of Attachment 1 in the packet. Mr. Davis explained that the current parking regulations were not developed to create a surplus over time, so the City would need to construct additional parking to meet demand as redevelopment occurs in the downtown area. He noted that the larger projects downtown have had transportation engineers projecting the amount of parking needed for their use and a bit of surplus is included. He said the City is always looking for opportunities to develop more parking in the downtown.

Vice Chair Rosenfield asked if the parking on the Highline Historical Museum site at the corner of Southwest 152nd Street and Ambaum Boulevard Southwest is available. Mr. Davis replied that the Historical Society is planning to remodel the existing building and leave the existing parking; since the museum will be open limited hours, the parking spaces may be available when the museum is closed if the Historical Society chooses to grant shared parking to nearby businesses.

Mr. Davis noted that Vice Chair Rosenfield made an important point: parking is one of the most important things to address initially with the wayfinding project. He suggested that one of the first steps may be to provide specific wayfinding direction to parking places to make the connection between parking and the businesses very clear to people so the existing parking stock will be used.

Commissioner Nobis agreed, saying she doesn't know the location of the municipal parking lot. She remarked about the difficulty of finding parking in the Old Burien area in the evenings and how it would be good to know where shared parking is available, such as in a bank or church parking lot. Mr. Davis agreed that people don't know where shared parking agreements allow parking after the primary use is closed for the day and that would be an important thing to communicate to people. He cited as an example how the Village Theatre in Issaquah gives its subscribers a map of preferred parking sites, discouraging people from parking in areas impacting businesses that are open at the same time theater patrons are arriving for a performance.

Commissioner Nobis said she feels parking time limits at this time feel excessive in view of how much parking inventory is available. She said she thinks zoned parking could work if it is established correctly. Mr. Davis explained the history behind Burien's street parking two-hour time limits, saying that it was implemented as a way to give customers a shot at finding a parking space somewhere near the business that they want to patronize. He said the City has heard from some business owners who say two hours isn't quite long enough in some cases; for example, someone who wants to go out to lunch and then go shopping, or someone who is having spa treatments lasting more than two hours. He said perhaps there is a way to tailor it so there is some longer-term street parking available for patrons who need it. He noted that the City has no ability to control parking on private property.

Commissioner Weber said he also thinks the two-hour limit is too short, and suggested that it prevents people from parking and walking through downtown Burien. He said four hours makes more sense to him. Mr. Davis said what the City doesn't want to do is make it possible for employees to park for four hours, use their car to go to lunch and then come back and park for another four hours, returning to the original problem of employees using all the parking spaces in front of the businesses and customers not being able to park close to and patronize the businesses.

Chair Olsen agreed that two hours is too short, four hours is more realistic for encouraging people to visit multiple businesses in the downtown. He spoke from personal experience that employees will find ways to get around street parking time limits so expending too much effort to try and stop them is pointless. Mr. Davis confirmed that there is gaming of the system already.

Commissioner Davis asked if there are any metrics available showing the differences in turnover between two-hour, three-hour and four-hour parking limits. Mr. Davis replied that that is something

that will need to be provided to the City Council if it is decided to recommend something other than the current two-hour limit. He said he is not aware of any such metrics applying specifically to Burien; it probably will require having the parking consultant or transportation engineer develop that information. He said right now he is looking for a general recommendation to the Council, whether to maintain the current two-hour limit or to consider extending the limit based on future exploration of the subject. Commissioner Davis said she agrees that two hours is not long enough.

Commissioner Nobis suggested perhaps the municipal parking lot could become a downtown employees' parking lot with permits required, leaving the street parking available for customer parking. She noted that Kirkland is doing something similar. Chair Olsen agreed.

Vice Chair Rosenfield said she also supports increasing the time limit. She added that she leans toward increasing it to three hours instead of four hours, to make a small incremental change and see if that addresses the issue before making the leap to four hours. She also said that with a four-hour limit an eight-hour employee would have to move their car only once during the day, whereas with a three-hour limit it would be more inconvenient to try to game the system. Commissioner Henderson concurred.

Chair Olsen said he thinks the restriping of the downtown parking spaces should be accomplished in a staggered manner to avoid disrupting traffic too much, beginning at the intersection of 4th Avenue Southwest and Southwest 152nd Street and radiating outward.

Commissioner Henderson asked when maintenance restriping would normally occur, in terms of budgeting. Mr. Davis stated it is done primarily on an as-needed basis. He said the Public Works Department told him the actual striping is not a big expense; the education process and getting people comfortable with the change will be the major expense and major consumer of time. He noted that there is back-in parking in White Center, which offers an opportunity to see it in use. He pointed out that there are limited areas in the downtown where it can be used; the current parallel parking areas will retain the parallel parking. Mr. Davis observed that more and more cars are being equipped with backup cameras, which make back-in parking much easier to negotiate.

Commissioner Davis asked what the timeline for restriping would be; Mr. Davis replied that it currently is only in the talking stage, so there is no timeline determined as yet. He said reactions to the proposal so far have been extreme in either direction, either enthusiastic "yes" responses or adamant "no" responses. Commissioner Davis said she was thinking in terms of incorporating the educational process into the wayfinding rollout.

Commissioner Weber said he feels the wayfinding is a higher priority than restriping the parking. Commissioner Henderson said he believes strongly in having an opportunity for public input before any change is made. Vice Chair Rosenfield said she is very much in favor of the back-in parking for safety's sake, giving the example of trying in vain to see around a large truck next to her as she was attempting to back out of a head-in parking space with her children in the car after lunch today. She said she doesn't think this is a public decision but rather a safety issue that must be addressed quickly, especially as density in the downtown increases. Chair Olsen agreed, saying that he never parks in the angled parking at night because you can't see who is coming as you're trying to back out. He added that bicyclists are also at risk when cars are trying to back out of on-street parking spaces.

Vice Chair Rosenfield said one perceived downside of back-in parking is that it would slow traffic on 152nd Street as drivers wait for cars to back in, but she sees that as a net benefit considering the level of pedestrian activity on the street.

Chair Olsen suggested that an extra word be removed from the proposed 19.20.040(7) and that the last sentence in that proposed addition be reworked for clarity.

Direction/Action

Commissioner Nobis moved that the Planning Commission recommend to the City Council approval of amendments to BMC 19.20 Parking and Circulation, as amended during discussion, reflecting

consultant recommendations from the Downtown Mobility Study as set forth in the January 19, 2017, staff memo and associated attachment. Commissioner Henderson seconded the motion.

Motion carried 6-0.

The commissioners next discussed minor amendments to BMC 19.50 Personal Wireless Service Facilities (PWSF). Mr. Davis explained that the proposed amendments formalize what staff has been doing administratively for quite some time and will bring the code language into conformance with what the Federal Register requires staff to do in terms of the federal regulations applying to personal wireless service facilities.

Vice Chair Rosenfield moved that the Planning Commission recommend to the City Council approval of amendments to BMC 19.50 Personal Wireless Service Facilities as set forth in the January 19, 2017, staff memo and associated attachment. Commissioner Davis seconded the motion.

Motion carried 6-0.

Vice Chair Rosenfield moved that the Planning Commission recommend to the City Council approval of other minor amendments to BMC 9, 17 and 19 as set forth in the January 19, 2017, staff memo and associated attachment. Commissioner Henderson seconded the motion.

Motion carried 6-0.

PLANNING COMMISSION COMMUNICATIONS

Chair Olsen announced that Choral Sounds Northwest, of which he is a member, is having a cabaret night fundraiser. He didn't have the details.

DIRECTOR'S REPORT

Mr. Davis thanked the commissioners for their hard work on the Zoning Code amendments and noted the City Council will receive its introduction to the amendments at its Feb. 6th meeting. He said that there may not be a Planning Commission meeting on February 8th because they are working a bit ahead of schedule.

ADJOURNMENT

Direction/Action

Commissioner Nobis moved for adjournment; Commissioner Henderson seconded the motion. **Motion carried unanimously.** The meeting adjourned at 8:48 p.m.

APPROVED: March 8, 2017

/s/ Curtis Olsen, chair
Planning Commission