

City of Burien

BURIEN PLANNING COMMISSION
May 25, 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 May 25, 2016, meeting of the Burien Planning Commission to order at 7:03 p.m.

ROLL CALL

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

Absent: Kim Davis and Amy Rosenfield, both excused

Administrative staff present: Brandi Eyerly, planner; and Chip Davis, Community Development Department director.

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Henderson and seconded by Commissioner Weber to confirm the agenda. Motion passed 5-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Henderson, seconded by Commissioner Weber, and passed 5-0 to approve the minutes of the May 11, 2016, meeting.

PUBLIC COMMENT

Chestine Edgar, 1811 SW 152nd St., asked for clarification of Federal Way's definition of a significant tree that was included in this week's packet.

NEW BUSINESS

None.

OLD BUSINESS

A. Continued Discussion – Significant Tree Retention Zoning Code Amendments

Brandi Eyerly, planner, presented the information requested by the commissioners at their previous meeting. She said the International Society of Arboriculture (ISA) does not have a standard for determining a significant tree.

She said the discussion about the City's tree retention codes has come about because a large Sequoia tree was removed for the CVS development. She said the City of Renton's tree retention regulations were included in the meeting packet at the request of the City Council.

Ms. Eyerly explained that Burien's current significant tree retention regulations only cover undeveloped parcels and critical areas.

The commissioners discussed the definition of significant trees, agreeing that 6-inch diameter at breast height (DBH) seems to be the standard with other cities and it would be good to be consistent so developers knew what to expect.

They also discussed the five tree species that most jurisdictions exclude from their significant tree considerations because they each have some nuisance aspect.

There was discussion about tree replacement ratios and whether significant tree retention requirements should apply to developed lots as well as undeveloped lots to protect the tree canopy. There will be further discussion in the future about requirements on developed lots. The possibility of a "tree bank" also was discussed as a way to maintain the tree canopy without impacting parcels that have no room to replace a significant tree with a similar tree that eventually will grow too large for the lot. The conversation included concerns about private property rights vs. the public benefit of trees.

Ms. Eyerly reviewed the items she said she heard the commissioners reach consensus on: a single uniform caliper for significant tree definitions, possibly 6 inches; prohibiting the replanting of five "nuisance" trees; using the larger caliper significant trees as the basis for replacement ratios; fee-in-lieu of tree planting, such as a tree bank, when replanting trees is not feasible; a process for designation and protection of landmark trees; a higher standard for public tree replacement than for private tree replacement; a minimum tree density for private property, with incentives for tree retention; a public outreach program emphasizing the importance of trees to quality of life; and a chart showing the priority levels for retaining significant trees, similar to one in the City of Renton's code.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Davis reminded the commissioners about the Short Course on Local Planning that Burien will be hosting with Mercer Island on Sept. 28 in the Multipurpose Room/Council Chamber. It is a regularly scheduled Planning Commission meeting night.

He told the commissioners that soon they will be working on a deferral of impact fee payments based on state law and Zoning Code language establishing a school impact fee for the Highline School District.

ADJOURNMENT

Direction/Action

Commissioner Henderson moved for adjournment; Commissioner Nobis seconded. Motion carried unanimously. The meeting adjourned at 8:56 p.m.

APPROVED: June 8, 2016

/s/ Amy Rosenfield, vice chair
for Curtis Olsen, chair
Planning Commission