

*City of Burien*

BURIEN PLANNING COMMISSION  
July 27, 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](http://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 July 27, 2016, meeting of the Burien Planning Commission to order at 7:05 p.m.

**ROLL CALL**

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

Absent: Amy Rosenfield, excused

Administrative staff present: David Johanson, senior planner; Brandi Eyerly, planner

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Commissioner Henderson and seconded by Commissioner Davis 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 July 13, 2016, meeting.

**PUBLIC COMMENT**

None.

**PUBLIC HEARING**

A. Highline School District Impact Fee Zoning Code Amendments

Chair Olsen opened the public hearing at 7:02 p.m.

Scott Hodgins, executive director for capital planning and construction for the Highline School District, gave a brief summary of the district's capacity needs and its capital facilities plan. Denise Strongarm, partner with the Pacifica Law Group, reviewed the proposed impact fee. She said the proposed School Impact Fee ordinance is modeled after the King County School Impact Fee ordinance. King County was the first jurisdiction to enact a school impact fee ordinance after the Growth Management Act was passed, so most jurisdictions model their ordinance after it. She noted that the school district calculates the impact fee as a part of its capital facilities plan, taking into consideration only the new capacity projects that will contribute to growth at the elementary and middle school level. That formula, subject to a SEPA review, is reviewed by school district staff and then reviewed and adopted by the school

board before being sent to the individual jurisdictions (Burien, SeaTac, Normandy Park, Des Moines, King County and Tukwila) for review and adoption. She said the formula for the proposed fee was developed in 1991 by a group of stakeholders including developers and has stayed consistent with the Growth Management Act. She pointed out that at the very end of the calculation, the amount is cut in half, an action that came directly from the stakeholders group back in 1991.

There being no testimony, Chair Olsen closed the hearing at 7:21 p.m.

Commissioner Nobis moved that the Planning Commission recommend to the City Council approval of amendments to BMC 19.37 School Impact Fees, establishing an impact fee program for the Highline School District No. 401 consistent with the Burien Comprehensive Plan and the school district's Facilities Plan, as set forth in the July 27, 2016, staff memo and associated attachments. Commissioner Henderson seconded the motion. Motion carried 6-0.

## **NEW BUSINESS**

### **A. Burien Strategic Plan – Presentation**

City Manager Kamuron Gurol and management fellow Laura Crandall introduced Burien's new four-year strategic plan. Mr. Gurol explained that the plan covers two two-year budget cycles and provides guidance on what should be prioritized in the budget in order to meet the goals stated in the plan. He added that formulation of the plan included a great deal of public input. Mr. Gurol presented some of the results of the bi-annual Community Survey, which provided input in the development of the strategic plan, as did a "dot exercise" used by the City Council to narrow its focus to what were the greatest priorities.

The plan is broken down into four major goals: safe community, dynamic community, healthy community and strong city organization. Each goal is broken down into initiatives and there are a number of strategies for each initiative.

## **OLD BUSINESS**

### **A. Significant Tree Retention Zoning Code Amendments – Discussion and Recommendation**

Brandi Eyerly, planner, asked for some clarification from the commissioners on their recommendations for minor tree removal activities on residential properties, drawing their attention to the table on page 7 of Attachment 1. She said she adapted the table from the City of Renton's code, but the numbers are arbitrary; she asked the commissioners to discuss and adjust or confirm the figures. The commissioners said they like the idea of requiring planting of a replacement tree when the last tree on a property is removed. They also discussed community engagement and establishment of some kind of incentive program to preserve the tree canopy within the city.

A member of the audience, John Paulus, 2145 SW 167<sup>th</sup> St., commented that the proposed amendments are very broad and confusing. He lives on a half-acre lot with some very large trees and said he wondered if he would need an arborist report and city permit to remove hazardous trees.

## **ELECTION OF OFFICERS**

Commissioner Nobis nominated Curtis Olsen as chair; Commissioner Markee seconded the motion. Motion carried 6-0.

Commissioner Henderson nominated Commissioner Rosenfield as vice chair; Commissioner Nobis seconded the motion. Motion carried 6-0.

## **PLANNING COMMISSION COMMUNICATIONS**

None.

**DIRECTOR'S REPORT**

None.

**ADJOURNMENT**

**Direction/Action**

Commissioner Henderson moved for adjournment; Commissioner Markee seconded. Motion carried unanimously. The meeting adjourned at 8:51 p.m.

**APPROVED:** August 10, 2016

/s/ Curtis Olsen, chair  
Planning Commission