

City of Burien

BURIEN PLANNING COMMISSION
August 24, 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 pro tem Butch Henderson called the August 24, 2016, meeting of the Burien Planning Commission to order at 7:05 p.m.

ROLL CALL

Present: Kim Davis, Butch Henderson, Kaelene Nobis, and Douglas Weber

Absent: Anna Markee and Amy Rosenfield, excused; Curtis Olsen, unexcused

Administrative staff present: Chip Davis, Community Development director

AGENDA CONFIRMATION

Direction/Action

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

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Davis, seconded by Commissioner Nobis, and passed 5-0 to approve the minutes of the August 10, 2016, meeting.

PUBLIC COMMENT

None.

NEW BUSINESS

A. Low Impact Development (LID) Zoning Code Amendments

Chip Davis, Community Development Department director, gave a brief introduction to the proposed low impact development (LID) amendments to the Burien Zoning Code. These amendments, he explained, would incorporate LID principles into the Zoning Code in conformance with Burien's National Pollutant Discharge Elimination Systems (NPDES) Western Washington Phase II Municipal Stormwater Permit. The amendments are required by law to maintain Burien's permit to discharge stormwater. He noted that the Planning Commission will be conducting a public hearing at its September 14th meeting.

He introduced Trista Kobluskie of Otak, the consulting firm that is working with Burien's Public Works Department to develop the various necessary amendments. She explained that Low Impact

Development is a set of site development principles that help to minimize the creation of impervious surface in the development process, maintain native vegetation, and manage stormwater runoff close to where the precipitation falls. She cited rain gardens and permeable pavement as examples.

Ms. Kobluskie explained that the city has permit from the state Department of Ecology permitting the discharge of storm water from the municipal stormwater system into receiving waters in exchange for meeting a number of requirements in the permit. She said the most important requirement in the current permit cycle is to revise development codes to incorporate these low-impact development principles and to adopt the 2016 King County Surface Water Design Manual. She said the mandate of the permit is to make low-impact development the preferred and commonly use approach to site development in the City of Burien. She went on to explain how development affects the natural water cycle in a detrimental way. Low-impact development creates an urban landscape that functions like the natural water cycle, she noted.

Ms. Kobluskie said her firm worked with Burien's Community Development and Public Works departments, the fire marshal, and the city attorney to identify potential changes to Burien's codes to incorporate LID, including Title 19 Zoning, Title 17 Subdivisions, Title 13 Surface Water Management, 2008 Road Design and Construction Standards, and the Comprehensive Plan. She said they also had a developer roundtable and two open houses to gather input from the public.

Ms. Kobluskie then briefly reviewed the proposed changes to Title 13 and the Road Design and Construction Standards.

In the Zoning Code, Ms. Kobluskie said, a number of definitions will be updated or added in Chapter 19.10 Definitions, and amendments are proposed to chapters 19.20 Parking and Circulation and 19.25 Tree Retention and Landscaping. In addition, she offered additional guidance on the tree retention codes that currently are being updated by city staff.

She then answered a number of questions about drainage ditches and impervious surface coverage.

OLD BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Davis reviewed the upcoming meeting topics and reminded the commissioners that the meeting on September 28th is the Short Course on Local Planning.

ADJOURNMENT

Direction/Action

Commissioner Weber moved for adjournment; Commissioner Davis seconded. Motion carried unanimously. The meeting adjourned at 8:03 p.m.

APPROVED: September 14, 2016

/s/ Curtis Olsen, chair
Planning Commission