

City of Burien

BURIEN PLANNING COMMISSION
October 12, 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 October 12, 2016, meeting of the Burien Planning Commission to order at 7:01 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: David Johanson, senior planner; Chip Davis, Community Development Department director

AGENDA CONFIRMATION

Direction/Action

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

APPROVAL OF MINUTES

Direction/Action

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

PUBLIC COMMENT

None.

NEW BUSINESS

A. Comprehensive Plan Map Amendments – Introduction and Discussion

David Johanson, senior planner, reviewed the Comprehensive Plan amendment process and the one map amendment requested by a private party. The proposed amendment would change the Comprehensive Plan designation of one parcel from Moderate Density Residential Neighborhood to Neighborhood Center. The parcel lies adjacent to, and would join, an existing low-intensity business activity node.

Mr. Johanson then stated that the current request meets all of the criteria for a Comprehensive Plan map amendment. It also complies with the criteria for the Neighborhood Center designation. The draft

recommendation included in the packet will have some corrections made before the upcoming public hearing, but does recommend approval of the proposed land use designation change.

Vice chair Rosenfield asked for clarification of the criteria stating that the area shall be located on an identified general bikeway in order to qualify for the Neighborhood Center designation. Mr. Johanson replied that in the Transportation Master Plan there are designated bicycle priority routes. The parcel in question is located on South 112th Street, which is designated as a general bikeway; thus, the criteria is satisfied.

Chair Olsen asked for clarification about the criteria stating “The area is located adjacent to or has adequate access to a primary or minor arterial,” which is followed by the statement that the request does not satisfy that criteria. Mr. Johanson replied that the correct criteria should read “The area is has adequate access to an arterial,” in which case the parcel, located on a collector arterial, does satisfy the criteria.

Commissioner Davis asked for a definition of “critical aquifer recharge areas” as referenced in criteria #5 in the recommendation. Mr. Johanson explained that those are areas where, based on the soil types and where the areas are in relation to the aquifer, water percolating through the soil recharges the Highline aquifer. There was discussion about what kind of development can occur in a recharge area and what development regulations might be applied to protect the aquifer.

Commissioner Markee asked what the change to the Neighborhood Center designation would mean. Mr. Johanson responded with the purpose and intent statement of the correlating Neighborhood Center zoning designation and the allowed uses in that zone.

B. Comprehensive Plan Text Amendments – Introduction and Discussion

Mr. Johanson reviewed the two proposed “housekeeping” Comprehensive Plan text amendments, an update of Figure TR 2.5, Primary Truck Routes, and supporting policy regarding Highline School District impact fees.

He noted that there will be two public hearings at the Oct. 26th commission meeting, one on the proposed map amendment and one on the proposed text amendments. The commissioners said they’d like to be prepared to make a motion on the proposed amendments at the Oct. 26th meeting.

OLD BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

Chair Olsen said he would like to set aside some time once a month or once every other month for what he calls “Planning Dream Time,” a time to discuss things the City has considered or inspirational things going on in other parts of the world.

DIRECTOR’S REPORT

Chip Davis, Community Development director, said the year is beginning to wind down for the Commission. He noted that the commissioners will be working on some minor zoning code amendments, including implementation of some of the recommendations that came out of the recently completed downtown mobility study.

Other minor amendments relate to the federally mandated 60-day “shot clock” for approval of minor modifications of existing cellular sites as well as clarification of some of the accessory dwelling unit provisions in the Zoning Code.

Reviewing the calendar of upcoming meetings, Mr. Davis noted that customarily the second meeting in both November and December are canceled because they are close to Thanksgiving and Christmas.

ADJOURNMENT

Direction/Action

Commissioner Henderson moved for adjournment; Commissioner Markee seconded the motion. Motion carried unanimously. The meeting adjourned at 7:55 p.m.

APPROVED: October 26, 2016

/s/ Curtis Olsen, chair
Planning Commission