



**PLANNING COMMISSION AGENDA**  
**February 8, 2011, 7:00 p.m.**  
**Multipurpose Room/Council Chamber**  
**Burien City Hall, 400 SW 152<sup>nd</sup> Street**  
**Burien, Washington 98166**

**This meeting can be watched live on Burien Cable Channel 21 or  
streaming live and archived video on [www.burienmedia.org](http://www.burienmedia.org)**

**1. ROLL CALL**

**2. AGENDA CONFIRMATION**

**3. PUBLIC COMMENT** Public comment will be accepted on topics not scheduled for a public hearing.

**4. APPROVAL OF MINUTES** November 9, 2010  
November 16, 2010

**5. OLD BUSINESS**

**6. NEW BUSINESS** Presentation on the Growth Management Act and regional planning

- Scott Greenberg, AICP, Burien Community Development Director
- Rocky Piro, FAICP, Program Manager, Puget Sound Regional Council

**7. PLANNING COMMISSION  
COMMUNICATIONS**

**8. DIRECTOR'S REPORT**

**9. ADJOURNMENT**

**Future Agendas (Tentative)** To be determined

**Jim Clingan (Chair)**  
**Ray Helms**

**Planning Commissioners**  
**Nancy Tosta (Vice Chair)**  
**Rachel Pizarro**

**Greg Duff**  
**John Upthegrove**

*City of Burien*

BURIEN PLANNING COMMISSION  
REGULAR MEETING  
November 9, 2010  
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:*

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- Order a DVD of the meeting from the City Clerk, (206) 241-4647

**CALL TO ORDER**

Chair Jim Clingan called the November 9, 2010, meeting of the Burien Planning Commission to order at 7 p.m.

**ROLL CALL**

Present: Jim Clingan, chair; Greg Duff, Joe Fitzgibbon, Ray Helms, Rachel Pizzaro, John Upthegrove

Absent: Nancy Tosta

Administrative staff present: Chip Davis, planner; Stephanie Jewett, planner, and Scott Greenberg, Community Development Department director

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Commissioner Duff, seconded by Commissioner Upthegrove, and passed unanimously to approve the agenda for the November 9, 2010, meeting.

**PUBLIC COMMENT**

Sandy Gledhill-Young, 1936 SW 168<sup>th</sup> St.

Ms. Gledhill-Young asked that a planning commissioner direct staff to change the designation of the Lake Burien area on the Comprehensive Plan map from moderate density to low density.

Donna Smith, 1201 SW 152<sup>nd</sup> St.

Ms. Smith told the commissioners that as representatives of the citizens they should have the Comprehensive Plan map changed to show the Lake Burien area as low density.

Debi Wagner, 1520 SW 158<sup>th</sup> St.

Ms. Wagner said that because the Lake Burien area is designated as "suburban" on a map referred to as the LU-2 map, it should be designated low density.

Robert Howell, 15240 20<sup>th</sup> Ave SW

Mr. Howell indicated that after asking a wetland scientist for the environmentally sensible way to draw the boundaries of the Lake Burien neighborhood, the residents are asking that the Planning Commission retain the boundaries as submitted in the Comprehensive Plan amendment application.

Robbie Howell, 15240 20<sup>th</sup> Ave SW

Ms. Howell said the City is ignoring the will of the Lake Burien residents by designating the Lake Burien area as moderate density, adding that it is disrespectful of the residents' property rights.

Tanya Engeset, 1449 SW 152<sup>nd</sup> St.

Ms. Engeset said the lake's toxic algae bloom is caused by stormwater draining into the lake. She said clean water in the lake is a public health and safety issue as well as an individual and property rights issue.

Mary Oemcke, 1603 SW 152<sup>nd</sup> St.

Ms. Oemcke asked the commission to direct staff to prepare a Planning Commission recommendation report stating there is an inconsistency between the Comprehensive Plan text and map that can be remedied by changing the land use designation to low density and rezoning the affected properties accordingly. She also said any properties that would become nonconforming in impervious surface coverage should be grandfathered in as conforming.

Chestine Edgar, 1811 SW 152<sup>nd</sup> St.

Ms. Edgar said any properties that would become nonconforming as a result of the rezone should be grandfathered in. She added that property rights are not part of the criteria and should not be considered in making this decision.

Don Warren, 15702 13<sup>th</sup> Ave SW

Mr. Warren said the majority of the Lake Burien property owners want the low-density designation. He wants to be sure the commission's decision is based on facts.

Bob Edgar, 12674 Shorewood Dr SW

Mr. Edgar said the commissioners should not consider the rights of hypothetical future property owners or developers over the rights of the current property owners. He said the Planning Commission must listen to the request of the current owners to protect their property rights by designating the area low-density residential.

Kathi Skarbo, 1621 SW 152<sup>nd</sup> St.

Ms. Skarbo questioned staff's definition of "significant amount" of critical areas. She said she believes "significant amount" means anything worth protecting. She said staff's position on the proposed Comprehensive Plan amendment is hypocritical when it comes to critical areas.

Linda Plein, 1600 SW 156<sup>th</sup> St.

Ms. Plein said she feels the Lake Burien area is being held to a standard that no other applicant has ever been required to meet. She said the Planning Commission is to deal with requests in the present, not looking into the future.

Greg Anderson, 15451 11<sup>th</sup> Ave SW

Mr. Anderson said he is in favor of the protecting the lake, citing the buffers and setbacks in the newly adopted Shoreline Master Program and a new drainage ordinance. He said city records show the existing zoning has been in place at least 29 years.

## **APPROVAL OF MINUTES**

**MOTION** by Commissioner Helms to approve the minutes of October 12 and 26; second by Commissioner Duff. Motion carried 5-0.

## **PUBLIC HEARING**

Chair Clingan opened the hearing on the El Dorado West Retirement Community rezone request at 7:47 p.m.

Dave Baus, representative of the owner of El Dorado West Retirement Community, explained why a rezone is being requested. He said significant accessibility upgrades are needed. The requested rezone

would allow the building to be rebuilt in two phases and be fully accessible to its residents with disabilities.

There being no further testimony, Chair Clingan closed the hearing at 7:50 p.m.

## **OLD BUSINESS**

### **El Dorado West Retirement Community Rezone Request**

Planner Stephanie Jewett asked the commissioner a series of questions to determine if any of them have a vested interest in the property. Commissioner Pizarro noted that her mother is a resident in the assisted living portion at El Dorado West and that she has had ex-parte communication with the director of the facility. There were no challenges to Commissioner Pizarro's ability to be fair and impartial.

**MOTION** by Commissioner Pizarro to recommend to the City Council approval of the El Dorado West rezone request reference number PLA 10-0780 and adopt the findings and conclusions of the staff recommendation as presented; second by Commissioner Helms. Motion carried 5-0.

### **2010 Proposed Comprehensive Plan Amendments, Discussion and Possible Recommendation**

E-mailed comments from Commissioner Tosta, who was unable to attend the meeting, were distributed to the commissioners.

#### **Follow-up**

Staff will prepare a Planning Commission recommendation for approval of the proposed Comprehensive Plan amendment based on the applicants' information and Commissioner Tosta's e-mailed comments for consideration by the commissioners their next meeting. The commissioners agreed to meet on Nov. 16<sup>th</sup>; no public comment will be taken at the meeting.

## **NEW BUSINESS**

Commissioner Helms expressed concern about the amount of paper used in preparing packets, some of which is repeated from previous packets.

#### **Follow-up**

Staff will look into clarifying for the commissioners what is new in their packet and what is included because they need to have it in front of them.

## **PLANNING COMMISSION COMMUNICATIONS**

None.

## **DIRECTOR'S REPORT**

Mr. Greenberg encouraged the commissioners to take a look at their copies of *Planning Commissioners Journal*.

## **ADJOURNMENT**

#### **Direction/Action**

**MOTION** to adjourn was made by Commissioner Duff. Meeting adjourned at 8:46 p.m.

**APPROVED:** \_\_\_\_\_

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Jim Clingan, chair  
Planning Commission

*City of Burien*

BURIEN PLANNING COMMISSION  
SPECIAL MEETING  
November 16, 2010  
7:00 p.m.  
Multipurpose Room/Council Chambers  
MINUTES

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**CALL TO ORDER**

Chair Jim Clingan called the November 16, 2010, meeting of the Burien Planning Commission to order at 7:05 p.m.

**ROLL CALL**

Present: Jim Clingan, chair; Greg Duff, Joe Fitzgibbon, Ray Helms, Rachel Pizzaro, Nancy Tosta, John Upthegrove

Absent:

Administrative staff present: Chip Davis, planner, and Scott Greenberg, Community Development Department director

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Commissioner Tosta, seconded by Commissioner Upthegrove, and passed unanimously to approve the agenda for the November 16, 2010, meeting.

**PUBLIC COMMENT**

No public comment was accepted at this meeting.

**OLD BUSINESS**

**2010 Proposed Comprehensive Plan Amendments, Discussion and Possible Recommendation**

One of the applicants, Chestine Edgar, spoke about her proposed Comprehensive Plan amendment and used jars of water and toxic algae from Lake Burien to illustrate the condition of the lake right now.

**Direction/Action**

**Motion** that the Planning Commission recommend to the City Council approval of the redesignation request for the Lake Burien Neighborhood from moderate-density residential to low-density residential and adopt the findings and conclusions as presented in attachment C was made by Commissioner Upthegrove, as read on his behalf by Commissioner Tosta. Commissioner Tosta seconded the motion. Motion tied 3-3, commissioners Pizarro, Tosta and Upthegrove voting in favor, and commissioners Clingan, Duff and Helms voting against.

**Motion** that the Planning Commission recommend to the City Council approval of the rezone request for the Lake Burien Neighborhood from RS-7,200 to RS-12,000 and adopt the findings and conclusions are presented in attachment C was made by Commissioner Tosta; second by Commissioner Pizarro. Motion

tied 3-3, commissioners Pizarro, Tosta and Upthegrove voting in favor, and commissioners Clingan, Duff and Helms voting against.

**Follow-up**

No recommendation from the Planning Commission will be forwarded to the City Council.

**NEW BUSINESS**

None.

**PLANNING COMMISSION COMMUNICATIONS**

None.

**DIRECTOR'S REPORT**

None.

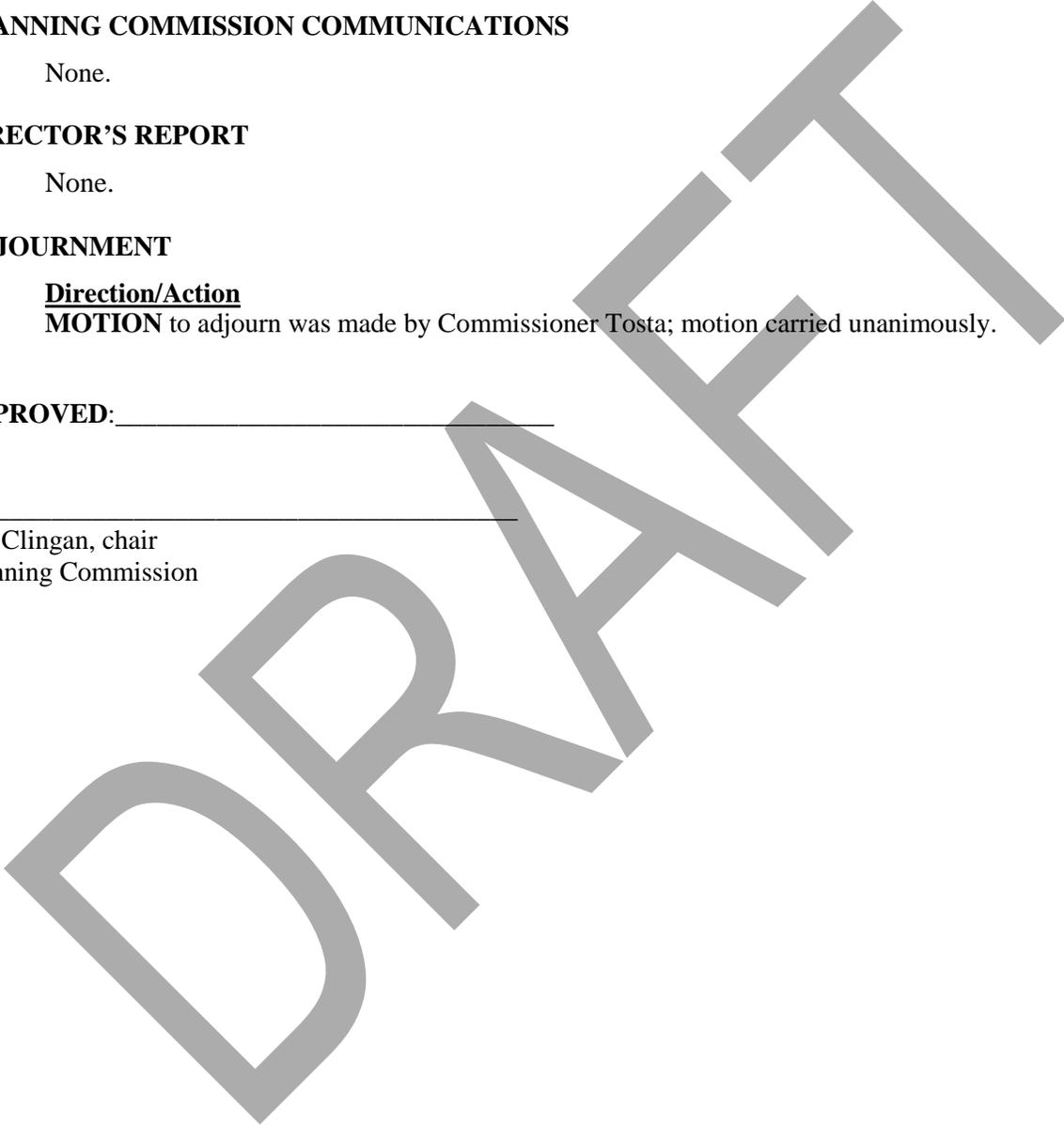
**ADJOURNMENT**

**Direction/Action**

**MOTION** to adjourn was made by Commissioner Tosta; motion carried unanimously.

**APPROVED:** \_\_\_\_\_

\_\_\_\_\_  
Jim Clingan, chair  
Planning Commission



**CITY OF BURIEN, WASHINGTON  
MEMORANDUM**

**DATE:** February 8, 2011  
**TO:** Planning Commission  
**FROM:** Scott Greenberg, AICP, Community Development Director  
**SUBJECT:** Planning Commission 2011

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The purpose of this memo is to provide the Planning Commission with some information on several work items for 2011.

**COMPREHENSIVE PLAN REVIEW AND EVALUATION**

The major work program item for the Planning Commission in 2011 is the review and evaluation (“update”) of Burien’s Comprehensive Plan as required by RCW 36.70A.130. Our last significant review and evaluation occurred in 2003.

The Plan review should include several categories of evaluation and possible changes:

1. Updating to reflect/incorporate mandatory changes in State statutes, PSRC’s Vision 2040 and King County Countywide Planning Policies.
2. Updating to reflect/incorporate optional changes in State statutes, PSRC’s Vision 2040 and King County Countywide Planning Policies.
3. Updating to reflect/incorporate other locally desired changes.

To provide the Commission with a common and strong foundation in state, regional and county level planning, we are proposing to have several presentations over your next two meetings. On February 8<sup>th</sup>, I will start by discussing the GMA followed by Rocky Piro from the Puget Sound Regional Council presenting information on Vision 2040. At your next meeting (either February 25 or March 8), we will provide information on the King County Countywide Planning Policies.

We are using several checklists to help with our Plan review and evaluation, measuring our current Plan against changes the GMA, Vision 2040 and Countywide Planning Policies. At your next meeting, we will present some of our preliminary thoughts on the scope of the update. We will also be asking the Commission for assistance with evaluating our Plan using the checklists.

As part of the Plan update, several “functional plans” will also be updated: Transportation Master Plan, Drainage Master Plan and the Parks, Recreation and Open Space Plan (PROS Plan). The Commission will not be heavily involved with these three plans, but you should be aware of them and their need to coordinate with the Comprehensive Plan.

**VISIONING**

The City’s visioning process officially began on February 1<sup>st</sup> with the first meeting of the Steering Committee. Commission Chair Clingan is a member of the Steering Committee and can provide periodic updates to the Commission. There will be multiple opportunities for public involvement in the visioning process. A copy of the visioning process graphic is attached.

