



**PLANNING COMMISSION AGENDA**  
July 12, 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** June 14, 2011

**5. NEW BUSINESS** a. North Burien Open House

**6. OLD BUSINESS** a. Comprehensive Plan Reformatting—Defining/Focusing the Vision

**7. FUNCTIONAL PLANNING UPDATES** a. Transportation Master Plan, Parks Recreation and Open Space Plan, Drainage Master Plan

**8. PLANNING COMMISSION COMMUNICATIONS**

**9. DIRECTOR'S REPORT**

**10. ADJOURNMENT**

**Future Agendas (Tentative) July 26, 2011:**

- Election of Chair and Vice-Chair

**Greg Duff**  
Brooks Stanfield

**Planning Commissioners**  
Jim Clingan (Chair)  
Ray Helms  
Nancy Tosta (Vice Chair)

**Rachel Pizarro**  
John Uptegrove

*City of Burien*

BURIEN PLANNING COMMISSION  
June 14, 2011  
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 Jim Clingan called the June 14, 2011, meeting of the Burien Planning Commission to order at 7:00 p.m.

**ROLL CALL**

Present: Jim Clingan, Greg Duff, Ray Helms, Brooks Stanfield, Nancy Tosta, John Upthegrove

Absent: Rachel Pizarro

Administrative staff present: David Johanson, senior planner; Scott Greenberg, Community Development director

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Commissioner Tosta, seconded by Commissioner Stanfield, and passed unanimously to approve the agenda for the June 14, 2011, meeting.

**PUBLIC COMMENT**

Chestine Edgar, 1811 SW 152<sup>nd</sup> St., spoke about a request to include changes to the land use map and Comprehensive Plan for the Lake Burien area in the scope for the 2011-12 Comprehensive Plan update.

Robert Howell, 15240 20<sup>th</sup> Ave SW, signed in to speak but declined.

Bob Edgar, 12674 Shorewood Dr. SW, commented on the Group Health Cooperative's Comprehensive Plan amendment request.

**APPROVAL OF MINUTES**

**Direction/Action**

**Motion** was made by Commissioner Tosta, seconded by Commissioner Upthegrove, and passed 6-0 to approve the minutes of the May 24, 2011, meeting.

**NEW BUSINESS**

None.

**Direction/Action**

None.

## **OLD BUSINESS**

David Johanson, senior planner, summarized the work the commissioners had done thus far on developing a 2011-12 Comprehensive Plan update docket to recommend to the City Council. He noted that after this evening's discussion the commissioners may, if they are ready, vote on a docket to forward to the council. He indicated that the council will begin looking at the Comprehensive Plan update process on July 11<sup>th</sup>.

Mr. Johanson then briefly described the one request for a Comprehensive Plan amendment received by the City from the Group Health Cooperative.

Commissioner Duff moved that the Planning Commission recommend to the City Council that the proposed Comprehensive Plan scope of work as set forth in Attachment 4 serve as the 2011-2012 Comprehensive Plan docket. Commissioner Helms seconded the motion.

There was much discussion among the commissioners about timing and procedure.

Commissioner Tosta moved to amend Attachment 4, the bullet under Community, to say "establish an approach for developing neighborhood plans." Commissioner Helms seconded the motion and the vote was 6-0 in favor of the motion.

Commissioner Tosta moved that the commission amend the draft scope of work outline to reflect the vision to be adopted by the City Council at an upcoming meeting, that the draft scope of work reflect the plan organization be based on the vision as the Planning Commission has previously discussed. Commissioner Upthegrove seconded the motion. After discussion, Commissioner Tosta withdrew her motion and Commissioner Upthegrove withdrew his second.

Commissioner Tosta moved that the commission add a bullet that says "consider the Lake Burien critical area designation and potential changes to the Comprehensive Plan based on those." Commissioner Upthegrove seconded the motion. Commissioner Tosta then clarified her motion, stating it was "to examine critical area designations and ensure that they are consistently, well, that they are based on best available science and then consistently applied throughout the city." After discussion, the vote was 6-0 in favor of the motion.

Commissioner Upthegrove moved to amend Attachment 4 to include an emphasis on developing a citywide environmental stewardship program. Commissioner Stanfield seconded the motion. After discussion, Commissioner Stanfield withdrew his second and Commissioner Upthegrove withdrew his motion.

There being no further discussion, the commissioners voted on the original motion to recommend to the City Council that the proposed Comprehensive Plan scope of work as set forth in Attachment 4 serve as the 2011-2012 Comprehensive Plan docket, as amended. The motion passed 6-0.

### **Direction/Action**

Staff will remove the boldfaced headings from the docket. A copy of the recommended docket will be given to each of the commissioners after it is presented to the City Council. Staff agreed to distribute the new vision for the city once it is adopted by the City Council.

## **FUNCTIONAL PLANNING UPDATES**

Mr. Johanson provided the commissioners with brief progress reports on the Transportation Master Plan, Parks Recreation and Open Space Plan and the Drainage Master Plan.

## **PLANNING COMMISSION COMMUNICATIONS**

Commissioner Helms reported that the Wild Strawberry Festival is this coming weekend; Commissioner Stanfield added that the B-Town Bike Fair is on Saturday.

**DIRECTOR’S REPORT**

Mr. Greenberg reported that the King County Council is poised to pass legislation allowing digital billboards in unincorporated areas of King County, including potential annexation areas (PAAs) such as North Highline. Both Seattle’s and Burien’s sign codes prohibit digital billboards.

**ADJOURNMENT**

Commissioner Duff moved to adjourn the meeting; Commissioner Stanfield seconded the motion. Motion passed 6-0.

**Direction/Action**

The meeting was adjourned at 8:45 p.m.

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

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

DRAFT

# CITY OF BURIEN, WASHINGTON

## MEMORANDUM

**DATE:** July 5, 2011

**TO:** Burien Planning Commission

**FROM:** David Johanson, AICP, Senior Planner

**SUBJECT:** Discussion of North Burien Open House Meeting(s)

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### **PURPOSE**

The purpose of this agenda item is to present the Planning Commission with a draft meeting outline for a proposed open house focusing on land use in the North Burien annexed area. The purpose of the open house is to obtain input and understanding of land uses in North Burien. The information obtained at the open house will assist the Commission and the City in updating its Comprehensive Plan and associated land use maps, including comprehensive land use and zoning designations.

### **BACKGROUND**

At your May 10<sup>th</sup> meeting staff presented background information on the North Burien area in preparation for incorporating the area into our Comprehensive Plan. The proposed scope of work for the Comprehensive Plan includes a work item to integrate the area into the plan. In addition to updating the basic information and maps, staff recommends that a public outreach component accompany this effort. The primary reason for this activity is to allow for active participation of the residents, business and property owners in land use related decisions.

We have included a summary of strong and weak places that were identified during the citywide visioning forums (see Attachment 2). This was an exercise where participants were asked to place dots on a map to indicate strong and weak places.

### **ACTION**

**Staff recommends that Planning Commission provide input on the meeting format. No formal action is necessary.**

Please review the draft meeting outline and provide input on potential discussion topics for the breakout groups (see Attachment 1).

### **STAFF RECOMMENDATIONS**

Staff has prepared a meeting outline containing preliminary thoughts on how to organize the meeting. It includes meeting activities and specific issues that can be discussed in the proposed breakout groups.

### **Attachments:**

- 1) Draft North Burien Land Use Open House meeting outline
- 2) Strong and weak places dot responses from the Visioning Forums.

## DRAFT

# North Burien Land Use Open House

## Meeting Outline

### Purposes

- 1) Introduce the residents, property and business owners to the City of Burien and educate them generally about local government and land use planning.
- 2) Obtain input of preferred land uses and understand land use related issues to best inform the Comprehensive Plan update.
- 3) Explain the comprehensive plan update process and provide information on how interested parties may participate in other related Plan update activities.
  - a. Are we comfortable with our residential capacity?
- 4) Obtain finer grain detail on land use related vision statements.
  - a. *A vibrant and creative community, where the residents embrace diversity, promote vitality, and treasure the environment*
    - i. **COMMUNITY-Stable-** Burien encourages stability through a variety of living choices.
      1. **What are the appropriate living choices for any given area.**
    - ii. **DIVERSITY-Inclusive-** Burien embraces diversity and welcomes all residents.
      1. **With respect to land use, what is the right mix of diversity? In housing? In business? In recreation?**
      2. **Do mixed use developments represent land use diversity?**
    - iii. **DIVERSITY-Multi-centered-** Burien cultivates a thriving array of business and community centers.
      1. **What is Burien missing in its “array” of businesses?**
      2. **What type of community center is appropriate for your neighborhood focal point? Where is your neighborhood focal point? Is it where you shop or where you and/or your family frequent?**
    - iv. **ECOLOGY-Natural-** Burien conserves its ecological systems and public waterfronts.
      1. **What does conservation of our ecology mean to you?**
    - v. **ECOLOGY-Green-** Burien treasures parks and open spaces, and welcomes opportunities for more.
    - vi. **ECOLOGY-Livable-** Burien makes sustainable land, energy, water, and transportation choices
      1. **Mixed use developments are a sustainable land use choice.**
      2. **Neighborhood activity clusters are sustainable.**
      3. **Higher housing yields in multi-family zones are sustainable.**
    - vii. **PROSPERITY-Local-** Burien values local services and supports local businesses.
      1. **What local services are desired and where should they be located?**
    - viii. **PROSPERITY-Expansive-** Burien encourages businesses in order to expand its economic base.
      1. **How does a city encourage a business?**
    - ix. **PROSPERITY-Creative-** Burien’s rich palette of arts, culture, and heritage enhances its eclectic vitality.
      1. **Design guidelines can enhance and promote the existing eclectic vitality.**
    - x. **HEALTH & SAFETY-Active-** Burien encourages active living to support physical and mental health.
      1. **Increase opportunities to be active through infrastructure improvements.**
- 5) Obtain an understanding of access to grocery and schools/ what health and safety issues are you facing?

## **Desired outcomes**

- 1) Understand preferred land use choices in the area.
- 2) Determine if there is an issue regarding higher residential densities. RM-24 vs. RM-48.
- 3) Obtain insight from participants on land use choices. (see questions above that relate to the vision)
- 4) Engage participants in land use decisions.
- 5) Is the status quo satisfactory?
- 6) Feelings about non-conformances.
- 7) Is there support for design guidelines in various zones/areas?

## **Open House Meeting organization**

- Welcome and introduction: Mayor and/or Planning Commission Chair
- About Burien: Scott G
- Comprehensive Planning and zoning: Scott G
- Facts about land use in Burien and North Burien?
- Summary of the various subareas and topics
- Two break out sessions (15-20 minutes each)
  - Participants can pick two of the stations listed below and participate in a facilitated group discussion.
  - Note the facilitator topics below.
- Next steps (follow up meeting with alternatives?)

## **Stations**

- 1) **Single-family residential:** map showing zoning
  - a. Are there areas that could be developed like this (picture of cluster housing)?
  
- 2) **1<sup>st</sup> Avenue South:**
  - a. RM-24 vs RM-48? Visual preference survey.
  - b. Convenience retail expansion?
  - c. Is the Office use ok?
  
- 3) **Ambaum Boulevard SW:**
  - a. RM-24 vs RM-48?
  
- 4) **16<sup>th</sup> Ave SW:**
  - a. RM-24 vs RM-48?
  - b. Scale of retail business? Auto oriented (CC) or more neighborhood oriented (NC)?
  - c. Is the Industrial use appropriate?
  
- 5) **Boulevard Park Neighborhood Center:**

- a. Mixed use?
- b. Should airport noise impact what land uses are allowed?
- c. Scale of retail
- d. Multi-family residential density
- e. Maximum flexibility? (performance zone overlay)
- f. 3 alternatives? Lower, existing and one level higher.
- g. Do think this area needs more attention or has special needs that cannot be addressed here?
- h. Where do you go to shop? Would you shop in your neighborhood if the businesses were there?

**6) Other**

- a. Are there any other areas in need of attention?
- b. What are your land use concerns?
- c. What is your vision for your neighborhood?

**7) Communities Putting Prevention to Work (CPPW grant)**

- a. Food access map and survey.
- b. Walkability audit
- c. Pedestrian/transit needs for youth, seniors.

**MEETING DETAILS**

Date:

Notice:

Location:

Time:

Staffing:

Materials:

Food: ?

Door prizes for 1-3 participants?

# Strong/Weak Places Dots & Comments From Visioning Forums

## Strong Places

Dot #	Location
	<b>April 16 Forum</b>
12, 78	Arbor Lake
	<b>April 26 Forum</b>
	No comments received
	<b>May 7 Forum</b>
7	Arbor Lake is a beautiful site - only <u>lake</u> in Burien open to public.

## Weak Places

Dot#	Location
	<b>April 16 Forum</b>
7	Arbor Lake
55	S 120th & Military Rd
7	Arbor Lake Park needs to be clean and monitored
26	too much Section 8 housing - Burien has the highest amount of low income housing in King County
	<b>April 26 Forum</b>
53	SW 108th St & 4th SW
53	Not in Burien yet
	<b>May 7 Forum</b>
13, 18	Arbor Lake
17	S 128th & Military Rd
13	Need facilities in the North for the community
16	Do not lose library (Boulevard Park Library)
17	More can be done with Hilltop Park

# CITY OF BURIEN, WASHINGTON MEMORANDUM

**DATE:** July 6, 2011  
**TO:** Burien Planning Commission  
**FROM:** Scott Greenberg, AICP, Community Development Director  
**SUBJECT:** Defining/Focusing the Vision

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## **PURPOSE**

The purpose of this agenda item is to present the Planning Commission with a discussion draft of how the Comprehensive Plan can be reformatted to incorporate the new Burien vision.

## **BACKGROUND**

At several previous meetings the Commission has discussed possible reformatting of the Comprehensive Plan to define and focus the new Burien vision. The vision is scheduled for adoption on July 11.

Attachment 1 shows how the draft vision can be incorporated into the Comprehensive Plan and conversely, how the Comprehensive Plan can be reformatted to better align with the draft vision. Attachment 2 is an example of how the Comprehensive Plan could be organized to incorporate each core value as the beginning of a table of contents for the reformatted plan.

The “Environment” chapter was becoming overloaded with topics, so I’m suggesting a new chapter related to planning and design. This new chapter would focus on land use and design, leaving the environment chapter to cover more appropriate topics.

If the Commission likes the proposed outline, we will cut and paste existing policies into the new chapters, simply to see how it works and what other changes are needed. Then we can start working on substantive changes for your review.

## **ACTION**

**Staff recommends that Planning Commission provide input on the proposed format. No formal action is necessary.**

### **Attachments:**

- 1) Defining/Focusing the Vision
- 2) Draft Table of Contents

## Defining/Focusing the Vision

DRAFT—July 6, 2011

*A vibrant and creative community, where the residents embrace diversity, promote vitality, and treasure the environment*

Core Values	Refining Concepts	Comp. Plan Element	Examples of Possible Topics
<b>COMMUNITY</b>			
<b>Genuine</b>	Burien residents are welcoming, know their neighbors, and work together.	Land Use Element Housing Element Community Character Element	Participation in government, demographics, housing needs, affordability, human services
<b>Engaged</b>	Burien residents enjoy robust civic and cultural participation.		
<b>Stable</b>	Burien strives for stability by meeting the basic needs of all of its residents.		
<b>LAND USE AND DESIGN</b>			
		Land Use Element Community Character Element Housing Element Essential Publ. Facilities Element	Development patterns, land uses, density and intensity, urban design, visual character, shorelines, centers, neighborhoods
<b>DIVERSITY</b>			
<b>Inclusive</b>	Burien embraces diversity and welcomes all residents.	Community Character Element Land Use Element Economic Development Element Neighborhood Plan Element PROS Element	
<b>Multicultural</b>	Burien celebrates the many cultures and backgrounds of its residents.		
<b>Multi-centered</b>	Burien cultivates a thriving array of business and community centers.		

<b>Core Values</b>	<b>Refining Concepts</b>	<b>Comp. Plan Element</b>	<b>Examples of Possible Topics</b>
<b>ENVIRONMENT</b>			
<b>Natural</b>	Burien conserves its natural environment and public waterfronts.	Land Use Element Stormwater Element PROS Element Transportation Element Utilities Element Capital Facilities Element Sustainability Element	Environmental sustainability and stewardship, earth and habitat, flood hazards, water resources (wetlands, streams), air quality, climate change, parks, open space, streetscapes, traffic, parking, transit, water supply, sewer, stormwater, water quality, climate change, energy
<b>Green</b>	Burien treasures parks and open spaces, and welcomes opportunities for more.		
<b>Livable</b>	Burien makes sustainable land, energy, water, and transportation choices.		
<b>PROSPERITY</b>			
<b>Local</b>	Burien values local services and supports local businesses.	Land Use Element Community Character Element Economic Development Element	Business growth and retention, employment, arts & culture, historic preservation,
<b>Expansive</b>	Burien encourages businesses in order to expand its economic base.		
<b>Creative</b>	Burien's rich palette of arts, culture, and heritage enhances its eclectic vitality.		
<b>EDUCATION &amp; YOUTH</b>			
<b>Teaching</b>	Burien believes that quality schools are essential to its long-term success.	Land Use Element PROS Element Economic Development Element Capital Facilities Element	Youth and adult programs, schools, libraries
<b>Learning</b>	Burien actively promotes early childhood education and life-long learning.		
<b>Nurturing</b>	Burien supports its youth with programs to augment its schools.		
<b>HEALTH &amp; SAFETY</b>			
<b>Healthy</b>	Burien promotes community vitality with health and wellness services for all ages.	Land Use Element Community Character Element Transportation Element PROS Element Economic Development Element	CPPW/HEAL Grant policies, recreation, noise, police, fire
<b>Active</b>	Burien encourages active living to support physical and mental health.		
<b>Peaceful</b>	Burien ensures public safety through both crime prevention and law enforcement.		

Core Values	Refining Concepts	Comp. Plan Element	Examples of Possible Topics
<b>GOVERNANCE</b>			
<b>Responsive</b>	Burien's city government operates in an open & accountable manner.	Land Use Element Capital Facilities Element Economic Development Element	Public process, collaboration with other agencies, relationship to GMA, Vision 2040 and Countywide Planning Policies
<b>Effective</b>	Burien's city government strives for organizational excellence.		
<b>Collaborative</b>	Burien fosters partnerships with others in pursuit of common objectives.		

# **THE BURIEN PLAN**

## **Draft—July 5, 2011**

**Chapter 1 Vision For Burien: Our Future. Our Choices.**

**Chapter 2 Our Community: Genuine, Engaged, Stable**

**Chapter 3 Our Well-Planned and Designed Community**

**Chapter 4 Our Environmental Community: Natural, Green, Livable**

**Chapter 5 Our Prosperous Community: Local, Expansive, Creative**

**Chapter 6 Our Healthy and Safe Community: Healthy, Active, Peaceful**

**Chapter 7 Our Educated Community: Teaching, Learning, Nurturing  
(missing Youth in title—how should we add it?)**

**Chapter 8 Our Diverse Community: Inclusive, Multicultural, Multi-Centered**

**Chapter 9 Our Governance: Responsive, Effective, Collaborative**

**Chapter 10 Capital Improvement Plan**

**Chapter 11 Existing Conditions**

**Chapter 12 Issues and Impacts**

**Appendices**