



Burien
WASHINGTON

PLANNING COMMISSION AGENDA
September 25, 2012, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd 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**

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 September 11, 2012

5. OLD BUSINESS a. Discussion and possible action on 2012 Comprehensive Plan Land Use Element Amendments: Land Use, Residential, Business, Industrial, Special Planning Areas, Plan Phasing, Natural Environment, Historic Preservation, Community Character, Plan Implementation and Map Updates.

6. NEW BUSINESS

7. PLANNING COMMISSION COMMUNICATIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

Future Agendas (Tentative) October 9, 2012
• Discussion and recommendation--2012 Comprehensive Plan Amendments

October 23, 2012
• To be determined

Planning Commissioners

Jim Clingan (Chair)

Ray Helms

Nancy Tosta (Vice Chair)

Greg Duff
Brooks Stanfield

Joey Martinez
John Uthegrove

City of Burien

BURIEN PLANNING COMMISSION
September 11, 2012
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 Jim Clingan called the September 11, 2012, meeting of the Burien Planning Commission to order at 7 p.m.

ROLL CALL

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

Absent: None

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

AGENDA CONFIRMATION

Direction/Action

Staff pulled the item under New Business, "review and action on Planning Commission By-laws," from the agenda.

Motion was made by Commissioner Martinez, seconded by Commissioner Duff, to approve the agenda for the September 11, 2012, meeting as modified. Motion passed 7-0.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Martinez seconded by Commissioner Upthegrove, and passed 7-0 to approve the minutes of the August 28, 2012, meeting.

OLD BUSINESS

Public Hearing, Discussion and Possible Action on Zoning Code Amendment – Protection and Preservation of Landmarks

Chair Clingan opened the hearing at 7:04 p.m. Scott Greenberg reviewed the item under consideration. There was no testimony presented by the public.

Direction/Action

Motion to recommend to the City Council adoption of proposed amendments to BMC 19.85 as shown on Attachment 3 was made by Commissioner Helms. Commissioner Tosta seconded. Motion carried 7-0. The hearing was closed at 7:21 p.m.

Public Hearing, Discussion and Possible Action on 2012 Comprehensive Plan Land Use Element Amendments: Land Use, Residential, Business, Industrial, Special Planning Areas, Plan Phasing, Natural Environment, Historic Preservation, Community Character, Plan Implementation and Map Updates

Chair Clingan opened the hearing at 7:25 p.m. David Johanson provided a brief summary of the proposed amendments. He noted that the commissioners were provided with the Countywide Growth Targets for Burien for 2006 – 2031, showing that Burien has capacity to accept its targeted amount of growth and employment.

Chestine Edgar, 1811 SW 152nd St., said she was testifying on behalf of the Lake Burien area. She read a number of suggestions and/or corrections to the items under consideration.

Ian Morrison, of the firm McCullough Hill Leary, P.S., and Seven Hills Properties, 701 Fifth Avenue, Suite 7220, Seattle, testified regarding the concept of commercial nodes, particularly in the area of 128th Street and 1st Avenue South.

The hearing was closed at 7:43 p.m.

The commissioners discussed the proposed amendments at length. Consensus was reached on a number of changes to the proposed amendments.

Direction/Action

Commissioner Uptegrove will provide a letter from Tom Clingman of the Department of Ecology that he says states that DOE has no objection to Comprehensive Plan language forbidding public access to Lake Burien. If provided in time, the letter will be distributed to commissioners in the next Planning Commission meeting packet. The commissioners agreed to continue working on the amendments at the September 25th meeting and take action on the proposed amendments at the October 9th meeting.

NEW BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

None.

ADJOURNMENT

Direction/Action

Commissioner Duff moved for adjournment; Commissioner Martinez seconded. Motion carried 7-0. The meeting was adjourned at 9:17p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: September 18, 2012

TO: Burien Planning Commission

FROM: David Johanson, AICP, Senior Planner
Scott Greenberg, AICP, Community Development Director

SUBJECT: Discussion and possible recommendation regarding 2012 Comprehensive Plan Text Amendments

PURPOSE

The purpose of this agenda item is for the Planning Commission to discuss and make a recommendation on the proposed 2012 Comprehensive Plan text amendments.

BACKGROUND

The City of Burien adopted its first comprehensive plan in 1997 and in 2003 the City completed a major update to the plan in order for it to be consistent with updates to the Growth Management Act, regional planning and county planning documents. Generally, since the adoption of the first plan in 1997, the City has been making annual amendments to the original version and those can be characterized as additive in nature.

Since April of this year the Planning Commission has been discussing possible edits to the plan to align with state and regional plans, streamline the document, and generally make other amendments consistent with the approved comprehensive plan work program.

The Planning Commission conducted a public hearing on September 11, 2012 followed by a discussion of the land use, residential, business and industrial goals and policies. The Commission discussed a number of potential adjustments to the proposed text.

DISCUSSION

The Planning Commission should continue your discussion regarding the proposed amendments. Staff has prepared an attachment (Attachment 1) with the language that received consensus at your September 11, 2012 meeting. The Planning Commission may choose to take action or defer action until your next scheduled meeting on October 9, 2012.

Attachments:

1. September 11, 2012 Planning Commission consensus text amendments
2. Removed
3. DRAFT Plan Phasing and Natural Environment Goals and Policies
4. DRAFT Historic Preservation, Community Character and Plan Implementation Goals and Policies
5. MAPS – Figure 2-SE1 - Special Planning Areas, Figure 2LU-1.11 – Urban Center Boundary, Figure 2-EV1-Sensitive/Critical Areas, Figure 2LU3-Commercial Nodes

PLANNING COMMISSION CONSENSUS ITEMS FROM SEPT. 11, 2012 MEETING

Land Use and Residential Goals and Policies

Green – amended language since the September 11th meeting.

2.1 Introduction (end of section)

This element [land use] of the comprehensive plan contains land use designation criteria that are to be used to evaluate proposed changes to the land use designation map (Comprehensive Plan Map LU-1). The city recognizes the existing land use pattern as identified on the map. The land use designation criteria are to be applied in the consideration of future map amendments and not retroactively.

Goal LU.1

Establish a development pattern that is true to the vision for Burien by supporting the neighborhoods and preserving the character of the well-established neighborhoods as defined by the Neighborhood Plans, enhancing the attractiveness and vitality of the downtown core, and preserving the City's small town character.

Discussion: Land use in Burien should remain primarily residential, with the majority of non-residential development concentrated in the regional growth Urban Center (Urban Center Boundary, Figure 2LU-1.1), in appropriate areas along First Avenue South, Ambaum Boulevard SW, Boulevard Park and the North East Redevelopment Area.

Pol. LU 1.1

Map LU-1(Comprehensive Plan Map) illustrates the future distribution and location of generalized land uses within Burien. The Future Land Use Map adopted in this plan establishes the future distribution, extent and location of generalized land uses within Burien. Uses of land in Burien should reflect the intent of the goals and policies as well as the land use map.

Pol. LU 1.4

The City should encourage a mix of residential, office and commercial uses within Burien's downtown area Urban Center to create a vibrant city center that reduces reliance on the automobile and provides a range of housing opportunities.

Pol. LU 1.5

Burien should strive to expand its Burien's economic base by attracting the types of economic activities which that best meet the needs and desires of the community, while protecting well-established residential areas from encroachment by inappropriate incompatible non-residential uses.

Pol. LU 1.6

~~Encourage~~ The City will ensure that infill redevelopment and development of underutilized and vacant land to be is-compatible with the appropriate envisioned character, scale and design of surrounding development. ~~The City will encourage infill projects when and where the conditions for development are met.~~

Pol. LU 1.11

~~The City of Burien designates d~~Downtown Burien and its surrounding residential and employment areas as an urban have been designated a regional growth center in accordance with Vision 2040 and the King County Countywide Planning Policies. The boundaries of the Urban regional growth eCenter are shown on Figure 2-LU1.11 (Urban Center Boundary) Map 1-1.

Note: Puget Sound Regional Council (Vision 2040) uses the term “Regional Growth Center”, King County Planning Policies and the City of Burien use the term “Urban Center” (CPP LU-39) to describe the same area.

Pol LU 2.1 (NEW)

Accommodate growth targets for the planning period ending in 2031 as shown in Figure Table 2-LU 2.1(Countywide Growth Targets 2006 to 2013). These targets represent the city’s commitment to Implement appropriate zoning regulations and develop infrastructure to support this level of the growth represented by the targets, to the extent that market forces will allow. ; they are not a commitment that the market will deliver these numbers.

Pol RE 1.5

Change “Map LU-2” to “Figure 2LU-2, Planned Land Use Intensity” in Low Density Residential Neighborhood criteria 2.

Pol RE 1.7

Add (Commercial Nodes) figure title in Low Density Multifamily Neighborhood criteria 3.

Add (Commercial Nodes) figure title in Moderate Density Multifamily Neighborhood criteria 2.

Add (Commercial Nodes) figure title in High Density Multifamily Neighborhood criteria 2.

Business and Industrial Goals and Policies

Pol. BU 1.3

The *Neighborhood Center* ~~classification~~ designation allows for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single family neighborhoods or to provide locally based employment opportunities, while protecting the desired

neighborhood character. Mixed use development up to 12 dwelling units per acre is desired at these locations. Mixed use developments contain a commercial or office presence while also providing opportunities for people to live near services and/or a choice of transportation modes. Residential uses up to 12 units per net acre are only allowed on the upper floors of mixed use developments. Mixed use development containing business uses and dwelling units is allowed. Uses that sell gasoline or diesel fuels are not allowed. These neighborhood focal points should be designed and located so that customers and employees are encouraged to walk rather than drive to these areas.

Add (Commercial Nodes) figure title in the Neighborhood Center criteria 1.

Pol. BU 1.4

The *Intersection Commercial* ~~category provides~~ designation allows for a variety of commercial uses of low to moderate density or intensity, located at major roadway intersections in close proximity to higher density uses, such as multifamily developments. Multifamily development in these areas may only be approved as part of a mixed use development with the appropriate unit density being based on the adjacent comprehensive plan land use designations. Customers are anticipated to either drive or walk to these establishments.

This Comprehensive Plan land use designation is implemented by the Intersection Commercial zoning designation.

Designation Criteria: Properties designated for *Intersection Commercial* uses should reflect the following criteria:

1. Areas are located within 1/8 mile of Low and Moderate Density Multi-Family Neighborhood or Neighborhood Center land use designations as measured along an arterial. Generally the designation is located outside of the urban center boundary and at low intensity commercial nodes (shown on Figure 2LU-3, Commercial Nodes).
2. Areas shall be located at or within 1/8th mile of the intersection of arterials.
3. Areas are located within 1/8 mile of a transit route with a peak transit frequency of at least 21-30 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. Areas are located adjacent to or have adequate access to a primary or minor arterial.

Pol. BU 1.5

Add (Figure 2LU-1.11, Urban Center Boundary) figure reference in the Downtown Commercial criteria 1.

Pol. BU 1.7

Add (Commercial Nodes) figure title in the Community Commercial criteria 1.

Pol. BU 1.8

Add **Figure 2LU-1.11, Urban Center Boundary**) figure reference in the Regional Commercial criteria 4.

Pol. OF 1.1

Add (**Commercial Nodes**) figure title in the Office criteria 2.

Pol. IN 1.1

Add (**Special Planning Areas**) figure title in the Industrial criteria 1.

Pol. IN 1.5

Add (**Comprehensive Plan Map**) map title in three locations in policy and discussion.

Pol. PO 1.1

(The following edits in green are suggested by the Parks and Recreation Staff)

The *Parks/Schools/Recreation/Open Space* ~~area~~ designation should reflect existing or planned areas for public recreational facilities, such as community centers, parks, trails, open space areas and public schools. This classification also encompasses significant quasi-public facilities, such as private schools, that are not intended for unrestricted public use but provide limited public access to the community.

Allowed Uses and Description: ~~This~~ *The Parks/Schools/Recreation/Open Space* designation allows for public parks, public or quasi-public facilities, recreation, and public open space areas.

Designation Criteria: Properties designated as ~~parks, schools, recreation or open space~~ *Parks/Schools/Recreation/Open Space* ~~should~~ shall ~~generally~~ reflect one of the following criteria:

1. The area is a public park or recreation facility.
2. The area is a quasi-public facility that has limited access park, recreation or open space areas.
3. The area is a public designated open space.
4. The area is identified for acquisition as a public park or a public open space.
5. The area or facility is **or may be** appropriate for multiple or shared uses, such as a stormwater facility or a public or private school with a play area that could also serve as a passive or active park or open space.

Goal SE.1

Add (**Special Planning Areas**) figure title in the Special Planning Area discussion section.

COMPREHENSIVE PLAN
DRAFT PLAN PHASING AND NATURAL ENVIRONMENT
GOALS AND POLICIES
September 5, 2012

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Phasing of Uses and Densities			
Goal PH.1	<i>To allow for the orderly phasing of current uses and densities to desired future uses and densities.</i>	To allow for the orderly phasing of current uses and densities to desired future uses and densities.	Goal is more appropriate for jurisdictions adjacent to a growth boundary. Original goal is more related to development alternatives
Pol. PH 1.1	Where appropriate, the City will encourage and support the use by individual property owners of alternatives to development. Such alternatives may include transfer of development rights (“TDR”) to the downtown and other appropriate areas, conservation easements, open space tracts, and other mechanisms designed to permanently eliminate development. In cases where individual neighborhoods have reduced the development capacity through the use of covenants, the City will support the conversion of those covenants to conservation easements or other suitable mechanisms. Each time a development right is exercised in this or a like manner the development potential of the area will be commensurately reduced. The City will implement administrative programs designed to educate and facilitate the use of these mechanisms and present these programs to the neighborhoods during the neighborhood planning process.	Where appropriate, the City will encourage and support the use by individual property owners of alternatives to development. Such alternatives may include transfer of development rights (“TDR”) to the downtown and other appropriate areas, conservation easements, open space tracts, and other mechanisms designed to permanently eliminate development. In cases where individual neighborhoods have reduced the development capacity through the use of covenants, the City will support the conversion of those covenants to conservation easements or other suitable mechanisms. Each time a development right is exercised in this or a like manner the development potential of the area will be commensurately reduced. The City will implement administrative programs designed to educate and facilitate the use of these mechanisms and present these programs to the neighborhoods during the neighborhood planning process.	Move to new Introduction section.
Natural Environment			
Goal EV.1	<i>Preserve and enhance critical areas in order to protect public health, safety, and welfare, and to maintain the integrity of the natural environment.</i>		No change.
Pol. EV 1.1	The City of Burien’s Critical Areas Map shall be used as a reference for identifying the City’s critical areas. Other unmapped critical areas do exist throughout the city. Any site containing critical areas are subject to the special development regulations and conditions found in the City’s Critical Areas Ordinance.		No change. SMP Pol. CON 3.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. EV 1.2	Development should be directed toward areas where their adverse impacts on critical areas can be minimized.		No change. SMP Pol. CON 4. Consider Impact avoidance (Watershed Co.). New policy recommended to avoid inconsistency with SMP Pol. CON 4.
NEW POLICY		<u>Avoid impacts to critical areas before considering minimizing impacts or providing mitigation.</u>	Recommended by Watershed Co. as a part of the BAS review.
Pol. EV 1.3	The City shall maintain a system of development regulations and a permitting system to prevent the destruction of critical areas. Development regulations should at a minimum address wetland protection, aquifer recharge areas important for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.		SMP Pol. CON 6. All critical areas are shown on the map referenced in Pol. EV 1.1. Per Watershed Co. Streams are not listed and should be added; however, this would make Pol. EV 1.3 inconsistent with SMP Pol. CON 6.
Pol. EV 1.4	The City shall require permit review approval before any activity or construction is allowed to occur in, adjacent to, or impact a critical area. <i>Discussion:</i> A permit is required because critical areas are susceptible to degradation from incompatible uses or activities including, improper clearing, grading, filling, refuse dumping, and construction.	The City shall require permit review approval before any activity or construction is allowed to occur in, adjacent to, or impact a critical area. <i>Discussion:</i> A permit is required because critical areas are susceptible to degradation from incompatible uses or activities including, improper clearing, grading, filling, refuse dumping, and construction.	SMP Pol. CON 7 (Discussion not included in SMP). Remove because requirement is in the zoning code, 19.40.040(1) and res. 297 (fees for CAR)
Pol. EV 1.5	If no feasible alternative exists, a limited amount of development may occur on wetlands and floodplains, however development shall not result in a net loss of associated natural functions and values of those systems. In these instances, a broad range of site planning techniques should be explored to minimize impacts on these critical areas. (Amended, Ord. 497, 2008) <i>Discussion:</i> Clustering and appropriately designed housing types can allow for a more environmentally sensitive site plan by concentrating development on the most buildable portion of a site while preserving natural drainage, wetlands and other natural features. Greater attention to site design, including the use of buffers, can enhance aesthetic appeal, neighborhood compatibility, and resource protection.	If no feasible alternative exists, a limited amount of development may occur on wetlands and floodplains, however development shall not result in a net loss of associated natural functions and values of those systems. In these instances, a broad range of site planning techniques should be explored to minimize impacts on these critical areas. (Amended, Ord. 497, 2008) <i>Discussion:</i> Clustering and appropriately designed housing types can allow for a more environmentally sensitive site plan by concentrating development on the most buildable portion of a site while preserving natural drainage, wetlands and other natural features. Greater attention to site design, including the use of buffers, can enhance aesthetic appeal, neighborhood compatibility, and resource protection.	SMP Pol. CON 16 (Discussion not included in SMP). Move to intro section explaining techniques to allow development while protecting environmentally sensitive areas?

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. EV 1.6	<p>Clustering of housing units may be allowed on lots designated for residential development that contains steep slopes and are located adjacent to an urban environment.</p> <p><i>Discussion:</i> This policy is intended to allow a more gradual transition from the urban environments (containing multifamily and commercial development) along Ambaum Boulevard eastward to the steep sloped areas designated for lower density single family residential development that are adjacent to Salmon Creek Ravine and Seahurst Park. This policy would allow a property owner to use the full development potential of the lot by concentrating development on the buildable portion of the lot, while protecting the steep sloped portion from development.</p>	<p>Clustering of housing units may be allowed on lots designated for residential development that contains steep slopes and are located adjacent to an urban environment.</p> <p><i>Discussion:</i> This policy is intended to allow a more gradual transition from the urban environments (containing multifamily and commercial development) along Ambaum Boulevard eastward to the steep sloped areas designated for lower density single family residential development that are adjacent to Salmon Creek Ravine and Seahurst Park. This policy would allow a property owner to use the full development potential of the lot by concentrating development on the buildable portion of the lot, while protecting the steep sloped portion from development.</p>	<p>SMP Pol. USE 10 (Discussion not included in SMP).</p> <p>Removing the reference to the Urban environment (map 2LU-2) changes the policy substantially. The reference should have been change to “high”. This policy is not implemented by our code.</p> <p>Move to an introduction section?</p>
Pol. EV 1.X (NEW)		<p><u>Locate development in a manner that minimizes impacts to natural features. Promote the use of innovative environmentally sensitive development practices, including design, materials, construction, and on-going maintenance.</u></p>	<p>From Vision 2040</p>
Pol. EV 1.7	<p>The City shall develop land use regulations to buffer critical areas from the impacts of adjacent land uses.</p>		<p>No change, SMP Pol. CON 8 This has been completed and is also a GMA requirement.</p>
Pol. EV 1.8	<p>The City requires the use of Best Available Science for protecting critical areas within the community pursuant to the Growth Management Act [RCW 36.70A.172(1)].</p>		<p>No change. SMP Pol. CON 9</p>
Pol. EV 1.9	<p>Encourage minimizing the amount of impervious surfaces in new development through the use of appropriate low-impact development techniques and removing paved areas or using retrofit options in existing developments, where applicable, to minimize runoff.</p>		<p>No change. SMP Pol. CON 12</p>
Goal EV.2	<p><i>Maintain and promote a safe and healthy environment and preserve the quality of life in Burien.</i></p>	<p><i>Maintain and promote a safe and healthy environment and preserve the quality of life in Burien.</i></p>	<p>Really similar to goal EV 1.</p>
Pol. EV 2.1	<p>The City shall ensure that uses and development in shoreline areas is compatible with the shoreline environments designated in the City’s Shoreline Master Program. Adherence to these designations will ensure that sensitive habitat, ecological systems, and other shoreline resources are protected.</p> <p><i>Discussion:</i> Shoreline designations within the City are as follows:</p>	<p>The City shall ensure that uses and development in shoreline areas is compatible with the shoreline environments designated in the City’s Shoreline Master Program. Adherence to these designations will ensure that sensitive habitat, ecological systems, and other shoreline resources are protected.</p> <p><i>Discussion:</i> Shoreline designations within the City are as follows:</p>	<p>SMP Pol. CON 2 (Discussion not included in SMP).</p> <p>Removed because the proposed</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	“Conservancy” designation is applied from the north end of Seahurst Park southwards to approximately the northern end of 28th Ave. SW. “Urban” designation is applied to the remainder of the Puget Sound shoreline within Burien, as well as to the shoreline of Lake Burien.	“Conservancy” designation is applied from the north end of Seahurst Park southwards to approximately the northern end of 28th Ave. SW. “Urban” designation is applied to the remainder of the Puget Sound shoreline within Burien, as well as to the shoreline of Lake Burien.	SMP no longer uses these identifiers.
	<i>Surface Water Quality</i>		
Pol. EV 2.2	Stream banks and stream channels should be maintained or restored to their natural condition wherever such conditions or opportunities exist.	Maintain and restore Stream banks and stream channels should be maintained or restored to their natural condition wherever such conditions or opportunities exist.	Ensure consistency with stormwater element. Should be maintaining and restoring.
Pol. EV 2.3	The capacity of natural drainage courses shall not be diminished by development or other activities.		No change. SMP Pol. FLD 2
Pol. EV 2.4	The City shall consider the impacts of new development on water quality as part of its environmental review process and require where appropriate any mitigation measures.		No change. SMP Pol. CON 13
Pol. EV 2.5	The City Shoreline Master Program, hereby adopted as an element of this Plan, shall govern the development of all designated Shorelines of the City. Lands adjacent to these areas shall be managed in a manner consistent with this Program.	The City Shoreline Master Program, hereby adopted as an element of this Plan, shall govern the development of all designated Shorelines of the City. Lands adjacent to these areas shall be managed in a manner consistent with this Program.	State law—not needed.
	<i>Air Quality</i>		
Pol. EV 2.6	The City will continue to support and rely on the various State, Federal, local and regional programs to protect and enhance air quality.	The City will Continue to support and rely on the various State, Federal, local and regional programs to protect and enhance air quality.	
Pol. EV 2.7	The City shall encourage the retention of vegetation and top soil and require landscaping in new developments in order to provide filtering of suspended particulates. (Amended, Ord. 497, 2008)	The City shall Encourage the retention of <u>native</u> vegetation and top soil and require landscaping in new developments in order to provide filtering of suspended particulates. (Amended, Ord. 497, 2008)	Retention of “native” vegetation should be preferred.
Pol. EV 2.8	The City shall consider the impacts of new development on air quality as a part of its environmental review process and require mitigating measures as may be appropriate.	The City shall Consider the impacts of new development on air quality as a part of it’s <u>the SEPA</u> environmental review process and require mitigating measures as may be appropriate.	The term “SEPA” was added for clarification purposes.
	<i>Vegetative Quality</i>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. EV 2.9	The City shall consider the impacts of new development on the quality of land, wildlife and vegetative resources as a part of its environmental review process and require any appropriate mitigating measures. Such mitigation may involve the retention of significant habitats.		No change. SMP Pol. CON 20 Consider a policy that addresses wildlife corridors and habitat connectivity (Watershed Co.)
NEW POLICY		Identify existing and potential wildlife habitat corridors and work to enhance their function and connectivity to other habitat areas.	
Pol. EV 2.10	The City shall encourage an increase in tree canopies through the addition and the preservation of existing vegetation and use of landscaping as an integral part of development plans.		No change. SMP Pol. CON 21
Pol. EV 2.11	The City should consider developing and implementing a measure which would preserve trees of historical significance.		No change. SMP 20.20.040 – HCSE 3
	<i>Hazardous Materials</i>		
Pol. EV 2.12	The storage and disposal of any hazardous material shall be done only in strict compliance with applicable city, state and federal law.	The s Storage and disposal of any hazardous material shall be done only in strict compliance with applicable city, state and federal law.	
Pol. EV 2.13	The City shall consider the impacts of new development on the risk of hazardous materials as a part of its environmental review process and require any appropriate mitigating measures.	The City shall e Consider the impacts of new development on the risk of hazardous materials as a part of it's <u>the</u> environmental review process and require any appropriate mitigating measures.	
Pol. EV 2.14	No development shall occur on land determined to be contaminated until mediation has been completed between all parties involved. The city will obtain county, Federal and state resources to address issues.	No development shall occur on land determined to be contaminated until mediation has been completed between all parties involved. The city will obtain county, Federal and state resources to address issues.	State/Federal responsibility, not City.
	<i>Education</i>		
Pol. EV 2.15	Educate the public on water quality issues and impacts of stormwater flow.		No change. SMP Pol. CON 14 Action item—not policy
Pol. EV 2.16	Educate individuals and households about different ways to reduce pollution.		No change, SMP Pol. CON 15 Action item—not policy
NEW POLICY		<u>Support efforts to create and improve urban habitat areas. Habitat creation and enhancement efforts include backyards and/or other forms of urban habitat areas.</u>	Consider a new policy that supports creation of back yard and urban habitats (Watershed Co.)
Goal EV.3	<i>Promote soil stability and to ensure against the loss of both public and private property in areas with steep slopes.</i>	<i>Promote soil stability and to protect against the loss of both public and private property in areas with steep slopes.</i>	“Protect” is an action related term.
Pol. EV 3.1	As slope increases, development intensity, site coverage, and vegetation		No change.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>removal should decrease and thereby minimize the potential for drainage problems, soil erosion, siltation and landslides. Slopes of 40 percent or greater should be retained in a natural state, free of structures and other land surface modifications.</p> <ol style="list-style-type: none"> 1. Single family homes and detached single-family garages on existing legally established lots are exempted from this restriction, provided that: <ol style="list-style-type: none"> a. The application of this restriction would deny any appropriate use of this property; b. There is no other appropriate economic use with less impact; c. The proposed development does not pose a threat to public health, safety or welfare on or off the development site; d. Any alterations permitted to the critical area shall be the minimum necessary to allow for economic use of the property; e. An analysis of soils, footings and foundations, and drainage be prepared by qualified professionals, certifying that the proposed activity is safe and will not adversely affect the steep slope hazard area or buffer; and f. There are adequate plans, as determined by the City, for stormwater and vegetation management. 2. Short plats or other divisions of an existing legal lot shall only be approved if all resulting lots are buildable under this restriction. 3. It is the applicant's responsibility to show that these provisions are met through an appropriate mechanism such as, or similar to, the SEPA process. 		SMP Pol. USE 11
Pol. EV 3.2	The City should prohibit development on areas prone to erosion and landslide hazards. Further, the City should restrict development on potentially unstable land to ensure public safety and conformity with existing natural constraints, unless the risks and adverse impacts associated with such development can be appropriately mitigated.		No change. SMP Pol. USE 12

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. EV 3.3	The City should require development proposals to include measures to stabilize soils, hillsides, bluffs and ravine sidewalls and to promote wildlife habitat by retaining or restoring native vegetation.		No change. SMP Pol. CON 22
Pol. EV 3.4	The City should consider developing policies that balance the removal of vegetation to preserve and enhance views with the need to retain vegetation to promote slope stability and open space.		No change. SMP Pol. CON 23
Pol. EV 3.5	Land uses on steep slopes should be designed to prevent property damage and environmental degradation, and to enhance open space and wildlife habitat.		No change. SMP Pol. USE 13
Pol. EV 3.6	Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as feasible. In all cases, the City shall require appropriate site design and construction measures to control erosion and sedimentation.		No change. SMP Pol. USE 14
Goal EV. 4	<i>Conserve fish and wildlife resources and maintain bio-diversity.</i>		No change
Pol. EV 4.1	The City should maintain and enhance existing species and habitat diversity including fish and wildlife habitat that supports the greatest diversity of native species.		No change. SMP Pol. CON 25
Pol. EV 4.2	All development activities shall be located, designed, constructed and managed to avoid disturbance of adverse impacts to fish and wildlife resources, including spawning, nesting, rearing and habitat areas and migratory routes.		No change. SMP Pol. CON 26
Pol. EV 4.3	Fish and wildlife habitat should be protected, conserved and enhanced, including: a. Habitats for species which have been identified as endangered, threatened, or sensitive by the state or federal government; b. Priority species and habitats listed in the Adopted King County Comprehensive Plan, November 1994; c. Commercial and recreational shellfish areas; d. Kelp and eel-grass beds; e. Herring and smelt spawning areas; and	Fish and wildlife habitat should be protected, conserved and enhanced, including: a. Habitats for species which have been identified as endangered, threatened, or sensitive by the state or federal government; b. Priority species and habitats listed in the Adopted King County Comprehensive Plan, November 1994 <u>October 2008, as amended</u> ; c. Commercial and recreational Shellfish areas; d. Kelp and eel-grass beds; e. Herring and smelt spawning areas; and	SMP Pol. CON 27-changes are to match SMP language

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	f. Wildlife habitat networks designated by the City.	f. Wildlife habitat networks designated by the City.	
Pol. EV 4.4	Fish and wildlife should be maintained through conservation and enhancement of terrestrial, air and aquatic habitats.		No change. SMP Pol. CON 28
Pol. EV 4.5	The City shall be a good steward of public lands and should integrate fish and wildlife habitats into capital improvement projects whenever feasible.	The City shall be a good steward of public lands and should integrate <u>restoration and/or enhancement of</u> fish and wildlife habitats into capital improvement projects whenever feasible.	SMP Pol. REST 2 Edits to match SMP language.
Pol. EV 4.6	The City shall work with adjacent jurisdictions and state, federal and tribal governments during land use plan development review to identify and protect habitat networks that follow or are adjacent to jurisdictional boundaries.	The City shall work <u>Coordinate</u> with adjacent jurisdictions and state, federal and tribal governments during land use plan development review to identify and protect habitat networks that follow or are adjacent to jurisdictional boundaries.	
Pol. EV 4.7	The City should ensure that habitat networks throughout the City are designated and mapped. The network should be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. These networks should be protected through incentives, regulation and other appropriate mechanisms. Site planning should be coordinated during development review to ensure that connections are made or maintained amongst segments of the network.		No change. SMP Pol. CON 29
Pol. EV 4.8	Native plant communities and wildlife habitats shall be integrated with other land uses where possible. Development shall protect wildlife habitat through site design and landscaping. Landscaping, screening, or vegetated buffers required during development review shall retain, salvage and/or reestablish native vegetation whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect and enhance wildlife habitat values.		No change. SMP Pol. CON 30
Pol. EV 4.9	The City should protect salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, power, gas) include riparian habitat conservation measures developed by the City, affected tribes, and/or state and federal agencies. Development within basins that contain fish enhancement facilities must consider impacts to those facilities.	The City should p Protect salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, power, gas) include riparian habitat conservation measures developed by the City, affected tribes, and/or state and federal agencies. Development within basins that contain fish enhancement facilities must consider impacts to those facilities.	
Pol. EV 4.10	In order to minimize adverse impacts related to noise, unless prohibited by federal or state law, fish and wildlife habitat conservation areas within the City should be protected from exterior noise levels which exceed 55 dBA Ldn.	In order to minimize adverse impacts related to noise, unless prohibited by federal or state law, <u>Protect</u> fish and wildlife habitat conservation areas within the City should be protected from exterior noise levels which exceed 55 dBA Ldn <u>to the extent allowed by federal and state law.</u>	Suggest moving this modified policy to the noise section below.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. EV 4.11	The City shall promote voluntary wildlife enhancement projects which buffer and expand existing wildlife habitat, through educational and incentive programs for individuals and businesses.		No change. SMP Pol. CON 31
Goal EV.5	<i>Protect, improve and sustain ground water quality and quantity through sound and innovative environmental management.</i>		No change.
Pol. EV 5.1	The City hereby adopts King County’s Preliminary Map of Areas Highly Susceptible to Ground Water Contamination designating Critical Aquifer Recharge Areas, including any subsequent amendments.		No change. WD 20 does not use aquifers as a water source. Link to Map: http://your.kingcounty.gov/dnrp/library/2003/kcr958/0303kcCARA7.pdf
Pol. EV 5.2	The City shall protect the quality and quantity of groundwater by: a. Placing priority on implementation of the South King County Groundwater Management Plan; b. Developing a process by which the City will review, and implement, as appropriate, Wellhead Protection Programs in conjunction with adjacent jurisdictions and ground water purveyors, and adopting best management practices for new development. recommended by the South King County Groundwater Management Plan. The goals of those practices should be to promote aquifer recharge quality and quantity; and c. Refining regulations as appropriate to protect critical aquifer recharge areas based on information derived through the preparation of Groundwater Management Plans and Wellhead Protection Programs.	The City shall protect the quality and quantity of groundwater by: a. Placing priority on implementation of the South King County Groundwater Management Plan; b. Developing a process by which the City will review, and implement, as appropriate, Wellhead Protection Programs in conjunction with adjacent jurisdictions and ground water purveyors, and adopting best management practices for new development. recommended by the South King County Groundwater Management Plan. The goals of those practices should be to promote aquifer recharge quality and quantity; and c. Refining regulations as appropriate to protect critical aquifer recharge areas based on information derived through the preparation of Groundwater Management Plans and Wellhead Protection Programs.	No change. Plan was never adopted and is based on info from 90-95. Draft is dated 2003, therefore staff and Watershed Co. recommends removing the reference. http://www.kingcounty.gov/environment/waterandland/groundwater/maps-reports/management-plans.aspx
Pol. EV 5.3	The City shall protect ground water recharge by promoting low-impact development techniques that infiltrate runoff where site conditions permit, except where potential groundwater contamination cannot be prevented by pollution source controls and stormwater pretreatment.	The City shall protect Promote ground water recharge by promoting allowing and encouraging the use of low-impact development techniques that infiltrate runoff where site conditions permit. , except where potential groundwater contamination cannot be prevented by pollution source controls and stormwater pretreatment.	There are multiple policies and they should be separated.
Pol. EV X.X (NEW)		<u>Protect groundwater sources from contamination by requiring pollution source controls and stormwater pretreatment.</u>	New policy separated out from policy above.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. EV 5.4	In making future zoning decisions, the City shall evaluate and monitor ground water policies, their implementation costs, impacts upon the quantity and quality of groundwater and the need for new water supplies.	Comprehensive Plan land use decisions In future zoning decisions, the City shall consider impacts to evaluate and monitor ground water policies, their implementation costs, impacts upon the quantity and quality of groundwater supply. and the need for new water supplies.	There are many policy statements here. If this is important, it should be captured in the criteria for designation changes. It should refer to comp. plan changes rather than zoning. Separated policy language below.
Pol. EV 5.X (NEW)		<u>When considering new or modified groundwater polices the City should evaluate costs of implementation.</u>	Policy statement separated from above.
	Wetlands		
Goal EV.6	<i>Protect and enhance the functions and values of the City's wetlands.</i>		No change.
Pol. EV 6.1	The City shall protect its wetlands with an objective of no overall net-loss of functions and values.	The City shall p <u>Protect its the city's</u> wetlands with an objective of no overall net-loss of functions and values.	
Pol. EV 6.2	All wetland functions should be considered in evaluating wetland mitigation proposals, including fish and wildlife habitat, flood storage, water quality, recreation, educational opportunities, and aesthetics.		No change. SMP Pol. CON 17
Pol. EV 6.3	The City will protect wetlands by maximizing infiltration opportunities and promoting the conservation of forest cover and native vegetation.		No change. SMP Pol. CON 18
Pol. EV 6.4	Mitigation for any adverse impacts on wetlands shall be provided in the same basin within which the impacts occur.		No change. SMP Pol. CON 19
	Noise		
Goal NO.1	<i>Prevent community and environmental degradation by limiting noise levels, and to safeguard the health and safety of the residents of the City by ensuring that the City's physical and human environments are protected and enhanced as progress and change take place within and outside of its municipal boundaries.</i>	<i>Prevent community and environmental degradation by limiting noise levels, and to safeguard the health and safety of the residents of the City by ensuring that the City's physical and human environments are protected and enhanced as progress and change take place <u>occurs</u> within and outside of its municipal boundaries.</i>	Grammatical edit.
Pol. NO 1.1	The City shall: a. discourage the introduction of noise levels which are incompatible with current or planned land uses; b. encourage the reduction of incompatible noise levels; and c. discourage the introduction of new land uses into areas where existing noise levels are incompatible with such land uses.	The City shall: a. d Discourage the introduction of noise levels which are incompatible with current or planned land uses. b. encourage the reduction of incompatible noise levels; and c. discourage the introduction of new land uses into areas where existing noise levels are incompatible with such land uses.	

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. NO 1.X (NEW)		e Encourage the reduction of incompatible noise levels; and	Separated from Pol. NO 1.1
Pol. NO 1.X (NEW)		d Discourage the introduction of new land uses into areas where existing noise levels are incompatible with such land uses.	Separated from Pol. NO 1.1
Pol. NO 1.2	The City shall work with other jurisdictions and agencies to encourage the reduction of noise from Seattle-Tacoma International Airport.	The City shall w Work with other jurisdictions and agencies to encourage the reduction of noise from Seattle-Tacoma International Airport.	
Pol. NO 1.3	The City shall aggressively campaign for the development of new and quieter aircraft engines as well as modifications and/or retrofitting programs which promote the greatest reductions possible in aircraft noise emission levels.	The City shall aggressively campaign for the development of new and quieter aircraft engines as well as modifications and/or retrofitting programs which promote the greatest reductions possible in aircraft noise emission levels.	Not needed
Pol. NO 1.4	The City shall take advantage of every opportunity to work with the Port of Seattle and the Federal Aviation Administration to promote the development and implementation of airport operational procedures that will decrease the adverse noise effects of airport operations on the City and its residents.	The City shall take advantage of every opportunity to w Work with the Port of Seattle and the Federal Aviation Administration to promote the development and implementation of airport operational procedures that will decrease the adverse noise effects. of airport operations on the City and its residents.	

COMPREHENSIVE PLAN
DRAFT HISTORIC PRESERVATION, COMMUNITY CHARACTER AND PLAN IMPLEMENTATION
GOALS AND POLICIES

August 20, 2012

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Historic Preservation			
NEW		Add definition to Glossary in Section 1.4: <u>Historic Resource</u> : A district, site, building, structure or object significant in national, state or local history, architecture, archaeology, and culture.	Taken from King County code. Allows use of one term throughout these goals and policies.
Goal HT.1	<i>Ensure that historic properties and sites are identified, protected from undue adverse impacts associated with incompatible land uses or transportation facilities, and protected from detrimental exterior noise levels.</i>	<i>Ensure that historic properties and sites resources are identified, protected from undue adverse impacts associated with incompatible land uses or transportation facilities, and protected from detrimental exterior noise levels.</i>	Changed to “historic resources”. Related to past airport runway expansion issue.
Pol. HT 1.1	The City should protect local historic, archeological and cultural sites and structures through designation and incentives for the preservation of such properties.	The City should p Protect local historic, archeological and cultural sites and structures <u>resources</u> through designation and incentives for the preservation of such properties <u>resources</u> .	Changed to “historic resources”.
Pol. HT 1.2	Historic properties and sites which exhibit one or more of the following characteristics may be designated by the City as locally significant historic resources: a. It is listed, or eligible for listing, in the National Register for Historic Places or the King County Inventory of Historic Places; b. It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history; c. It is associated with the life of a person who is important in the history of the community, city, state, or nation or who is recognized by local citizens for substantial contribution to the neighborhood or community;	Historic properties and sites which exhibit one or more of the following characteristics may be designated by the City as locally significant historic resources: a. It is listed, or eligible for listing, in the National Register for Historic Places or the King County Inventory of Historic Places; b. It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history; c. It is associated with the life of a person who is important in the history of the community, city, state, or nation or who is recognized by local citizens for substantial contribution to the neighborhood or community;	There are currently no designated sites in Burien. http://www.kingcounty.gov/property/historic-preservation.aspx The City is considering contracting with the King County Historic Preservation Program, which has more detailed criteria for landmark designation. Finally, designation criteria for historic resources are more appropriate in the Zoning Code

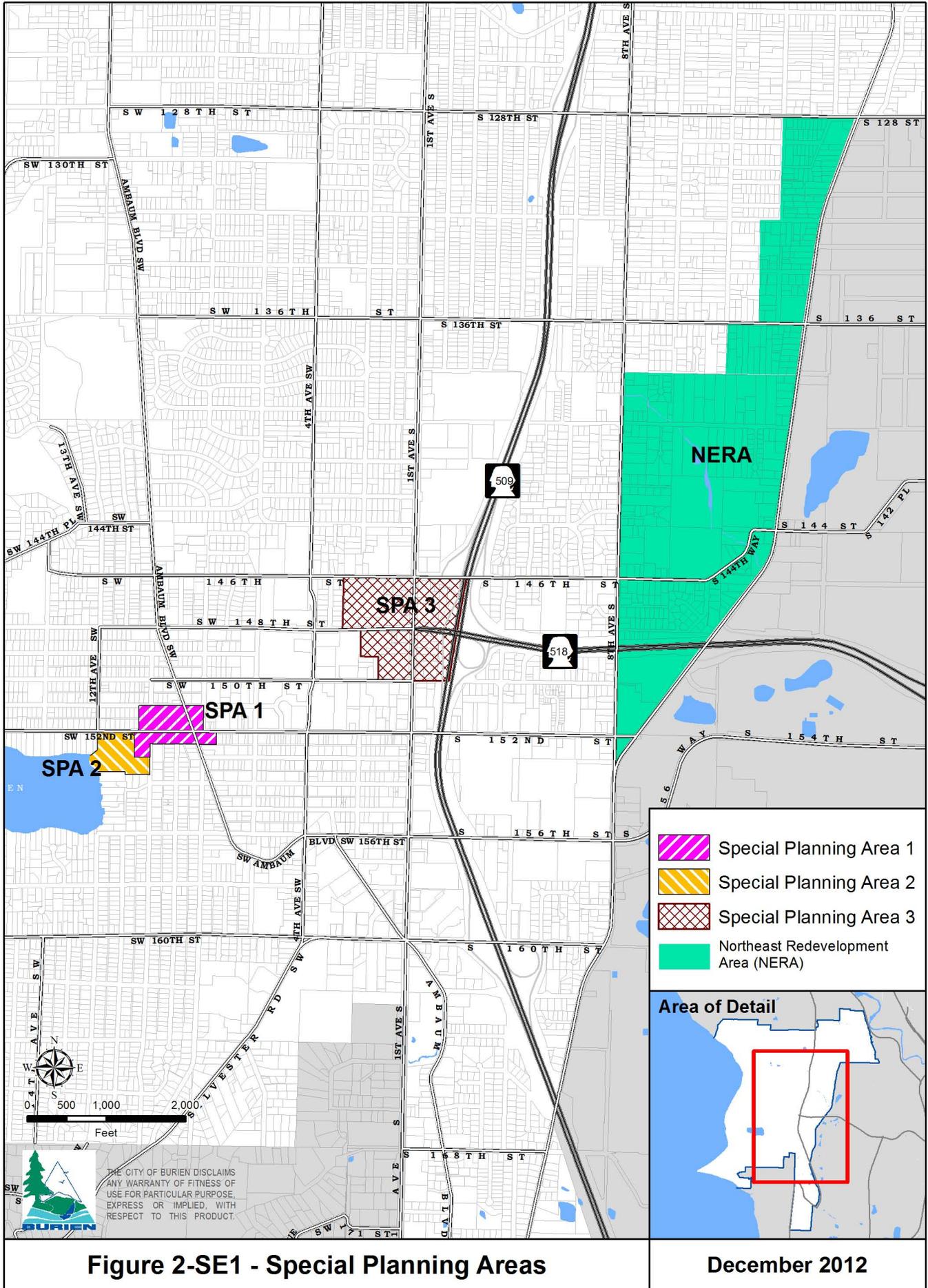
Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>d. It embodies the distinctive characteristics of a type, period, style or method of construction;</p> <p>e. It is an outstanding or significant work of an architect, builder, designer or developer who has made a substantial contribution to the profession;</p> <p>f. It has yielded, or may be likely to yield, information important in prehistory or history;</p> <p>g. Because of its location, age or scale, it is an easily identifiable visual feature and contributes to the distinctive quality or identity of the community or City;</p> <p>h. The property or site includes significant cultural facilities such as amphitheaters, museums, community centers, sports complexes, marinas, etc.</p> <p>Discussion: Using the above criteria, the City should be able to identify historic properties and sites as locally significant and worthy of protection from incompatible land uses and activities</p>	<p>d. It embodies the distinctive characteristics of a type, period, style or method of construction;</p> <p>e. It is an outstanding or significant work of an architect, builder, designer or developer who has made a substantial contribution to the profession;</p> <p>f. It has yielded, or may be likely to yield, information important in prehistory or history;</p> <p>g. Because of its location, age or scale, it is an easily identifiable visual feature and contributes to the distinctive quality or identity of the community or City;</p> <p>h. The property or site includes significant cultural facilities such as amphitheaters, museums, community centers, sports complexes, marinas, etc.</p> <p>Discussion: Using the above criteria, the City should be able to identify historic properties and sites as locally significant and worthy of protection from incompatible land uses and activities</p>	<p>rather than the Comp. Plan.</p>
Pol. HT 1.3	The City shall consider the impacts of new development on historical resources as a part of its environmental review process and require any appropriate mitigation measures.	The City shall consider the impacts of new development on historical resources as a part of its environmental review process and require any appropriate mitigation measures.	There is a section regarding historic and cultural preservation in the SEPA checklist that is used to identify potential impacts.
Pol. HT 1.4	The City will take all reasonable actions within its means to preserve and protect locally significant historic properties and sites incompatible land uses.	The City will take all reasonable actions within its means to preserve and protect locally significant historic properties, and sites <u>resources from</u> incompatible land uses.	Planning Commission suggests expanding the ability to protect other historical assets such as trees or other important features. Changed to “historic resources”.
Pol. HT 1.5	In order to minimize adverse impacts related to noise, unless prohibited by federal or state law historic properties and sites of local significance should be protected from exterior noise exposure levels that exceed a Ldn of 55 dBA.	In order to minimize adverse impacts related to noise, unless prohibited by federal or state law historic properties and sites of local significance should be protected from exterior noise exposure levels that exceed a Ldn of 55 dBA.	No nexus between noise and preservation of historic properties.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Community Character			
Goal CC.1	<i>Create a balanced community by controlling and directing growth in a manner which enhances, rather than detracts from community quality and values.</i>	Create a balanced community by controlling and directing growth in a manner which enhances, rather than detracts from community quality and values.	Proposed language is more direct.
Pol. CC 1.1	In its land use management decisions, the City shall seek to direct the rate and pattern of future growth, and support the type of developments that will further the goals of the Burien Vision and the comprehensive plan.	In its land use management decisions, the City shall seek to direct the rate and pattern of future growth, and support the type of developments that will further the goals of the Burien Vision and the comprehensive plan.	Covered by LU.1, LU 1.1, LU 1.2, LU 1.4, etc. The land use element is more specific.
Pol. CC 1.2	The impact of development proposals on community facilities, amenities and services, as well as the City’s general quality of life, shall be studied under the provisions of city, state and federal regulations prior to development approval. As appropriate mitigation measures shall be required to ensure conformance with this Plan.	The impact of development proposals on community facilities, amenities and services, as well as the City’s general quality of life, shall be studied under the provisions of city, state and federal regulations prior to development approval. As appropriate mitigation measures shall be required to ensure conformance with this Plan.	This is required and done regardless of having a policy.
Pol. CC 1.3	Cooperate with surrounding municipalities to enhance the consistency of development proposals with land use goals and policies of all jurisdictions, particularly with border jurisdictions. Discussion: The Burien Plan implements the Burien Vision by balancing the needs and desires of the community with the types and amount of growth that can be afforded. The plan should determine where growth should occur and limit growth in areas where there are constraints to development, such as areas containing critical areas, inadequate public facilities and services. The Burien Vision also includes the mitigation of impacts associated with future growth. (Amended, Ord. 445, 2005)	Cooperate with surrounding municipalities jurisdictions to enhance the consistency of development proposals with their land use goals and policies. of all jurisdictions, particularly with border jurisdictions. Discussion: The Burien Plan implements the Burien Vision by balancing the needs and desires of the community with the types and amount of growth that can be afforded. The plan should determine where growth should occur and limit growth in areas where there are constraints to development, such as areas containing critical areas, inadequate public facilities and services. The Burien Vision also includes the mitigation of impacts associated with future growth. (Amended, Ord. 445, 2005)	“Surrounding jurisdictions” is the same as “border jurisdictions”. The Discussion section doesn’t explain the policy.
Public Facilities			
Goal PF.1	<i>Ensure that development is served by adequate levels of public facilities and services that are necessary for development.</i>		
Pol. PF 1.1	Prior to permit approval new development must be coordinated with the provision of adopted levels of service for schools, water, transportation and parks.	Prior to permit approval new development must be coordinated comply with the provision of <u>any</u> adopted levels of service for schools, water, <u>fire protection, sewer, general government services,</u> transportation and parks. <u>If adequate facilities will be provided concurrently (as defined or funded and to be constructed within six years of development) the City may allow development to occur.</u>	Additional services listed to be consistent with GMA. New language incorporates text from PF 1.2 below.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. PF 1.2	The City will allow new development to occur only when and where adequate facilities exist or will be provided concurrently (as defined or funded and to be constructed within six years of development) with new development.	The City will allow new development to occur only when and where adequate facilities exist or will be provided concurrently (as defined or funded and to be constructed within six years of development) with new development.	Combined with PF 1.1 above.
Land Use Plan Implementation			
Goal PI.1	<i>Implement the goals and policies of the land use plan through a variety of means and mechanisms which are coordinated and consistent.</i>		
Pol. PI 1.1	The Comprehensive Plan, development regulations, functional plans and budgets should be mutually consistent and reinforce each other.		
Pol. PI 1.2	The City's development regulations should be consistent with other City plans and activities, including other development requirements. Development regulations shall be clearly written and absent duplicative, uncoordinated or unclear requirements.	The City's development regulations should be consistent with other City plans, and activities, including and other development requirements.	Two policy statements here, they should be separated.
NEW		<u>Development regulations shall be clearly written and absent duplicative, uncoordinated or unclear requirements.</u>	Separated from policy PI 1.2 above.
Pol. PI 1.3	The development regulations should enable the City to use different types of conditional use permit processes, including administrative, appeal and hearing processes, based on the type of the use applied for and its impact on the community.	The development regulations should enable the City to use Provide for different types levels of conditional use permit review processes, including administrative, appeal and hearing processes, based on the type of the proposed use applied for and its degree of potential impacts on the community.	Our zoning code does not use the term "conditional use". The review process should match the level or intensity of potential impacts.
Pol. PI 1.4	The land use map of the comprehensive plan shall provide general guidance for land use and zoning (Zoning Map P11).	The land use map of the comprehensive plan shall provide general guidance for land use and zoning (Zoning Map P11). <u>Burien's development regulations and zoning map must be consistent with the future land use map (Map LU-1).</u>	It should provide more than "general" guidance. They must be consistent.
Pol. PI 1.5	In deciding applications for amendments to the comprehensive plan, the City should consider the following: a. Consistency with the comprehensive plan policies and the designation criteria;	In deciding applications for amendments to the comprehensive plan, the City should consider the following: <u>Amendments to the Comprehensive Plan shall comply with the following criteria, using the procedures established in the Zoning Code:</u>	Align with new criteria that was adopted in section 19.65.095(6) Ord.560. The zoning code is more direct in its language and was thoroughly discussed by

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>b. Capability of the land;</p> <p>c. Capacity of public facilities and services and whether public facilities and services can be provided cost effectively (if publicly funded) at the intensity allowed by the designation;</p> <p>d. Whether the proposed use is compatible with nearby uses;</p> <p>e. The need for the land uses which would be allowed by the comprehensive plan change, and whether the change would result in the loss of the capacity to provide other needed land uses, such as housing; and</p> <p>f. Whether there has been a change in circumstances that makes the proposed plan designation appropriate or whether the plan designation was the result of technical error.</p> <p>Discussion: The purpose of a comprehensive plan is to aid a community in making decisions about the future. While the future will bring change that the comprehensive plan cannot fully anticipate, the comprehensive plan can identify the factors that may need to be considered in addressing those changes. The above policies describe the role of these factors.</p>	<p>a. Consistency with the comprehensive plan policies and the designation criteria <u>The proposed amendment is the best means for meeting an identified public need; and</u></p> <p>b. Capability of the land; <u>The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) plans, King County Countywide Planning Policies and Burien Comprehensive Plan; and</u></p> <p>c. Capacity of public facilities and services and whether public facilities and services can be provided cost effectively (if publicly funded) at the intensity allowed by the designation; <u>The proposed amendment will result in a net benefit to the community; and</u></p> <p>d. Whether the proposed use is compatible with nearby uses; <u>The revised Comprehensive Plan will be internally consistent; and</u></p> <p>e. The need for the land uses which would be allowed by the comprehensive plan change, and whether the change would result in the loss of the capacity to provide other needed land uses, such as housing; and <u>The capability of the land can support the projected land use; and</u></p> <p>f. Whether there has been a change in circumstances that makes the proposed plan designation appropriate or whether the plan designation was the result of technical error. <u>Adequate public facility capacity to support the projected land use exists, or, can be provided by the property owner(s) requesting the amendment, or, can be cost-effectively provided by the City or other public agency; and</u></p> <p>g. <u>The proposed amendment will be compatible with nearby uses; and</u></p> <p>h. <u>The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets; and</u></p> <p>i. <u>For a Comprehensive Plan land use map change, the applicable designation criteria for the proposed land use designation are met and either of the following is met:</u></p>	<p>both the Planning Commission and City Council.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
		<p>i. <u>Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate; or,</u></p> <p>ii. <u>The map change will correct a Comprehensive Plan designation that was inappropriate when established.</u></p> <p>Discussion: The purpose of a comprehensive plan is to aid a community in making decisions about the future. While the future will bring change that the comprehensive plan cannot fully anticipate, the comprehensive plan can identify the factors that may need to be considered in addressing those changes. The above policies describe the role of these factors.</p>	
<i>Land use Conflicts</i>			
Pol. PI 1.6	If there is a conflict between the comprehensive plan land use map and the land use designation policies, the land use designation policies control.	If there is a conflict between the comprehensive plan land use map and the land use designation policies, the land use designation policies control.	City Attorney recommends removing this policy.
Pol. PI 1.7	If there is a conflict between other maps found in this plan and the comprehensive plan land use map, the map that most specifically addresses the issue controls.	If there is a conflict between other maps found in this plan and the comprehensive plan land use map, the map that most specifically addresses the issue controls.	City Attorney recommends removing this policy.
Pol. PI 1.8	If there is a conflict between the land use designation policies and other policies, the policy that most specifically addresses the issue controls.	If there is a conflict between the land use designation policies and other policies, the policy that most specifically addresses the issue controls.	City Attorney recommends removing this policy.
Pol. PI 1.9	<p>Except as provided in policy PI 1.4, if there is a conflict between the comprehensive plan or the comprehensive plan land use map and the zoning ordinance including the zoning map, the comprehensive plan shall control.</p> <p>Discussion: The comprehensive plan land use map is a generalized description of the land use policies. Decision-makers should refer to both the comprehensive plan land use map and the applicable land use policies.</p>	<p>Except as provided in policy PI 1.4, if there is a conflict between the comprehensive plan or the comprehensive plan land use map and the zoning ordinance including the zoning map, the comprehensive plan shall control.</p> <p>Discussion: The comprehensive plan land use map is a generalized description of the land use policies. Decision-makers should refer to both the comprehensive plan land use map and the applicable land use policies</p>	City Attorney recommends removing this policy.



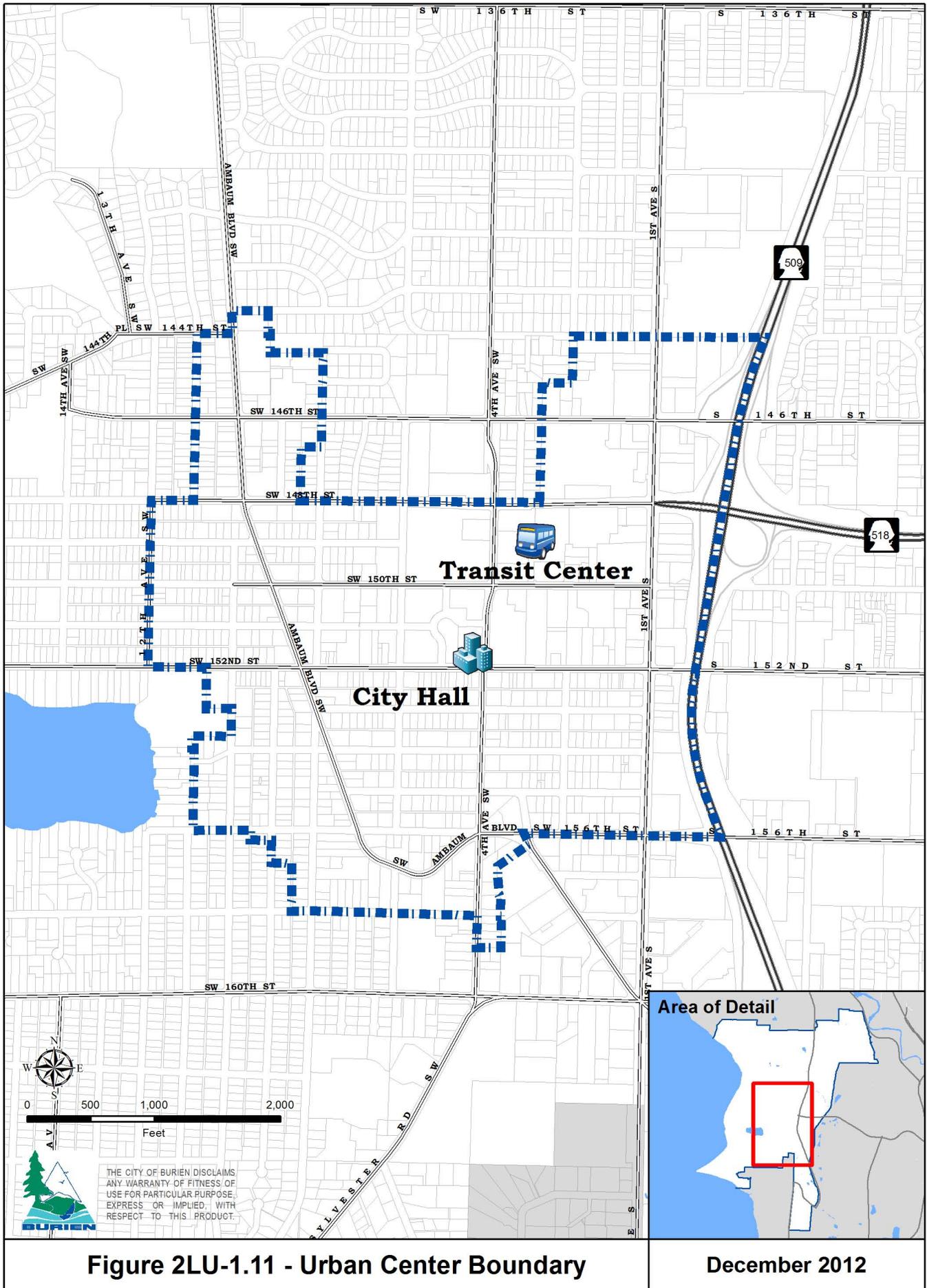


Figure 2LU-1.11 - Urban Center Boundary

December 2012

