

City of Burien

BURIEN PLANNING COMMISSION
January 8, 2014
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 January 8, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Ray Helms, Butch Henderson, Brooks Stanfield

Absent: Greg Duff, Joey Martinez, with one position now vacant

Administrative staff present: Chip Davis, Community Development director; David Johanson, senior planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Stanfield, seconded by Commissioner Henderson, to approve the agenda for the January 8, 2014, meeting. Motion passed 4-0.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Henderson, seconded by Commissioner Stanfield, and passed 4-0 to approve the minutes of the December 11, 2013, meeting.

PUBLIC HEARING

Chair Clingan opened the hearing at 7:02 p.m. Chip Davis gave a brief summary of the proposed permanent regulations and outlined the proposed timeline for adoption of zoning regulations for the location of marijuana-related businesses in Burien. The interim zoning regulations expire on February 19, 2014.

Jag Basra owns an airport-related parking lot on South 140th Street in the Northeast Redevelopment Area (NERA). He asked if the City did enough to notify residents about the hearing. He said he noticed on the map that some parcels are partially in the exclusion area and partially in the allowable area and asked how that would be resolved. He said he is concerned about increased crime as a result of these businesses being allowed. He asked if the state requires the City to allow marijuana-related businesses. He said he is not happy about the City allowing marijuana-related businesses in the NERA.

Rick (last name unclear) asked if child care businesses will not be allowed to open within 800 feet of an established marijuana-related business.

Commissioner Helms asked for clarification of the process after a prospective marijuana-related business receives a license from the state. Mr. Davis explained that the business would have to apply for a City of Burien Type I review, which includes notification of property owners within 500 feet of the selected location, allowing those property owners to comment on the proposed business.

Commissioner Stanfield asked for confirmation that Burien is not allowed to ban marijuana-related businesses from the city. Mr. Davis said the City can ban them, but that opens the City up to potential lawsuits from people denied the right to locate a legitimate use, approved by Washington voters, in the city. He noted that the City Council chose to accommodate the use, but with very strict limitations. He pointed out that the Liquor Control Board will grant only one retail license for Burien out of eight license applications filed, and only one producer and one producer-processor application have been filed for Burien, neither of them in NERA.

Mike Dudley, 16466 Ambaum Blvd S., said marijuana-related businesses will attract crime; a consequence that he believes the Liquor Control Board has underestimated and that needs to be addressed by the City as part of the infrastructure. He said it comes down to whether or not Burien is going to embrace this change, which has the potential to help schools and jobs. He compared having a single retailer in Burien to having a liquor store, which isn't a big issue to him. He is interested to see how the future of Burien is shaped by having these businesses.

Mr. Davis noted that these businesses will not be much of a tax revenue source for the City, based on how the state has set up the system.

There being no further testimony or commissioner comments, Chair Clingan closed the hearing at 7:40 p.m.

OLD BUSINESS

None.

NEW BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

David Johanson said the commission will resume its work on the Comprehensive Plan update in February, starting with the Housing Element. The annual docket process is now open and will close March 2nd.

ADJOURNMENT

Direction/Action

Commissioner Stanfield moved for adjournment; Commissioner Henderson seconded. Motion carried 4-0. The meeting was adjourned at 7:45 p.m.

APPROVED: January 22, 2014

/s/ Jim Clingan, chair
Planning Commission