

City of Burien

BURIEN PLANNING COMMISSION
February 12, 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 February 12, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

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

Absent: Greg Duff, and one position vacant

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

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, to approve the agenda for the February 12, 2014, meeting. Motion passed 5-0.

PUBLIC COMMENT

Sam Pace, 29839 154th Ave SE, Kent, a housing specialist representing Seattle-King County Realtors, said his group is interested in providing housing opportunities for all people in ways that work well in the marketplace and get as much value as possible for groups providing housing assistance programs. He said as the update to the housing element goes on his group will be happy to share any ideas it has on the topic.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, and passed 5-0 to approve the minutes of the January 22, 2014, meeting.

OLD BUSINESS

None.

NEW BUSINESS

Comprehensive Plan Update: Introduction to Housing Element

David Johanson said this agenda item continues the citywide effort to update the Comprehensive Plan, this year beginning with the housing element. He presented background information and data that will inform the review of the plan's goals and policies and how they support the state, regional and county planning documents, as well as how they align with the Burien vision for the next 20-year planning period.

He said the staff memo contains several high-level questions for the commission to consider during its review and asked the commissioners to make note of any questions they may have as they think about housing in Burien in the long term.

Mr. Johanson noted that adequate capacity for housing is a core goal of the Growth Management Act, quoting RCW 36.70A.020, Planning goals, (4) Housing: "Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock."

He said Burien is expected to accommodate a share of the projected Puget Sound regional population growth of 5 million people by 2040. He noted that one of the overarching goals in the Countywide Planning Policies is "the housing needs of all economic and demographic groups are met within all jurisdictions."

Mr. Johanson presented demographics and other background information about the expected housing needs in the Burien area. He emphasized that the term "affordable" can mean many different things as there are various defined levels of income used when discussing housing affordability.

Following Mr. Johanson's presentation, Commissioner Stanfield said he is concerned about ensuring adequate open public spaces and transportation choices to complement increased density. Commissioner Martinez wondered how to help Burien residents understand that for the younger generation, success is not measured by owning a large house; many of the younger generation want apartments and condos and not large houses and yards, and multifamily housing will help accommodate them. He also said he wanted to help Burien residents understand that there is a difference between affordable housing and low-income housing. Commissioner Helms asked how to ensure that accessory dwelling units blend into the existing neighborhood.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Chip Davis reported that the City will have three panels conducting interviews on March 1 with finalists for the city manager position. He asked the Planning Commission for two volunteers to serve on one of the interview panels. Commissioner Helms volunteered; commissioners Martinez, Henderson and Chair Clingan expressed interest and will decide by tomorrow which of them will be the second volunteer.

ADJOURNMENT

Direction/Action

Commissioner Stanfield moved for adjournment. Motion carried 4-0. The meeting was adjourned at 8:14 p.m.

APPROVED: February 26, 2014

/s/ Jim Clingan, chair
Planning Commission