



PLANNING COMMISSION AGENDA
September 10, 2014, 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. APPROVAL OF MINUTES August 27, 2014

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

5. OLD BUSINESS

- a. Comprehensive Plan Update Presentation
- b. Discussion of Proposed Zoning Code Amendments — Corrections to Text and Update for Keeping of Animals.

6. NEW BUSINESS a. None

**7. PLANNING COMMISSION
COMMUNICATIONS**

8. DIRECTOR'S REPORT

9. ADJOURNMENT

- Future Agendas (Tentative)**
- September 24, 2014
- Annual Amendments (Rezoning) Introduction and Background
- October 8, 2014
- Public Hearing on Annual Amendments (Rezoning), Comprehensive Plan Elements and Zoning Code Amendments

Planning Commissioners

Butch Henderson	Jim Clingan (Chair)	Curtis Olsen
Amy Rosenfield	Joey Martinez (Vice Chair)	Douglas Weber
	Brooks Stanfield	

City of Burien

BURIEN PLANNING COMMISSION
August 27, 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 August 27, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Butch Henderson, Joey Martinez, Curtis Olsen, Amy Rosenfield, Brooks Stanfield, Douglas Weber

Absent: None

Administrative staff present: Chip Davis, Community Development director; Liz Olmstead, planner; Brandi Eyerly, planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Rosenfield, to approve the agenda for the August 27, 2014, meeting. Motion passed 7-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Olsen, and passed 7-0 to approve the minutes of the August 13, 2014, meeting.

PUBLIC COMMENT

None.

OLD BUSINESS

Election of Chair and Vice Chair

Chair Clingan opened the nominations for chair of the Planning Commission. Vice Chair Martinez nominated Jim Clingan as chair; Commissioner Stanfield seconded the nomination. There were no other nominations. Chair Clingan was re-elected by a unanimous vote.

Chair Clingan then opened the nominations for vice chair. Commissioner Henderson nominated Joey Martinez; Commissioner Stanfield seconded the nomination. There were no other nominations. Vice Chair Martinez was re-elected by a unanimous vote.

NEW BUSINESS

a. Discussion of Proposed Zoning Code Amendments – Corrections to Text and Update for Keeping of Animals

Chip Davis, Community Development director, explained the schedule for the proposed zoning code amendments, noting that the commission will conduct a public hearing on the proposed 2014 Zoning Code and Comprehensive Plan amendments and the proposed Comprehensive Plan element update amendments on Oct. 8.

He then introduced planner Liz Olmstead, who reviewed the six proposed Zoning Code text amendments. Most of the proposed amendments are small changes to correct inconsistencies in the code.

Brandi Eyerly, planner, introduced the topic of backyard chickens and goats and potbelly pigs. She presented a table comparing the animal husbandry codes of nearby jurisdictions and Burien. She noted the USDA recommended procedures for backyard poultry coop management to minimize public health concerns. She said each of the local jurisdictions also have code language allowing goats and potbelly pigs.

Commissioner Olsen asked if goats and potbelly pigs are considered household pets. Ms. Eyerly responded that potbelly pigs fall into that category, but most jurisdictions put goats, including miniature goats, in the grazing animal category. Commissioner Olsen then asked if there is any oversight of animal husbandry in an urban setting by the Seattle-King County Department of Health; Ms. Eyerly responded that she does not know of any. Mr. Davis noted that when there have been concerns about too many animals in a given space, the King County Conservation District has been very helpful in working with the owner and the City. Sometimes more animals have been allowed on a property with a farm management plan developed in conjunction with the conservation district than would normally have been allowed.

Chair Clingan asked if there are any regulatory standards for disposal of animal waste. Mr. Davis said that is something he would ask the King County Conservation District about, although in a lot of instances the waste is composted.

Commissioner Stanfield asked for elaboration on a note in the matrix stating “Livestock is subject to the review requirements for wetland and stream protection in BMC 19.40 Critical Areas.” Mr. Davis said there are some areas in wetland and stream buffers in which livestock are prohibited in order to protect the wetland or stream from livestock waste. Commissioner Stanfield said he has been doing a little research into algal blooms in freshwater and in his conversations with people at the state Department of Ecology learned that if fertilizer is not the culprit in any given instance, then the next most likely culprit in an urban setting is animal waste.

Commissioner Olsen asked if there has been any consideration regarding erosion control in the keeping of goats or pigs. Ms. Eyerly said in Burien they would be considered livestock and would be regulated by the critical areas code. He then asked if there has been any thought to writing in exceptions regarding beekeeping in the urban area where a neighbor might have a life-threatening allergy to bee stings. Ms. Eyerly said there is nothing in the Burien code that addresses that other than the required setbacks; some jurisdictions require mitigation of the financial, health and aesthetic impacts on neighbors.

Commissioner Olsen asked if roosters are banned in Burien because of the noise; Ms. Eyerly responded that many roosters have aggressive dispositions and can be dangerous, too.

Commissioner Stanfield said it sounds like staff has been getting two kinds of comments – from people who want more animals allowed on perhaps some of the smaller parcels and from people who want greater setback or other protections from the nuisance aspects of their neighbors’ animals. Mr. Davis said the majority of the comments are asking why Burien allows only three chickens when Seattle

allows eight. Most of the code enforcement issues relating to the keeping of birds and fowl in Burien deal with the impact of the noise or smell on the adjacent property owner.

Vice Chair Martinez asked if staff is looking for sufficient code enforcement guidelines for animal husbandry. Mr. Davis replied that staff is looking to determine the optimal number of animals that can be allowed on a given sized lot without negatively impacting adjacent properties. He said that may be a combination of setbacks and limitations on numbers or types of animals. Staff is looking to make minor changes in the current rules and regulations to bring them up to date; Burien's regulations were adopted in 2002 and have not been amended since.

Commissioner Olsen noted that some of the benefits of raising small farm animals in an urban setting may mitigate some of the negative impacts.

Commissioner Rosenfield asked if there are any considerations or guidelines relating to the health of the animals. Ms. Eyerly said that among the jurisdictions she surveyed there was nothing specific other than the pens are to be kept clean and the food and water dishes washed regularly, and the amount of land required for the use of livestock animals.

Direction/Action

The commissioners will provide their comments and suggestions to staff in order to continue the discussion at the next commission meeting.

Staff will ask the King County Conservation District if it has any thoughts on animal density in proximity to fresh water critical areas.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Davis reminded the commissioners that they will be very busy in the next few months with proposed Zoning Code amendments being presented at the next few meetings, a presentation on the Comprehensive Plan elements update, the annual Comprehensive Plan amendments/rezone requests, and a public hearing on Oct. 8.

ADJOURNMENT

Direction/Action

Commissioner Stanfield moved for adjournment; Commissioner Henderson seconded. Motion carried 7-0. The meeting was adjourned at 8:09 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

CITY OF BURIEN, WASHINGTON

MEMORANDUM

DATE: September 3, 2014

TO: Burien Planning Commission

FROM: David Johanson, AICP, Senior Planner

SUBJECT: Comprehensive Plan Text Amendments, Summary

PURPOSE

The purpose of this agenda item is present the Planning Commission this year's package of the proposed text amendments in preparation for the Public Hearing scheduled for October 8, 2014. Staff has provided as attachments a compilation of the proposed text amendments. The compilation of amendments includes the following topics. (Please note the comprehensive plan map and zoning map amendments will be presented at an upcoming meeting.)

- Housing Element amendments.
- Utilities Element amendments.
- Potential Annexation Area text amendments.
- Shoreline Master Program related text amendments.
- Growth Targets/Capacity Table

BACKGROUND

The City of Burien adopted its first Comprehensive Plan in 1997. 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.

Housing Element: The Planning Commission deliberated on February 2, 2014, February 26, 2014, March 26, 2014 and April 9, 2014. The result of the Commission's discussions is the attached matrix which is the proposed public hearing draft (Attachment 1).

Utilities Element: The Planning Commission deliberated on May 14, 2014, May 28, 2014 and June 25, 2014. The result of the Commission's discussions is the attached matrix which is the proposed public hearing draft (Attachment 2).

Potential Annexation Area text amendments: The Potential Annexation Area (PAA) topic is item no. 29 on the 2014 Comprehensive Plan Amendment Docket and work program. This item was new for 2014 and was added by the City Council during the docketing process earlier in the year (Attachment 3).

Shoreline Master Program Text amendments: This is topic item no. 9 on the 2014 Comprehensive Plan Amendment Docket and work program. The SMP, effective on October 17, 2013, includes goals and policies that are also contained in our comprehensive plan. Some of the goals and policies were amended during the SMP adoption process and therefore changes are necessary so that the documents are consistent. This action is purely ministerial because the City has already taken formal action on policy language during the SMP process (Attachment 4).

Growth Targets updates: This is topic item no. 13 on the 2014 Comprehensive Plan Amendment Docket and work program. Forthcoming changes to the growth targets numbers were first mentioned to the Commission during the updates to the Housing Element. Subsequently at your July 23, 2014 and August 13, 2014 meeting the chart was amended following the completion of the 2014 Buildable Lands report. This report helped inform our existing and future capacity numbers contained in Table 2-LU 2.1 (Attachment 5).

ACTION

As we have mentioned in the process leading up to this point, we had intended to create one full package of amendments for a formal recommendation by the Commission. We are now presenting the culmination of that body of work. No formal action is requested at this time. Staff is requesting that the Planning Commission receive the presentation and review the proposed text changes in preparation for the public hearing scheduled for October 8, 2014.

Attachments:

- 1 - Comprehensive Plan-DRAFT Housing Element goals and policies table.
- 2 - Comprehensive Plan-DRAFT Utilities Element goals and policies table.
- 3 - Comprehensive Plan-DRAFT Potential Annexation Area goals and policies table.
- 4 - Comprehensive Plan-DRAFT Shoreline Master Program goals and policies table.
- 5 - Table 2-LU 2.1, Countywide Growth Targets

COMPREHENSIVE PLAN
DRAFT
HOUSING ELEMENT GOALS AND POLICIES
September 10, 2014

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Goal HS.1	<i>Encourage the provision of a variety of attractive, well-designed housing types and densities that reinforce and retain the character of the neighborhoods and meet the needs of existing and future City residents, while recognizing the need for a range of affordable housing.</i>		
Pol. HS 1.2	New residential development in the form of single family homes, townhouses, duplexes and accessory apartments should be allowed in areas designated for higher densities around downtown to promote pedestrian access to commercial areas, employment, schools, services and park or recreational areas.	New residential development in the form of single family homes, townhouses, duplexes and accessory apartments should be allowed in areas designated for higher densities around downtown to promote pedestrian access to commercial areas, employment, schools, services and park or recreational areas.	<i>The policy is not needed because the land use designation criteria in the land use element set forth where and what type of developments are encouraged. Interestingly, the policy does not mention apartments or condominiums.</i> Policy does not encourage appropriate densities to ensure maximum use of residential land which is important when working toward providing sufficient housing supply.
Pol. HS 1.3	The City should encourage multi-family residential uses in appropriate commercial land use districts, subject to development standards and design guidelines. <i>Discussion:</i> Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial areas close to employment, shopping, and leisure activities. Mixed-use development also provides businesses with consumers in the immediate vicinity. Mixed use can increase the perception of safety in commercial areas by providing “eyes on the street” at all times of the day. Allowing some of the new	The City should encourage multi-family residential uses <u>near and within designated neighborhood nodes and within its urban center in appropriate commercial land use districts</u> , subject to development standards and design guidelines. <i>Discussion:</i> Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial areas <u>nodes</u> close to employment, shopping, and leisure activities. Mixed-use development also provides businesses with consumers in the immediate vicinity. Mixed use can increase the perception of safety in commercial areas by	<i>The changes reinforce the neighborhood node concept found in the land use element.</i> “Commercial nodes” is the correct terminology.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	residential growth to locate in commercial areas will also help to protect the character of existing single family neighborhoods.	providing “eyes on the street” at all times of the day. Allowing some of the new residential growth to locate in commercial areas <u>nodes</u> will also help to protect the character of existing single family neighborhoods.	
Pol. HS 1.4	<p>Residential neighborhoods should be adequately buffered from noise, odors, microwave antennas, high voltage power lines, excessive light and glare, and other environmental stresses.</p> <p><u>Existing Goals and Policies</u></p> <p>Pol. LU 1.5 Expand Burien’s economic base by attracting the types of economic activities that best meet the needs and desires of the community, while protecting well-established residential areas from encroachment by incompatible non-residential uses.</p> <p><i>Goal NO.1</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 occurs within and outside of its municipal boundaries.(2-32)</i></p> <p>Pol. NO 1.1 Discourage the introduction of noise levels which are incompatible with current or planned land uses.</p> <p>Pol. NO 1.2 Encourage the reduction of incompatible noise levels.</p> <p>Pol. NO 1.3 Discourage the introduction of new land uses into areas where existing noise levels are incompatible with such land uses.</p> <p><i>Goal NP.1</i> <i>Continue to provide the residents of the City with stable and quiet residential neighborhoods by maintaining an adequate residential tax base and assuring that:</i></p> <ul style="list-style-type: none"> <i>Residential neighborhoods are protected from undue adverse impacts associated with incompatible land uses or transportation facilities, including, but not limited to, noise, air and water pollution, glare, excessive traffic and inadequate on-street parking;</i> 	<p>Residential neighborhoods should be adequately buffered from noise, odors, microwave antennas, high voltage power lines, excessive light and glare, and other environmental stresses.</p>	<p><i>We have other goals, policies, regulations and reviews that accomplish this policy (see current goal/policy language column).</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<ul style="list-style-type: none"> • <i>Residential neighborhoods are identified and protected from detrimental exterior noise levels;</i> • <i>Residential streets are protected from heavy commercial traffic that inhibits the free flow of traffic or that exceeds prescribed weight limits. (pg2-41, 42)</i> <p>Pol. NP 1.1 The City’s residential neighborhoods are those defined on the comprehensive plan map as single family or multifamily areas. These areas are worthy of protection from inappropriate commercial development and other incompatible land uses and activities that are considered inconsistent with their residential character.</p> <p>Pol. NP 1.2 The City shall develop plans, land use regulations and review procedures to preserve and protect its designated residential communities from inconsistent and incompatible land uses which threaten to undermine their stability and residential character.</p>		
Pol. HS 1.5	<p>Historically significant housing sites and structures, as designated by the City of Burien as locally significant historic resources (as designated by the criteria in the land use element), should be appropriately protected, conserved, or sensitively rehabilitated.</p> <p><u>From Historic Preservation Section (page 2-33)</u> <i>Goal HT.1</i> <i>Ensure that historic resources are identified, protected from undue adverse impacts associated with incompatible land uses or transportation facilities.</i></p> <p>Pol. HT 1.1 Protect local historic resources through designation and incentives for the preservation of such resources.</p> <p>Pol. HT 1.4 The City will take all reasonable actions within its means to preserve and protect locally significant historic resources from incompatible land uses.</p>	<p>Historically significant housing sites and structures, as designated by the City of Burien as locally significant historic resources (as designated by the criteria in the land use element), should be appropriately protected, conserved, or sensitively rehabilitated.</p>	<p><i>This is covered in the historic preservation element, and is not necessary in this element.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.6	Neighborhood design considerations should be included in City land use policies and regulations, such as site standards, landscaping requirements and building design guidelines.		<i>We still need to complete design guidelines for multi-family development. Note: Policy VQ 1.2 and NQ 1.8 have similar language.(see below)</i>
Pol. HS 1.7	<p>The installation of appropriate supporting infrastructure, such as water, sewer, stormwater management, and street facilities, are required in areas that are designated for new multifamily housing.</p> <p><u>Existing Goals and Policies</u></p> <p>Pol. UT 1.3 Development shall be allowed only when and where all essential utility services are adequate in accord with their level of service guidelines, and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere. Alternative means of providing essential utility services shall be allowed only when consistent with the policies of this element.(page 2-82)</p> <p>Pol. UT 1.5 If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop. Where appropriate, reimbursement agreements may be utilized by developers.</p> <p>Pol. TR 1.3.1 The City shall maintain and monitor transportation Level of Service (LOS) standards for Burien roadways, encompassing all modes of travel.</p> <p>Objective TR 1.4 Assure that transportation improvements are concurrent with development to maintain the City’s LOS standards (i.e. concurrency).</p> <p>Pol. TR 1.4.3 If transportation improvements needed to maintain adopted LOS standards are not able to be funded:</p> <ul style="list-style-type: none"> ▪ Phase development consistent with the land use plan until such time that adequate resources can be identified to provide adequate transportation improvements; or 	The installation of appropriate supporting infrastructure, such as water, sewer, stormwater management, and street facilities, are required in areas that are designated for new multifamily housing.	<i>The policy concept is also found in other elements.</i>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<ul style="list-style-type: none"> ▪ Reassess the City’s land use plan to reduce the travel demand placed on the system to the degree necessary to meet adopted transportation LOS standards; or ▪ Reassess the City’s adopted LOS standards to reflect service levels that can be maintained given known financial resources. 		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Affordable Housing			
<i>New introduction</i>		<p><u>There is an important distinction between “affordable housing” and “market rate housing”. The term “affordable housing” could apply to many different household income levels and will vary depending on the total household income. “Market rate housing” may be a better term to use when describing housing costs for average incomes however, it is important that housing be available to all income levels and preferably near employment opportunities. Low income housing is particularly challenging to provide and is not often created by developers without some sort of subsidy financial assistance or incentives Under the guidelines used by the federal Department of Housing and Urban Development, housing is considered affordable if monthly housing costs are no greater than 30% of a household’s monthly income. The Countywide Planning Policies categorize affordability levels and establishes affordability targets as follows:</u></p> <p style="text-align: center;"><u>Moderate - 16% of target (50-80% of Average Median Income)</u> <u>Low income - 12% of target (30-50% of Average Median Income)</u> <u>Very low income - 12% of target (0-30% of Average Median Income)</u></p>	<p><u>The highlighted text was alternative language preferred by the Commission.</u></p> <p>Per the CPP’s the targets are oriented toward future growth and capacity. The percentages are linked to the housing targets (5,150 units). Please note the county is currently reviewing the percentages, and could result in different target percentages (see below).</p> <p>Low – 22% of target (< 50% of AMI) Moderate – 16% of target (50-80% of AMI)</p> <p><u>As of 8/28/14 there has been no consideration by the GMPC on this topic.</u></p>
Pol. HS 1.8	<p>The City’s affordable housing strategy shall place a high priority on conserving and improving the City’s existing housing stock. The City should accomplish this through code enforcement, appropriate zoning, and participation in housing rehabilitation programs.</p> <p>Discussion: The comprehensive plan recognizes the existing housing stock as the most affordable form of housing within the community. Burien’s existing housing stock is some of the most affordable in the Greater Seattle region, and its preservation is an appropriate mechanism for pursuing affordable housing choices for residents. This policy is particularly important because certain residential areas could transition to other uses due to airport noise, disinvestment, or other impacts.</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.10	<p>The City’s strategy for affordable housing will also include:</p> <ul style="list-style-type: none"> a. allowing quality designed prefabricated housing within single family neighborhoods; b. allowing limited amounts of multiple family developments in appropriate but limited areas, near downtown and in close proximity to services and facilities; and c. allowing accessory apartments in single family neighborhoods. 	<p>The City’s strategy for affordable housing will also include:</p> <ul style="list-style-type: none"> a. allowing quality designed prefabricated housing within single family neighborhoods, b. <u>facilitating the construction of</u> allowing limited amounts of multiple family developments in appropriate but limited areas, <u>and</u> near downtown and in close proximity to services and facilities; and c. allowing accessory apartments <u>dwelling units</u> in single family neighborhoods. d. <u>encouraging and allowing mixed use developments within identified commercial nodes.</u> 	<p><i>The proposed changes reinforce the City’s plan to encourage development in our downtown/urban center.</i></p> <p>New section d. added to focus development where is desired, it also supports the node concept in other elements of the plan thereby promoting walkable compact neighborhoods that are connected to transit.</p>
Pol. HS 1.11	<p>The development of accessory dwelling units in single-family residences should be allowed to continue. In addition:</p> <ul style="list-style-type: none"> a. regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility; b. owner-occupation shall be a requirement of either the primary or accessory unit, and the City should determine and implement a means of enforcing this criteria; c. On large lots accessory units may be either attached or detached from the primary unit; d. a limitation shall be placed on the size of the accessory unit relative to the primary unit; and e. regulatory guidelines for accessory units shall include a provision for off-street parking. <p>Discussion: One option for achieving affordable housing in existing</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>neighborhoods is to more efficiently use the existing housing stock. Accessory units can help meet the need for housing by opening up surplus space in single family homes through the conversion of a garage, basement, attic or extra bedroom.</p> <p>Income from these units can help first time home buyers purchase a home, allow seniors to remain in their homes after their children have grown, assist single parents in their living arrangements such as for child care, and provide an option for elderly with some need for assistance such as property maintenance or everyday errands. This income can also help preserve the City's existing housing by supplementing residents' maintenance costs and thereby extending the life of a dwelling.</p>		
Pol. HS 1.12	<p>Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closures without adequate relocation plans. The City should ensure that sufficient relocation plans are in place prior to closure of any housing that serves low-income residents.</p> <p>Discussion: Within Burien, mobile home parks could be closed in the future due to airport noise or redevelopment. In such cases, mobile home park residents must either sell their home or relocate it. The costs of relocating a mobile home can be prohibitive for many low and moderate-income residents. By state law, mobile home park owners must give a year's notice before closing their park.</p> <p>The City will require mobile home park owners to prepare a relocation plan that outlines the options available to each tenant, and includes information on locations and phone numbers of mobile home parks with vacancies, apartment complexes with rent levels equivalent to monthly housing payments in mobile home parks, and data on any available state or regional relocation funding programs. In cases where the mobile home park is noise impacted, and the park owner requests a rezone, the City will require cooperation with the Port's Noise 150 program that passes relocation funding assistance to tenants before a rezone is granted.</p>	<p>Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closures without adequate relocation plans. The City should ensure that sufficient relocation plans are in place prior to closure of any housing that serves low-income residents.</p> <p>Discussion: Within Burien, mobile home parks could be closed <u>or redeveloped</u>, in the future due to airport noise or redevelopment. In such cases, mobile home park residents must either sell their home or relocate it. The costs of relocating a mobile home can be prohibitive for many low and moderate-income residents. By state law, mobile home park owners must give a year's notice before closing their park.</p> <p>The City will require mobile home park owners to prepare a relocation plan that outlines the options available to each tenant, and includes information on locations and phone numbers of mobile home parks with vacancies, apartment complexes with rent levels equivalent to monthly housing payments in mobile home parks, and data on any available state or regional relocation funding programs. In cases where the mobile home park is noise impacted, and the park owner requests a rezone, the City will require cooperation with the Port's Noise 150 program that passes relocation funding assistance to tenants before a rezone is granted.</p>	<p><i>There are currently three mobile home sites located along the Ambaum Boulevard SW corridor in the northwest corner of the City.</i></p> <p><i>This language may have originally been in place to accommodate a sizable mobile home park that has since been bought by the Port and the units were removed. The City is not aware of other parks where this would apply.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.13	The City should encourage the development of affordable housing through incentives such as density bonuses.		
Pol. HS 1.14	The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.		
Pol. HS 1.15	The City should compile and make available housing and housing agency services information to assist both low and moderate income families in finding adequate housing and to assist non-profit developers in locating suitable sites for affordable housing.	The City should compile and make available housing and housing agency services information to assist both low and moderate income families in finding adequate housing and to assist non-profit developers in locating <u>suitable sites, planning and applying for county, state and federal funding</u> suitable sites for affordable housing.	Amendments based on correspondence from the Housing Development Consortium are shown in red. The question of adequate resources to provide assistance needs to be discussed.
Pol. HS 1.16	The City should evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations which unnecessarily add to housing costs.	The City should <u>periodically</u> evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations which <u>that</u> unnecessarily add to housing costs.	<i>Descriptive and grammatical changes only.</i>
Pol. HS 1.17	The City should encourage local participation in state programs that facilitate home ownership by low and moderate income families, such as the Housing Assistance Program and the State Housing Finance Commission's homeownership loan program.	The City should <u>advocate for additional funding at Federal and State levels to expand programs</u> encourage local participation in state programs that facilitate home ownership by low and moderate income families, <u>and provide assistance for rehabilitation, energy efficiency and weatherization.</u> , such as the Housing Assistance Program and the State Housing Finance Commission's homeownership loan program.	Changes in red made based on suggestions from the Housing Development Consortium letter dated March 26, 2014. Related to HS 3.4.
Pol. HS 1.18	The City should ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time.		
Pol. HS 1.19	The City should establish a process for measuring the effectiveness of policies and regulations in meeting the housing needs of Burien residents.		
Pol. HS 1.20	The City should create a Demonstration Housing Program to test innovative residential designs that would encourage affordable housing production. The pilot program should test alternative development standards that increase the diversity of housing types and levels of affordability. <i>Discussion:</i> Since Burien's incorporation in 1993, a low percentage of new housing has been introduced to the community relative to the total housing stock. Encouraging quality new affordable housing development		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>in Burien is an important step towards providing housing for all residents and reaching Burien’s housing target set for the year 2022 by the King County Growth Management Planning Council (GMPC). A pilot program could test new or more flexible regulations and processes that are not currently allowed under existing land use regulations in efforts to:</p> <ul style="list-style-type: none"> • Encourage housing production, particularly types of housing that are not readily available in Burien, or are not currently being produced, but that are in demand regionally. • Stimulate innovative housing design that is consistent with the housing goals of a neighborhood, and that fits in with or improves the character of the neighborhood. • Encourage the development of housing that will serve as a catalyst to stimulate housing production and/or improvement, particularly in neighborhoods where new or rehabilitated residential development has been limited. • Serve as a model for other neighborhoods, demonstrating housing solutions that could have broader application in other neighborhoods. • Increase the diversity of housing types and levels of affordability to meet the varied needs and goals of a neighborhood. <p>Demonstration projects, which could include cottage housing or other clustered small-lot planning concepts, should be evaluated against program goals to determine whether amendments to the City’s Land Use Code are appropriate to allow these housing types generally.</p>		
Goal HS.2	<i>Ensure adequate housing for all current and future residents of Burien by achieving and maintaining a high quality residential housing stock.</i>		
Pol. HS 2.1	Burien’s plans and regulations should facilitate home ownership and rental opportunities for all economic segments of the community.		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 2.2	<p>The City's existing housing stock should be conserved through:</p> <ul style="list-style-type: none"> a. Code enforcement; b. Appropriate zoning; c. Supporting the maintenance, soundproofing, weatherization, rehabilitation, and long-term preservation of existing housing, especially for low and moderate-income citizens; d. Discouraging conversion to inappropriate nonresidential uses. 		
Pol. HS 2.3	<p>Development standards and regulations for single family areas should avoid unnecessary barriers to the renovation and improvement of homes in established neighborhoods built to past standards.</p>		
Pol. HS 2.4	<p>The City should give special attention to improving the quality of low-income neighborhoods and seek to implement programs which encourage rehabilitation of deteriorating structures and facilities in such neighborhoods.</p>		
Pol. HS 2.5 (NEW)		<p><u>Prohibit land use designation changes that result in diminished residential housing capacity without simultaneously approving another land use designation change that either maintains capacity or results in an increase in housing capacity.</u> (NEW)</p>	<p><i>The proposed language is consistent with the capacity tables in the land use element Policy LU 2.1 but provides further detail on how the City should consider land use designation changes that affect housing capacity.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
<p><u>Pol. HS 2.6</u> (NEW)</p>		<p><u>As necessary evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land.</u> (NEW)</p>	<p><i>The City only has a limited supply of residential land. Much of the policies are designed to protect well-established single-family residential neighborhoods from encroachment of multi-family or commercial uses. By increasing land use efficiency in multifamily zones it may stave off the need to up zone single-family neighborhoods. Examples may include not allowing townhomes in R-24 or higher zones and/or adjust parking ratios to be based on unit type (studio, one bedroom, two bedrooms ect.)</i></p> <p>Should this also include single family zones? It could be added to the policy.</p> <p><u>Pursuant to PC direction the phrase “As necessary” replace the work “periodically”.</u></p>
<p>Goal HS.3</p>	<p><i>Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.</i></p>		
<p>Pol. HS 3.1</p>	<p>Equal access to housing should be ensured for all people, without regard to special need, race, color, national origin, religion, sex, family status, or disability.</p>		
<p>Pol. HS 3.2</p>	<p>The City should implement non-discriminatory zoning regulations for group homes that is consistent with the Federal Fair Housing Act, enabling different classes of group homes to be permitted in appropriate residential neighborhoods.</p>		
<p>Pol. HS 3.3</p>	<p>The City should encourage the dispersal of special needs <u>and senior</u> housing throughout the City. However, special needs <u>and senior</u> housing must still meet the development requirements of the underlying zone. Some clustering of special needs <u>and senior</u> housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>Discussion: Special needs housing serves persons with disabilities or other circumstances that face difficulty living independently and who require supportive services on a transitional or long-term basis.</p>		
Pol. HS 3.4	<p>In coordination with other local and regional agencies, the City should support and plan for assisted housing opportunities using available federal, state, and county resources.</p> <p>Discussion: Because of the need for deep subsidies, assisted housing must be addressed in conjunction with regional, state and federal resources. The City recognizes the role which other levels of government play in assisted housing, and supports such efforts.</p>		
Pol. VQ 1.2	<p>The City should establish a design review process for multifamily dwellings in order to ensure visual compatibility with nearby single family neighborhoods.</p>		<p><i>Community Character Element (page 2-38) contains related policies. These two policies relate to housing and are being included here for comparison purposes. Note: HS 1.6(above) has similar policy objectives.</i></p>
Pol. NQ 1.8	<p>Multifamily housing shall be designed to high quality standards so that it contributes to the neighborhood character and is compatible with adjacent single family developments through:</p> <ul style="list-style-type: none"> a. Site planning focused on neighborhood design integration; b. Building design architecturally linked with the surrounding neighborhood and style; c. Streetscapes with trees and landscaping that encourage pedestrian use and safe transition to private spaces, and that reduces the visual effects of large paved areas; d. On-site recreational space and facilities; and e. Creative project design that provides a diversity of housing types within adopted design criteria, standards and guidelines. 		<p><i>See comment immediately above.</i></p>

COMPREHENSIVE PLAN
DRAFT
UTILITIES ELEMENT GOALS AND POLICIES
September 10, 2014

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
		<p><i>The City of Burien does not directly provide utility services to its residents and businesses; rather, it is served by a number of utility districts providing water, sewer and electrical services. <u>Other services are provided by privately owned companies such as telecommunication and solid waste service providers. Each utility district maintains a franchise agreement with the City to provide the basic utility service.</u> Each utility district has and maintains a system plan containing information about its system inventory, system capacity, and capital improvement program and as well as a wealth of other information about the district and the services it provides. Most, if not all, districts also are overseen by state or federal departments to ensure they meet operational and quality standards.</i></p> <p><i><u>The following is a list of the essential utility providers for the City of Burien.</u></i></p> <p><u>Domestic Water</u> <u>Water District 20</u> <u>Water District 49</u> <u>Water District 75</u> <u>Water District 125</u> <u>Seattle Public Utilities, Water</u></p> <p><u>Sanitary Sewer</u> <u>Midway Sewer District</u> <u>Southwest Suburban Sewer District</u> <u>Valley View Sewer District</u></p>	<p>A new generalized introduction to inform the reader about whom and how utilities services are provided in Burien.</p> <p>Staff double checked and not every service provider has a franchise agreement with the City.</p> <p>A list of service providers was added to help inform the reader.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
		<u>Electrical Power</u> <u>Seattle City Light</u> <u>Puget Sound Energy</u> <u>Solid Waste Collection</u> <u>Recology[®] CleanScapes</u> <u>Stormwater</u> <u>City of Burien</u>	
Goal UT.1	<i>Ensure that the utility services needed to support current and future development are available when they are needed.</i>		
Pol. UT 1.1	The City does not provide natural gas, electrical power, sanitary sewer, solid waste collection services, domestic water or communication services. Other public agencies or private companies currently provide these facilities and services. To facilitate the coordination of these services, the City will discuss and exchange population forecasts, development plans and technical data with the service providers.	The City does not provide natural gas, electrical power, sanitary sewer, solid waste collection services, domestic water or communication services. Other public agencies or private companies currently provide these facilities and services. To facilitate the coordination of <u>providing utility</u> these services, the City will discuss and exchange population forecasts, development plans and technical data with the service providers.	Removed text moved to an introduction (see above). The districts use forecasts prepared by the Puget Sound Regional Council, which collects development data from the City. So we are indirectly fulfilling this policy.
Pol. UT 1.2	Electrical power, sanitary sewer, domestic water, solid waste disposal and stormwater drainage (as addressed in the stormwater management element) are herein designated essential utility services.		
Pol. UT 1.3	Development shall be allowed only when and where all essential utility services are adequate in accord with their level of service guidelines, and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere. Alternative means of providing essential utility services shall be allowed only when consistent with the policies of this element.		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. UT 1.4	A development shall not be approved if it causes the level of service of an essential utility service to decline below the guidelines set forth in Pol. UT 1.6, unless improvements to accommodate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements are in place at the time of the development or that a financial commitment is in place to complete the improvements.		Reads like a code requirement and is very specific.
Pol. UT 1.5	If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop. Where appropriate, reimbursement agreements may be utilized by developers.		
Pol. UT 1.6	<p>The following level of service guidelines should be used to evaluate whether there is sufficient capacity available to accommodate the demands of new development:</p> <p>Electrical Power: Adequate electrical power connections must be available for any development within the City.</p> <p>Water: Fire Flow Requirements*:</p> <ol style="list-style-type: none"> Single Family Residential Areas: 1,000 gallons per minute for two hours. Schools: 2,500 gallons per minute. Multifamily and Commercial: 2,500 gallons per minute Industrial: 4,000 gallons per minute. <p>These standards relate to at least 6-inch lines in residential areas and 8-inch lines in commercial areas. Larger industrial or commercial complexes may require 12-inch lines. Fire hydrants should be spaced at no more than 600 feet apart.</p>	<p>The following level of service guidelines should be used to evaluate whether there is sufficient capacity available to accommodate the demands of new development:</p> <p>Electrical Power: Adequate electrical power connections must be available for any development within the City.</p> <p>Water: Fire Flow Requirements*:</p> <ol style="list-style-type: none"> Single Family Residential Areas: 1,000 gallons per minute for two hours. Schools: 2,500 gallons per minute. Multifamily and Commercial: 2,500 gallons per minute Industrial: 4,000 gallons per minute. <p>These standards relate to at least 6 inch lines in residential areas and 8 inch lines in commercial areas. Larger industrial or commercial complexes may require 12 inch lines. Fire hydrants should be spaced at no more than 600 feet apart.</p>	<p>1. These are very specific standards and are found in various other codes such as the International Fire Code. It may not be appropriate to have this level of detail in the Comprehensive Plan.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>2. Sprinkler systems may only be approved by the City as an alternative to meeting fire flow requirements when no other means of achieving the standard is practical, subject to the requirements of the 1994 Uniform Fire Code (UFC). However, as described in the UFC, sprinklers may be required in addition to adequate fire flow under specific conditions.</p> <p>3. All new short plats and formal subdivisions shall meet fire flow requirements. Sprinkling shall only be approved as an alternative where domestic water service is not available or planned.</p> <p>Standby Water Storage Requirements†:</p> <ol style="list-style-type: none"> 1. In accordance with the Washington State Department of Health (DOH) recommendations, the City’s guidelines for standby storage are 800 gallons per connection for single source pressure zones and approximately 200 gallons per connection for multiple source pressure zones. 2. Approval by the DOH will be accepted in lieu of meeting these general requirements for standby storage. 	<p><u>Pursuant to the Fire Code, single-family, multi-family, public facilities, commercial and industrial developments require different minimum available fire-flows based on the type of construction and amount of floor area. Available fire-flow serving the land use designations as set forth in the City of Burien long range land use map (Map LU-1) shall meet or exceed standards consistent with those designations. Water service providers shall plan and design system improvements to provide minimum fire flows consistent with a reasonable range of anticipated long-term land use designations.</u></p> <p>2. Sprinkler systems may only be approved by the City as an alternative to meeting fire flow requirements when no other means of achieving the standard is practical, subject to the requirements of the 1994 International Uniform Fire Code (UFC) <u>as locally adopted and amended</u>. However, as described in the UFC, sprinklers may be required in addition to adequate fire flow under specific conditions.</p> <p>3. All new short plats and formal subdivisions shall meet fire flow requirements. Sprinkling shall be approved only as an alternative <u>fire protection method</u> where domestic water service is not available, or planned, <u>or adequate</u>.</p> <p>Standby Water Storage Requirements†:</p> <ol style="list-style-type: none"> 1. In accordance with the Washington State Department of Health (DOH) recommendations, the City’s guidelines for standby storage are 800 gallons per connection for single source pressure zones and approximately 200 gallons per connection for multiple source pressure zones. 2. Approval by the DOH will be accepted in lieu of meeting these general requirements for standby 	<p>Fire flows are set forth in the International Fire Code (IFC). The City has adopted the 2012 version. Appendix B contains Fire-flow Requirements for Buildings and is based on construction type and building size. Since fire flow rates vary widely depending on number of factors including building size and construction type, specific fire-flow rates have been removed.</p> <p>2. Code reference to the Uniform Fire Code amended to the International Fire Code and to remain current as versions change in the future.</p> <p>3. Clarifies and recognizes the typical situations where sufficient fire protection flow may not be available.</p> <p>After further review and research, staff has concluded that water system plans contain the necessary information and analysis regarding standby water storage. Those plans receive approval from the Washington State Department of Health who sets forth minimum standards for water systems. Therefore staff concludes the section is too technical for a comprehensive plan which is a document that should set policy at a higher level.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>* Fire flow is the flow of a water supply, measured at 20 psi residual pressure, that is available for firefighting. These standards represent generally recognized fire flow requirements, from the Comprehensive Plan of Water District 49.</p> <p>† Standby water storage is the storage necessary to augment the available supply in the event that an equipment malfunction or other such unforeseen temporary event occurs which interrupts the supply.</p> <p>Water Quality LOS: The water system quality shall be in compliance with Washington Administrative Code requirements for water quality.</p> <p>Sewer:</p> <ol style="list-style-type: none"> 1. All new development must be served by or provision made for an adequate public sewage disposal system. 2. For public sewage disposal treatment, a treatment capacity of 750 cubic feet per month per equivalent residential unit (ERU)* must be available. 3. On-site sewage disposal systems may be allowed for new single family homes where no other alternative is cost effective and technically feasible, if approved by the Seattle-King County Department of Public Health, in accordance with the Seattle-King County Board of Health rules and regulations. Existing residential on-site disposal systems will not be required by the City to connect to sewer unless their current systems fail. <p>Solid Waste Disposal Services: Curbside collection for solid waste and recycling must be available for any single-family home, multifamily dwelling and business development†.</p> <p>Stormwater Drainage: As provided in the Stormwater Management Element policies.</p> <p><small>* In the case of sewer facilities, level of service standards are typically based on population. For sewer service, the standards are usually expressed in terms of gallons or cubic feet per day of treatment capacity per capita or equivalent residential unit (ERU). An ERU is the consumption of water required for a residential unit. † Solid waste and recycling services shall be available to any new development, but are considered a voluntary service. Requiring service to be provided does not eliminate a citizen's right to haul his or her own waste.</small></p>	<p>storage.</p> <p>* Fire flow is the flow of a water supply, measured at 20 psi residual pressure, that is available for firefighting. These standards represent generally recognized fire flow requirements, from the Comprehensive Plan of Water District 49.</p> <p>† Standby water storage is the storage necessary to augment the available supply in the event that an equipment malfunction or other such unforeseen temporary event occurs which interrupts the supply.</p> <p>Water Quality LOS: The water system quality shall be in compliance with Washington Administrative Code requirements for water quality.</p> <p>Sewer:</p> <ol style="list-style-type: none"> 1. All new development must be served by or provision made for an adequate public sewage disposal system. 2. For public sewage disposal treatment, a treatment capacity of 750 cubic feet per month per equivalent residential unit (ERU)* must be available. 3. 2. On-site sewage disposal systems may be allowed for new single family homes where no other alternative is cost effective and technically feasible, if approved by the Seattle-King County Department of Public Health, in accordance with the Seattle-King County Board of Health rules and regulations. 3. Existing residential on-site disposal systems will not be required by the City to connect to sewer unless their current systems fail. <p>Solid Waste Disposal Services: Curbside collection for solid waste and recycling must be available for any single-family home, multifamily dwelling and business development†.</p> <p>Stormwater Drainage: As provided in the Stormwater Management Element policies.</p> <p><small>* In the case of sewer facilities, level of service standards are typically based on population. For sewer service, the standards are usually expressed in terms of gallons or cubic feet per day of treatment capacity per capita or equivalent residential unit (ERU). An ERU is the consumption of water required for a residential unit.</small></p>	<p>DOH system design manual contains a detailed equation based on the system and its distinct characteristics. DOH recommends <i>volume be no less than 200 gallons/ERU</i>, Chapter 246-290 WAC</p> <ol style="list-style-type: none"> 1. Required in any new development proposal. 2. This section is 1) not consistent with measurement methods used by the sewer district/DOE and 2) may be too detailed for a comprehensive plan. Additionally the treatment of sewage discharge into Puget Sound is set by the Dept. of Ecology through a NPDES (National Pollutant Discharge Elimination System) Permit, which is updated every six years. 3. Per PC comments, section 2 was divided, resulting in adding a 3rd item. There is no new or amended text as a result of this reformat.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
		† Solid waste and recycling services shall be available to any new development, but are considered a voluntary service. Requiring service to be provided does not eliminate a citizen's right to haul his or her own waste.	
Pol. UT 1.7	Natural gas and communication services (including cable TV and cellular telephone services) are herein designated as optional utility services. Optional utility services should be available to serve new development, but are not a requirement for development approval.		
Pol. UT 1.8	The City will encourage the installation of fiber optics, including T-1 lines, in the downtown area when franchising and working with the communication utilities.	When franchising and working with the communication utilities the City will <u>encourage upgrades to the system improving capacity, speed and reliability. This will improve the City's competitive advantage in business retention and recruitment while also supplying residents with improved service and access to information and communication technologies.</u> the the installation of fiber optics, including T-1 lines, in the downtown area	Changes made to recognize there may be new methods other than T-1 and fiber optic lines. The language also was amended to provide a more specific rationale for the policy calling for efforts to encourage improvements to the information and communication systems.
Pol. UT 1.9	Street lights commensurate with an area's character and ultimate level of density should be provided, based upon the following prioritized criteria: a. Enhancement of pedestrian and vehicular safety; b. Existing and projected traffic volumes; c. Location of school or transit stops; d. High-density land uses; e. Proximity to nearest intersection; and f. Other relevant state, federal, local or utility design requirements.		
Pol. UT 1.10	Development proposals should be reviewed by the various providers of services, such as sewer and water providers, for available capacity to accommodate development and needed system improvements.		This is a standard practice and is not necessary. There are code sections requiring certificates of adequate service availability.
Pol. UT 1.11	New or expanded facilities should be compatible with surrounding land uses; such facilities should have a minimal impact on the natural or built environment.		
Pol. UT 1.12	All facilities provided in accord with these policies shall be constructed at the design standards specified in each provider's	All facilities provided in accordance with these policies shall be constructed <u>consistent with</u> at the design standards <u>as</u> specified in each	Text edits made for clarity.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	system plan.	provider's system plan.	
Pol. UT 1.13	Land use and utility planning should be coordinated to allow for the siting and construction of necessary facilities.		
Pol. UT 1.14	Coordinate facility planning so that utilities may locate in transportation corridors and dedicated right-of-way.		
Pol. UT 1.15	Utility plans should use and support Burien's land use plan. The City shall adopt procedures for the City's review of and comment on the proposed plans, policies and actions of public and private utility providers.		The City often is asked to review proposed changes to utility plans when service providers update their respective plans. In addition, the utility plans include references and discussion of local plans (comprehensive plans).
Pol. UT 1.16	The City should actively work with water utility service providers to ensure that areas of low water flow are upgraded. Water service shall be provided at acceptable levels for the adequate provision of emergency fire response services.		
Goal UT.2	<i>Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.</i>		
Pol. UT 2.1	The City shall ensure that utility facilities are designed, located, constructed and buffered (through extensive screening and/or landscaping) to blend in with their surroundings and to reasonably minimize significant, individual and cumulative adverse impacts on adjacent properties, and to protect environmentally sensitive areas. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.		
Pol. UT 2.2	The City shall encourage or require implementation of resource conservation practices and best management practices according to the USDA Soil Conservation Service during the construction, operation, and maintenance of utility structures and improvements.		
Pol. UT 2.3	The City shall work with surrounding municipalities, King County		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	and the state during the siting and development of utility facilities of regional significance.		
Pol. UT 2.4	The City shall encourage joint use of utility corridors and properties for recreational facilities.		
Goal UT.3	<i>Provide the most cost-effective and efficient water and sewer service to residents within Burien's urban growth area.</i>	<i>Provide the most cost-effective and efficient water and sewer service to residents of <u>within</u> Burien's urban growth area.</i>	Burien does not have an urban growth area.
Pol. UT 3.1	New industrial and commercial development shall not be allowed on community or on-site sewage systems.		
Pol. UT 3.2	The City should require sewer connections for all new plats.	The City should require sewer connections, <u>where connection is available</u> , for all new plats.	The market tends to drive this because of lot sizes. Smaller lots typically do not support septic systems. New text added by PC consensus on 5/21/14.
Pol. UT 3.3	The City should encourage conversion from on-site waste-water disposal systems as sewer lines become available, requiring connections when possible.	The City should encourage conversion from on-site wastewater disposal systems as sewer lines become available, <u>and should require</u> connections when possible.	Text edits for clarity.
Pol. UT 3.4	New development should provide an adequate water supply and distribution system for all domestic use, fire flow and fire protection at all times.		Very similar to Pol. UT 1.5 <i>Pol. UT 1.5 - If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop. Where appropriate, reimbursement agreements may be utilized by developers.</i>
Pol. UT 3.5	The City should support cooperative regional efforts in pursuing options for the development of additional water sources for future needs. The City should also support efforts to encourage the efficient use of water from existing sources.		
Pol. UT 3.6	The City will maintain information on water and sewer service rates		

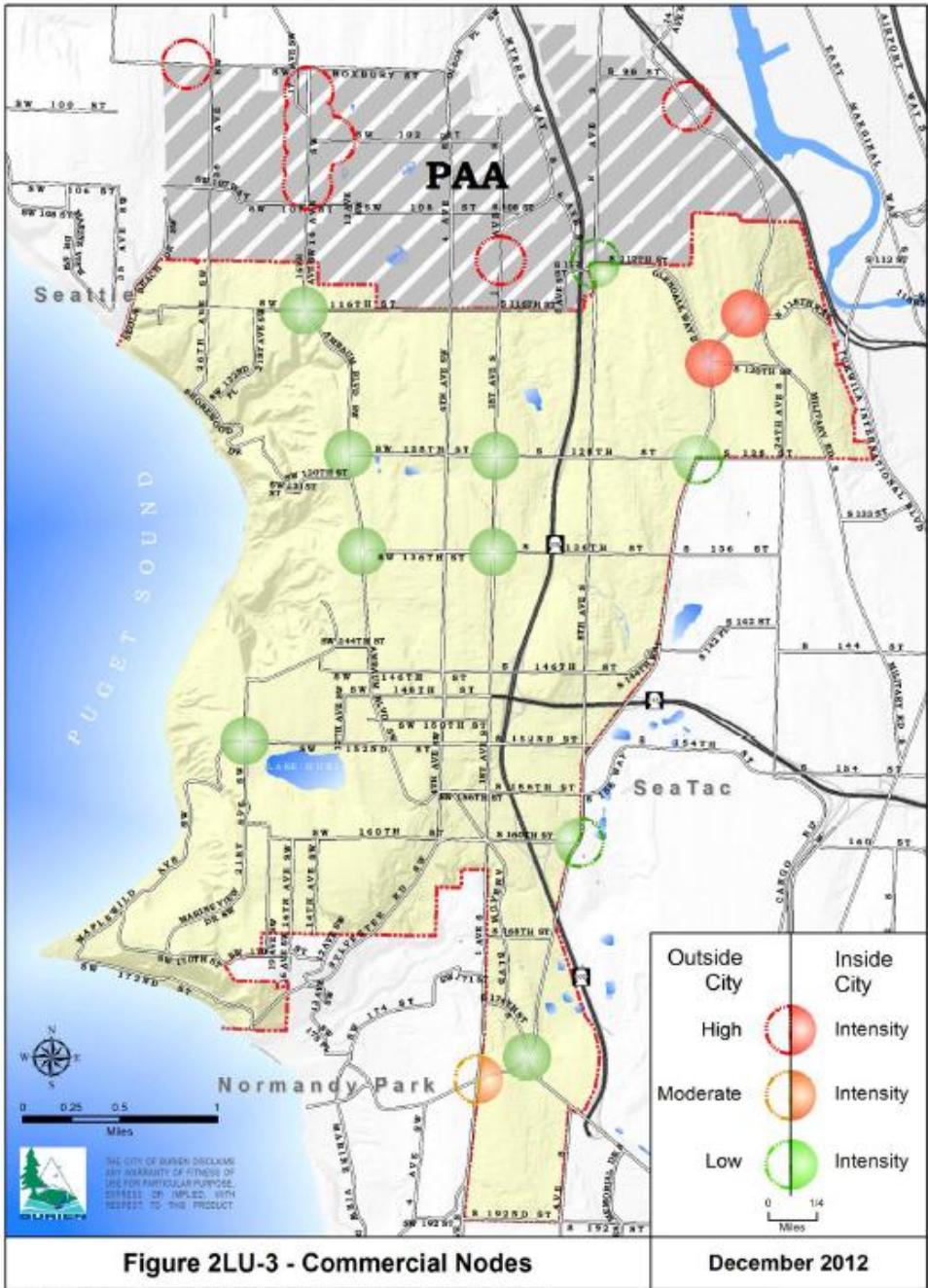
Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	and hook-up/system development charges for public review.		
Goal UT.4	<i>Maintain an adequate and effective solid waste and recycling program to serve the needs of Burien’s residents and businesses, which maintains public health, environmental and land use quality.</i>		
Pol. UT 4.1	The City shall encourage private and public sector involvement in recycling programs and in the use of recycled products, primarily through an enhanced public education campaign.		
Pol. UT 4.2	The City should strive to achieve an overall waste reduction and recycling goal of 65% by the year 2000. As part of this goal, the City should strive to achieve: a. a 90% recycling participation rate in the single family sector; b. a 70% recycling participation rate in the multifamily sector; and c. a 50% recycling participation rate in the commercial sector.	The City should strive to achieve an overall <u>waste diversion rate</u> of reduction and recycling goal of 65% by the year 2024.	Staff has coordinated with our new service provider (Recology-Cleanscapes) to determine if adjustments here are appropriate. Data from 2013 indicates we have approximately 9,500 residential accounts, 225 multifamily accounts and 600 commercial customers (2013 Waste Stream Summary). The change in terminology to “waste diversion rate” is to adjust the policy to use the contemporary measurement term used to quantify the amount of recycling that is being generated as a total of all waste. Higher waste diversion percentages indicate more is being recycled.
Pol. UT 4.3		As part of this goal, The City should strive to achieve: a. a <u>95%</u> recycling participation rate in the single family sector; b. a <u>75%</u> recycling participation rate in the multifamily sector; and c. a <u>60%</u> recycling participation rate in the commercial sector.	The policy language was split off from 4.2 above and amended for clarity. According to the 2012 data, multifamily customers are very low performing in the amount of waste that is recycled. This

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
			<p>could be an opportunity to improve citywide recycling performance.</p> <p>The 2013 data indicates there was slight improvement in recycling or “waste diversion”, which is calculated as a percentage of total waste processed. Single-family (+1.2%) Multi-family (-0.1%) Commercial (-1.6%)</p> <p>Participation rates for single-family are generally very good. The total waste diversion rate was only 34.8% in 2013. We are continuing to work with our new provider to establish more consistent and accurate measurement methods so we can better track our progress on meeting the goals as specified in this policy.</p>
Pol. UT 4.34	<p>The City should build upon existing recycling programs, and initiate new programs that will result in a significant impact at a reasonable cost.</p> <p><i>Discussion:</i> The commercial sector should be targeted as a first priority, because this sector generates the majority of the City’s solid waste.</p>	<p>The City should build upon existing recycling programs, and initiate new programs that will result in a significant impact at a reasonable cost.</p> <p><i>Discussion:</i> The commercial <u>and multi-family</u> sectors should be targeted as a <u>first priorities</u>, because <u>this these sectors generates the majority of the City’s solid waste</u> <u>are very low performing with regard to waste diversion rates.</u></p>	<p>Collection events targeted at residential recycling are held in the spring and fall. One event, in the summer, is targeted at the businesses. In addition there is a citywide event (Clean Sweep). See charts for available results of those events. The trend is downward on the total amount being recycled. There has not been analysis to determine the reason.</p> <p>Renumbered policy to maintain flow of the document (see policy split above).</p>

COMPREHENSIVE PLAN
DRAFT
POTENTIAL ANNEXATION AREA (PAA) GOALS AND POLICIES
September 10, 2014

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	Figure 2LU-3 Commercial Nodes	<i>Retain map but remove PAA designation from map.</i>	Please see figure inserted below. The PAA shading and text will be removed. The nodes however will remain to provide context with activity areas that are adjacent to the City of Burien.
<i>Goal AN.1</i>	<i>Annex the portion of the North Highline unincorporated area shown on Figure 2-AN1.1 to the City of Burien.</i>	<i>Annex the portion of the North Highline unincorporated area shown on Figure 2-AN1.1 to the City of Burien.</i>	
Pol. AN 1.1	The portion of the North Highline unincorporated area shown on Figure 2-AN1.1 is designated as the City's Potential Annexation Area (PAA).	The portion of the North Highline unincorporated area shown on Figure 2-AN1.1 is designated as the City's Potential Annexation Area (PAA).	
Pol. AN 1.2	If annexation is approved, the City should adopt interim zoning and comprehensive plan land use designations comparable to existing King County designations. A planning process to confirm or change these interim designations should be completed within two years of annexation.	If annexation is approved, the City should adopt interim zoning and comprehensive plan land use designations comparable to existing King County designations. A planning process to confirm or change these interim designations should be completed within two years of annexation.	
Pol. AN 1.3	Prior to an annexation election in North Highline, the City should have a clear business plan on how the services and capital needs of the annexed area can be funded over time. The business plan should describe in detail King County and other agencies financial commitments to supporting a successful annexation. As of November, 2006, Burien has identified several areas in which King County support is requested, including but not limited to: <ul style="list-style-type: none"> a. Funding of Burien's operating deficit related to annexation for a 10-20 year period following annexation. b. Completion and/or funding of capital facility needs such as the 	Prior to an annexation election in North Highline, the City should have a clear business plan on how the services and capital needs of the annexed area can be funded over time. The business plan should describe in detail King County and other agencies financial commitments to supporting a successful annexation. As of November, 2006, Burien has identified several areas in which King County support is requested, including but not limited to: <ul style="list-style-type: none"> a. Funding of Burien's operating deficit related to annexation for a 10-20 year period following annexation. b. Completion and/or funding of capital facility needs such as the 	

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>Evergreen Pool and six-year capital improvement program for the annexed area; and appropriate transfer of ownership to Burien of County-owned properties in North Highline and Burien.</p> <p>c. Supporting regional economic development partnerships such as possible redevelopment of Park Lake Homes II and a Burien Transit Center parking structure.</p> <p><i>Discussion:</i> The city's North Highline annexation studies conclude that the cost of providing urban services and meeting capital needs in the PAA could exceed the revenues that could be reasonably generated within the area. Annexation of the PAA would create the least financial impact on Burien residents and businesses as compared to no annexation or a larger annexation.</p>	<p>Evergreen Pool and six-year capital improvement program for the annexed area; and appropriate transfer of ownership to Burien of County-owned properties in North Highline and Burien.</p> <p>e. Supporting regional economic development partnerships such as possible redevelopment of Park Lake Homes II and a Burien Transit Center parking structure.</p> <p><i>Discussion:</i> The city's North Highline annexation studies conclude that the cost of providing urban services and meeting capital needs in the PAA could exceed the revenues that could be reasonably generated within the area. Annexation of the PAA would create the least financial impact on Burien residents and businesses as compared to no annexation or a larger annexation.</p>	
Pol. AN 1.4	Prior to an annexation election in North Highline, the City Council should work with King County and both the Burien and North Highline communities to prepare a transition plan for transitioning services from King County to Burien.	Prior to an annexation election in North Highline, the City Council should work with King County and both the Burien and North Highline communities to prepare a transition plan for transitioning services from King County to Burien.	
	Figure 2-AN 1.1 Potential Annexation Area	Remove Figure.	



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 Last updated: 9/5/2012
 By: Ferndoc

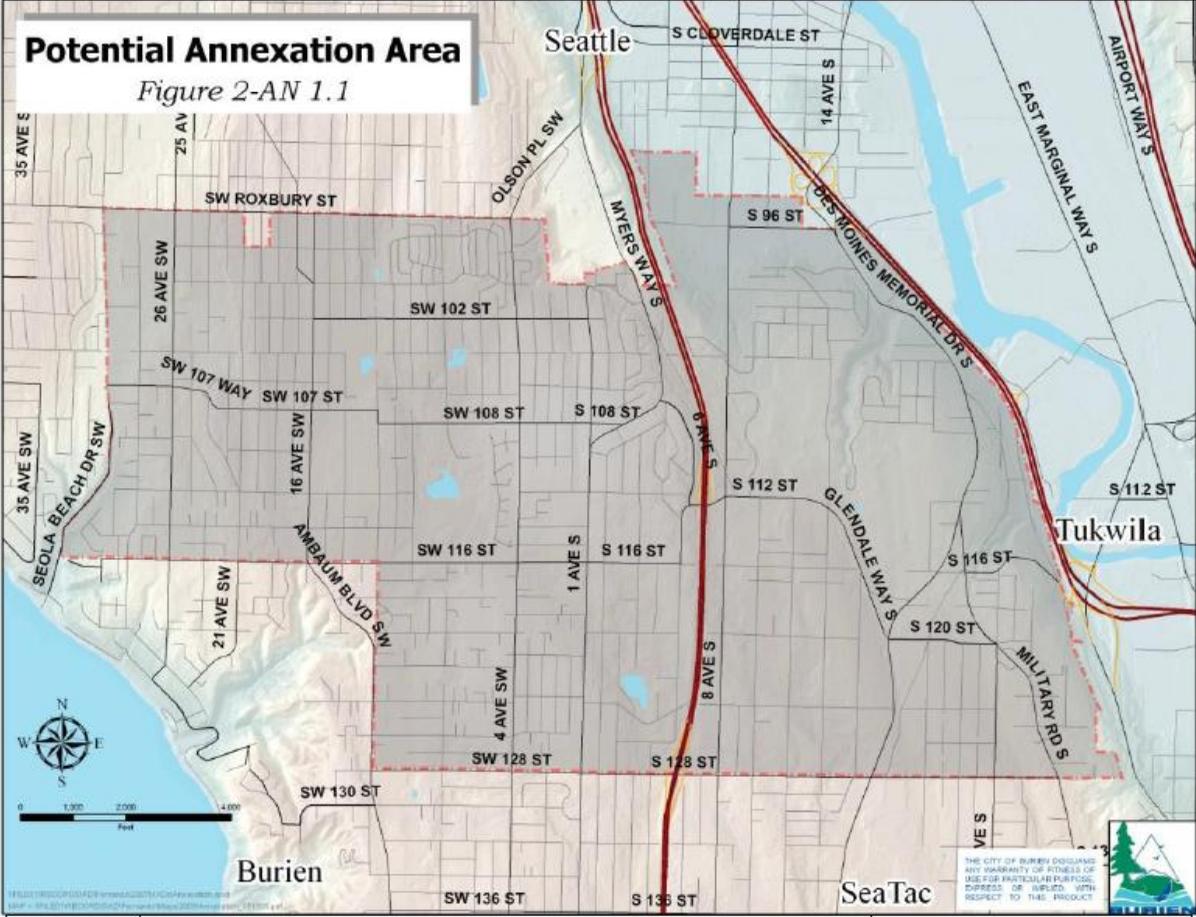


Figure 2-AN 1.1 - Potential Annexation Area

December 2007

COMPREHENSIVE PLAN

DRAFT

SHORELINE MASTER PROGRAM CONSISTENCY AMENDMENTS

September 10, 2014

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. EV 2.2	Maintain and restore stream banks and stream channels to their natural condition wherever such conditions or opportunities exist.	Maintain and restore Stream banks and stream channels <u>should be maintained or restored</u> to their natural condition wherever such conditions or opportunities exist.	Changes made for consistency with adopted SMP. SMP Pol. REST 7.
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.	The City should require development proposals to include <u>non-structural</u> measures to stabilize soils, hillsides, bluffs and ravine sidewalls and to promote wildlife habitat by retaining or restoring native vegetation.	Changes made for consistency with adopted SMP. SMP Pol. CON 22.
Pol. SA 1.2	The City should manage and develop water front street ends by: a. Supporting their use by residents city-wide, yet ensuring that the street ends and their supporting facilities are developed at a level or capacity which are appropriate to the neighborhood character, promotes safety, and is consistent with City risk management practices; b. Ensuring that the waterfront street ends are preserved and maintained with limited enhancements, such as places to sit or rest which fit in with the natural character of the area; c. Installing signs that indicate the public’s right of access and encourage appropriate use; d. Installing limited trail improvements and enhancements to allow access to the water; e. Minimizing the potential impacts associated with their use on adjacent private property; and f. Developing a street ends plan that promotes waterfront access.	The City should manage and develop water front street ends by: a. Supporting their use by residents city-wide, yet ensuring that the street ends and their supporting facilities are developed at a level or capacity which are appropriate to the neighborhood character, promotes safety, and is consistent with City risk management practices; b. <u>Ensuring that public parking is available and limited to a level appropriate to the capacity of the public access site, and is harmonious with the surrounding neighborhood;</u> c. Ensuring that the waterfront street ends are preserved and maintained with limited enhancements, such as places to sit or rest which fit in with the natural <u>environment</u> character of the area; d. Installing signs that indicate the public’s right of access, <u>the rules of use, and penalties</u> for misuse encourage appropriate use; e. Installing limited trail improvements and enhancements to allow access to the water; f. <u>Protecting adjacent private property including but not limited to protecting individual privacy rights and ensuring public safety</u> Minimizing the potential impacts associated with their use on	Changes made for consistency with adopted SMP. SMP Pol. PA 8.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
		<p>adjacent private property; and g. Developing a street ends plan that promotes waterfront access <u>and public safety.</u></p>	
Pol. SA 1.4	<p>The City should seek opportunities to develop new waterfront access points or other shoreline access through: a. tax-title properties; b. donations of land and waterfront areas; and c. acquisition using grants and bonds.</p>	<p>The City should seek opportunities to develop new <u>public access areas in locations dispersed throughout the shoreline.</u> waterfront access points or other shoreline access through: a. tax-title properties; b. donations of land and waterfront areas; and c. acquisition using grants and bonds.</p>	Changes made for consistency with adopted SMP. SMP Pol. PA 5.
Pol. SA 1.6	<p>Public access to the City’s shorelines should be designed to provide for public safety and to minimize potential impacts to private property and individual privacy.</p>	<p>Public access to the City’s shorelines should be designed to provide for public safety and to minimize potential impacts to private property and individual privacy <u>rights.</u></p>	Changes made for consistency with adopted SMP. SMP Pol. PA 3.
Pol. SA 1.10	<p>The vacation or sale of street-ends, other public right of ways and tax title properties that abut shoreline areas shall be prohibited. The City should protect these areas for public access and public viewpoints.</p>	<p>The vacation or sale of street-ends, other public right of ways and tax title properties that abut shoreline areas shall be prohibited <u>except as provided for in RCW 35.79.035 (Streets-Vacation).</u> The City should protect these areas for public access and public viewpoints.</p>	Changes made for consistency with adopted SMP. SMP Pol. PA 6.
Pol. OS 1.6	<p>The City should work with property owners and encourage non-purchase options to preserve open spaces and greenbelts within neighborhoods, including using conservation easements, current use assessment, and development covenants. The City should also accept donations of properties where public access is anticipated or planned.</p>	<p>The City shall <u>should</u> work with property owners and encourage non-purchase options <u>such as conservation easements, current use easements, and development covenants</u> to preserve open spaces and greenbelts within <u>the city’s</u> neighborhoods, including using conservation easements, current use assessment, and development covenants. The City should also accept donations of properties where public access is anticipated or planned.</p>	Changes made for consistency with adopted SMP. SMP Pol. CON 34.

TABLE 2-LU 2.1
Countywide Growth Targets (2006 to 2031~~5~~)

Existing Housing ¹	Housing Target ²	Housing Capacity ⁴³
13,916	4,440	4,575
<u>19,828</u>	<u>5,150</u>	<u>4,908</u>
Existing Employment ³¹	Employment Target ²	Employment Capacity ⁴³
11,572	4,960	7,308
<u>12,062</u>	<u>8,780</u>	<u>8,848</u>

1 - Washington State Office of Financial Management, April 2012, <http://www.ofm.wa.gov/pop/april1/default.asp> 2014 King County Buildable Lands Report

2 - Countywide Planning Policies 9-21-11-2014 King County Buildable Lands Report, including Annexation Area Targets

3 - PSRC 2011 Covered Employment Estimates by Jurisdiction Burien Land Use Capacity Analysis, 2012 and 2014 King County Buildable Lands Report

4 - Burien Land Use Capacity Analysis, 2012

CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: September 3, 2014
TO: Burien Planning Commission
FROM: Brandi Eyerly, AICP, Planner
SUBJECT: Review and Amendment Proposals to BMC 19.17.100 “Keeping of Animals”

PURPOSE

At the August 27th meeting the Planning Commission was introduced to BMC 19.17.100 “Keeping of Animals” and similar codes of neighboring jurisdictions. The focus of this meeting is to begin formulating amendments to BMC 19.17.100 Keeping of Animals in preparation for a Planning Commission public hearing which is scheduled for October 8, 2014.

BACKGROUND

BMC 19.17.100 Keeping of Animals dates back to 2002 with the stated purpose of permitting the limited raising and breeding of animals for the enjoyment of Burien residents while minimizing impacts on neighboring properties, the environment and preventing cruelty to animals. The Code as written tied the number of fowl, small animals, livestock and bee hives a resident could own to a minimum residential lot size. Since 2002, development in Burien has resulted in the further division of a number of large suburban lots into smaller urban sized lots. Today residents who wish to keep fowl, small animals, livestock and bee hives may be prohibited from doing so because they live on lots that do not meet the Code’s larger minimum square footage requirements.

Planning staff has noted an increase in number of residents requesting more flexibility in the code to allow them to keep fowl, small animals, livestock and bee hives on smaller lot sizes. At the August 27th meeting, the Planning Commission received a presentation on Burien’s Municipal Code Title 19.17.100 that regulates the keeping of animals. Seven neighboring jurisdictions codes were compared with Burien’s existing regulations. With the exception of Kent which amended its code in 2007, the cities of Auburn, Federal Way, Kent, Renton, Seattle, Des Moines and Tukwila have all amended their animal codes since 2010 to be more responsive to emerging trends in urban agriculture and sustainability.

ACTION

Staff is requesting that the Planning Commission continue review of BMC 19.17.100 Keeping of Animals and consider proposed amendments to the code that will allow more residents to keep fowl, small animals, livestock and bee hives on their properties. BMC 19.17.100 Keeping of Animals was e-mailed to the Planning Commission on September 3rd. To begin the review process, staff has prepared the following list of suggested language and areas of focus for the Planning Commission’s consideration.

- Consider permitting three (3) chickens per single detached dwelling unit on all residential lots equal to or less than 6,000 square feet. Establish an additional square footage requirement to allow an additional chicken for each 2,000 square feet over 6,000 square feet.

- Consider establishing a maximum number of chickens allowed to keep the number at a level sufficient to feed an average family and perhaps a few of their friends. On average a chicken will lay 1 egg per day, for a total of 7 eggs per week. Three chickens could lay 3 eggs per day for a total of 21 eggs per week.
- Consider permitting two (2) miniature or pygmy goats per single detached dwelling unit on residential lots with at least 200 square feet of outdoor space devoted only to the goats. Male miniature goats should be dehorned and neutered. Establish minimum height for fencing of at least 5 feet.
- Consider adjusting the setbacks from property lines and neighboring dwelling units for fowl, small animals, and bee hives.
- Consider establishing minimum standards for the maintenance and care of animals.

Staff is in the process of collecting information from the 7 jurisdictions previously surveyed asking if they've experienced problems administering their animal code and how they have addressed those problems, and what portions of their revised code has worked particularly well. Their responses will be presented at this meeting.