

CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 497

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, RELATING TO 2008 COMPREHENSIVE PLAN AND ZONING MAP AMENDMENTS, AMENDING THE COMPREHENSIVE PLAN MAP AND TEXT, AND AMENDING THE ZONING MAP AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Burien on November 17, 1997, as required by the Growth Management Act ("GMA") of 1990, as amended, and also adopted the Comprehensive Plan pursuant to RCW Chapter 35A.63; and

WHEREAS, the City Council adopted Resolution No. 276 on July 21, 2008, which established the docket of possible Comprehensive Plan amendments to be considered as part of the City's annual amendment package; and

WHEREAS, public notice was provided and the City of Burien Planning Commission held public hearings on September 23, 2008, October 14, 2008 and November 19, 2008 on the proposed amendments to the zoning map, comprehensive plan map and comprehensive plan text; and

WHEREAS, the City Council has received recommendations from the Planning Commission regarding the proposed amendments; and

WHEREAS, the City Council held public meetings on November 10, 2008 and December 8, 2008 to discuss the proposed amendments; and

WHEREAS, the City of Burien has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; and

WHEREAS, the City of Burien provided the proposed comprehensive plan amendments to the Washington State Department of Community, Trade and Economic Development on September 19, 2008 and did not receive any comments by the 60-day comment deadline of November 17, 2008

WHEREAS, based on careful consideration of the facts and law, including without limitation, the King County Countywide Planning Polices, public testimony and the records and files on file with the office of the City Clerk including the following;

- September 9, 2008, September 23, 2008, October 14, 2008, October 28, 2008, and November 19, 2008 Planning Commission meeting minutes;
- Planning Commission and staff recommendation reports
 - o 2008-1, SW 141st Street Park Comprehensive Plan Map Amendments;
 - o 2008-2, Economic Development Element Text Amendments;
 - o 2008-3, Commute Trip Reduction Text Amendments;
 - o 2008-4, Low Impact Development Text Amendments;
 - o 2008-6, Traffic Impact Fee Text Amendments;
 - o 2008-7, Ruth Dykeman Comprehensive Plan Map Amendment and Rezone request;
 - o 2008-8, Transit text amendments;

the City Council finds that amendments to the City of Burien Comprehensive Plan attached hereto comply with the Washington State Growth Management Act under RCW 36.70A.130:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1: Amendments to the Comprehensive Plan Text. The City Council hereby adopts the changes to the Burien Comprehensive Plan Text, attached as Exhibit A and incorporated by this reference as if fully set forth herein.

Section 2: Amendments to Comprehensive Plan Map. The City Council hereby amends the Burien Comprehensive Plan Map as shown on Exhibit B and incorporated by this reference as if fully set forth herein and adopts the official Comprehensive Plan Map LU-1 as shown on Exhibit D.

Section 3: Amendments to Zoning Map. The City Council hereby amends the Burien Zoning Map as shown on Exhibit C and incorporated by this reference as if fully set forth herein and adopts the official zoning map as shown on Exhibit E.

Section 4: Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5: Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 29TH DAY OF DECEMBER, 2008, AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 29TH DAY OF DECEMBER, 2008.

CITY OF BURIEN
/s/ Joan McGilton, Mayor

ATTEST/AUTHENTICATED:
/s/ Monica Lusk, City Clerk

Approved as to form:
/s/ Christopher D. Bacha, Interim City Attorney

Filed with the City Clerk: December 11, 2008
Passed by the City Council: December 29, 2008
Ordinance No. 497
Date of Publication: January 1, 2009

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Exhibit A

Comprehensive Plan Text Amendments

(New) Pol. ED 2.7 Support and encourage development of a Burien wellness cluster.

Goal ED.4

Guide the development of the Northeast Redevelopment Area to ~~ensure a high number of jobs with family wages and replace the lost tax base~~ maximize revenue to the City and support creation of new jobs pursuant to Pol. SE 1.5.

Goal ED.5

Support a transportation system making it convenient to travel from, to and through the City of Burien pursuant to ~~objectives TR 1.1 TR 9.2, MM 3.1 MM 3.13 and TL 3.1 TL 3.3~~ Transportation Element Section 2.5.

Pol. ED 6.1 ~~Work cooperatively with Port of Seattle, King County, and other agencies to focus on economic growth and job creation in Burien.~~ Partner with neighboring jurisdictions and other organizations to support appropriate economic growth and job creation in Burien and SW King County.

Pol. ED 6.4 ~~Partner with neighboring jurisdictions to develop the Highline region.~~

Pol. ED 6.7 ~~Support appropriate economic development efforts in SW King County, recognizing the benefits gained by Burien residents when jobs are created in any part of the sub-region.~~

Pol. ED 7.1 Create and maintain a partnership with Highline School District to improve student educational performance and graduation rates.

Pol. ED 8.1 ~~Create a Community Renewal Agency or similar development authority to support redevelopment efforts.~~ Support a well-connected regional transportation system to provide transportation choices within and outside of Burien.

Pol. ED 8.5 Support the development of a variety of choices in housing location, type, and price. ~~a Demonstration Housing Program (Pol. HS 1.20) to allow flexibility in the design of quality residential infill developments~~

(New) Pol. TR 1.1.8 The City should encourage employers to establish and maintain a commute trip reduction program that supports and promotes reducing the number of single-occupant vehicle commute trips by encouraging alternative modes of transportation such as riding the bus, vanpool and carpool, biking to work, working from home, or a compressed workweek.

Discussion: Changes in commute behavior will result in a reduced number of single-occupancy vehicles and increased compliance with the Commute Trip Reduction Efficiency Act goals which are to improve the transportation system efficiency, conserve energy, and improve air quality.

Pol. EV.1.5 If no feasible alternative exists, a limited amount of development may occur on wetlands and floodplains, however development shall not result in a net loss of associated natural functions and values of those systems.

Pol. EV 2.7 The City shall encourage the retention of vegetation and top soil and ~~encourage~~ require landscaping in new developments in order to provide filtering of suspended particulates.

(New) Pol. ST 1.15 The city should use Geographic Information Systems (GIS) and other analysis tools to assist in determining appropriate locations for implementation of low impact development techniques that are complementary to their respective geographic context. The resulting analysis (document/map) should be made available to the public to increase education and awareness of best storm water management practices.

Obj. TR 8.3 Pursue the development of a ~~traffic impact fee program, as well as other~~ financial mechanisms that ensure new development contributes to the mitigation of transportation impacts related to growth.

(New) Pol. TR 1.2.6 The City shall assess a transportation impact fee for all new development which is related to and proportionate to the impact caused by new development and is applied to growth related transportation system improvements as articulated in the project list. The City shall provide an annual report for the impact fee account outlining monies collected, earned or received and system improvements that were financed by impact fees.

(New) Policy TR 4.1.5 The City shall work to improve transit system efficiency by incorporating transit-supportive design features into its capital projects and road standards. Examples of transit-supportive design features include signal prioritization and stop-in-lane roadway designs.

Discussion: Transit efficiency is an approach King County Metro is promoting through programs such as the 2006 “Transit Now” initiative. The basic premise is to give transit priority on our roadways to improve system efficiency and reliability resulting in resource and time savings that can be reinvested into the system to provide better transit service.

(New) Policy TR 4.1.6 The City shall support enhanced local and regional transit service and facilities that provide frequent and reliable service between Burien, downtown Seattle, Sea-Tac Airport, employment centers and other designated centers or transit hubs.

Discussion: This policy reinforces the desire for Burien to be connected to the regional transportation network and other activity centers. Frequent and reliable regional transit connections are critical for the health of the Burien business community and supports Burien's urban center designation which encourages compact and efficient land use. The policy also reinforces and recognizes that a high level of connectivity to the regional transit system reduces reliance on the automobile which in turn reduces greenhouse gas emissions and provides more transportation options to all residents, thereby making Burien an attractive place to live, work, shop and play.

Objective TR 4.2

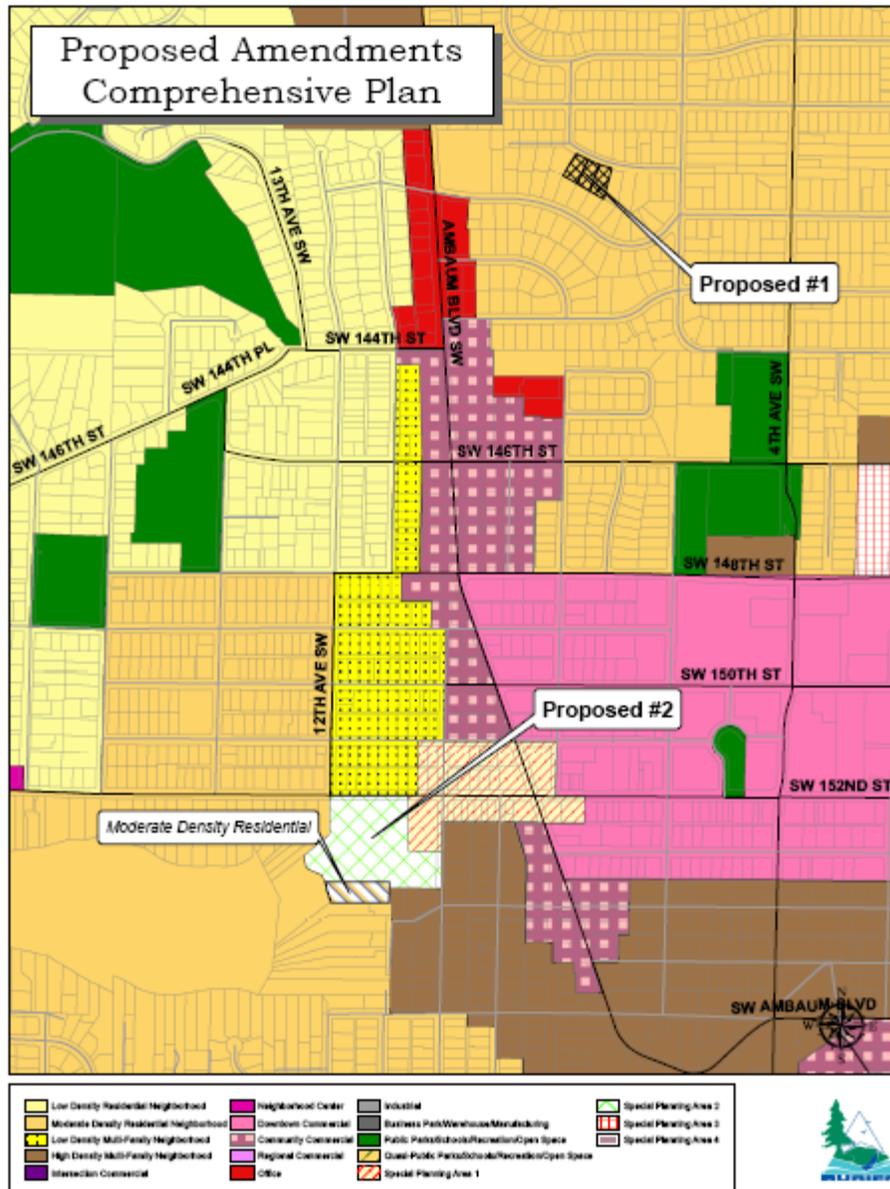
In coordination with King County METRO, ~~(1) work to relocate and redevelop the Burien Transit Center on the Burien Park & Ride lot, and (2)~~ promote the development of the Burien Park & Ride as a Transit Oriented Development (TOD) with uses that support Burien's vision for the downtown area and Town Square.

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Exhibit B

Table of Comprehensive Plan Map Amendments

Map Ref. No.	Description of Map Change	Reason for change	Parcel Nos.
1	Three parcel change from Moderate Density Residential Neighborhood to Downtown to Public Parks/Schools/Recreation/Open Space	City of Burien initiated (see Docket Reference No. 2008-1)	433180-0070, 433180-0075, 433180-0080
2	Portion of single parcel change from SPA-2 to Moderate Density Residential Neighborhood	Applicant initiated (see Docket Reference No. 2008-7)	202304-9082

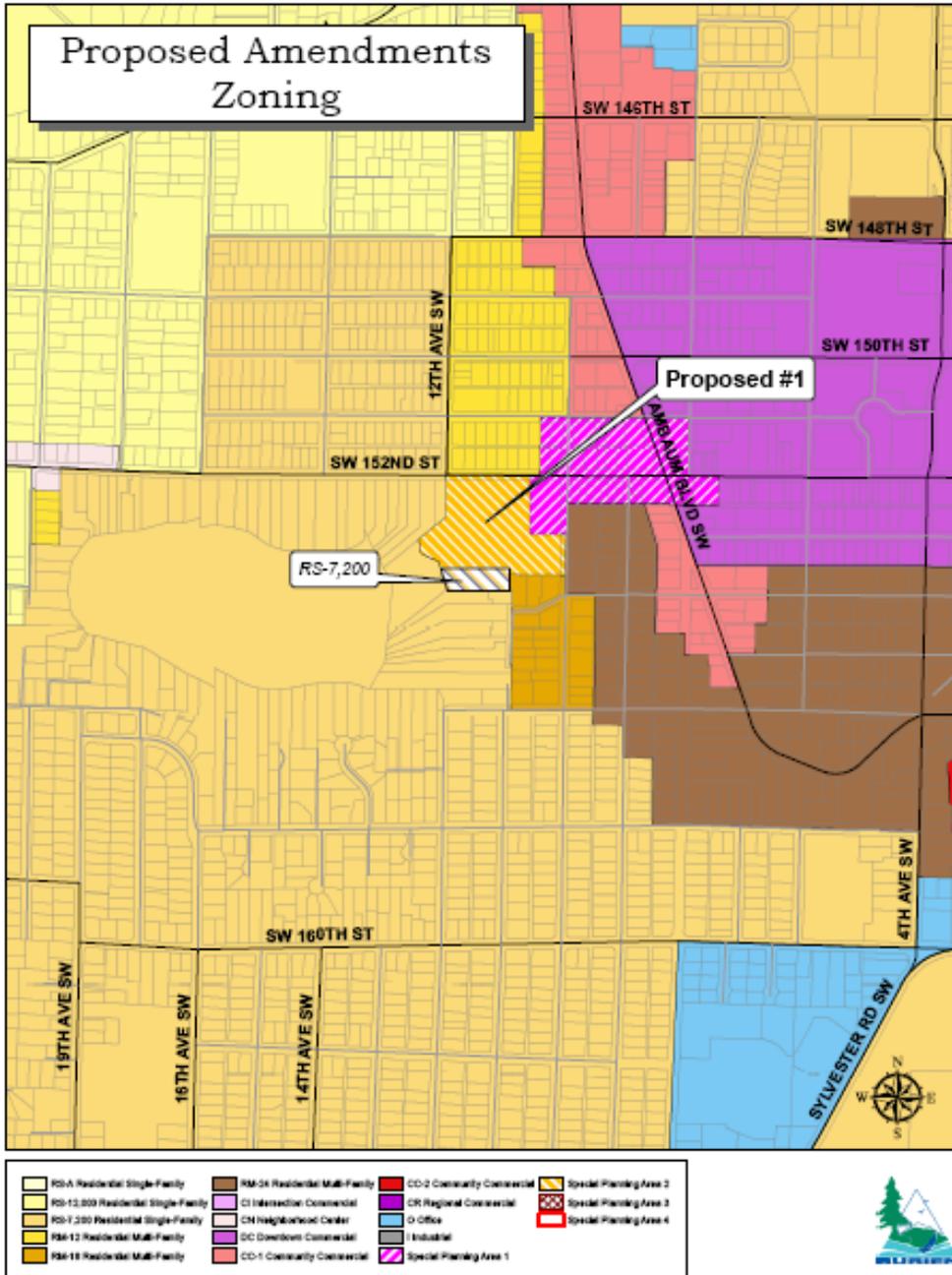


Ordinance 497

Exhibit C

Table of Zoning Map Amendments

Map Ref. No.	Description of Map Change	Reason for change	Parcel Nos.
1	Portion of single parcel change from SPA-2 to RS-7,200	Applicant initiated (see Docket Reference No. 2008-7)	202304-9082



Ordinance 497
Exhibit D

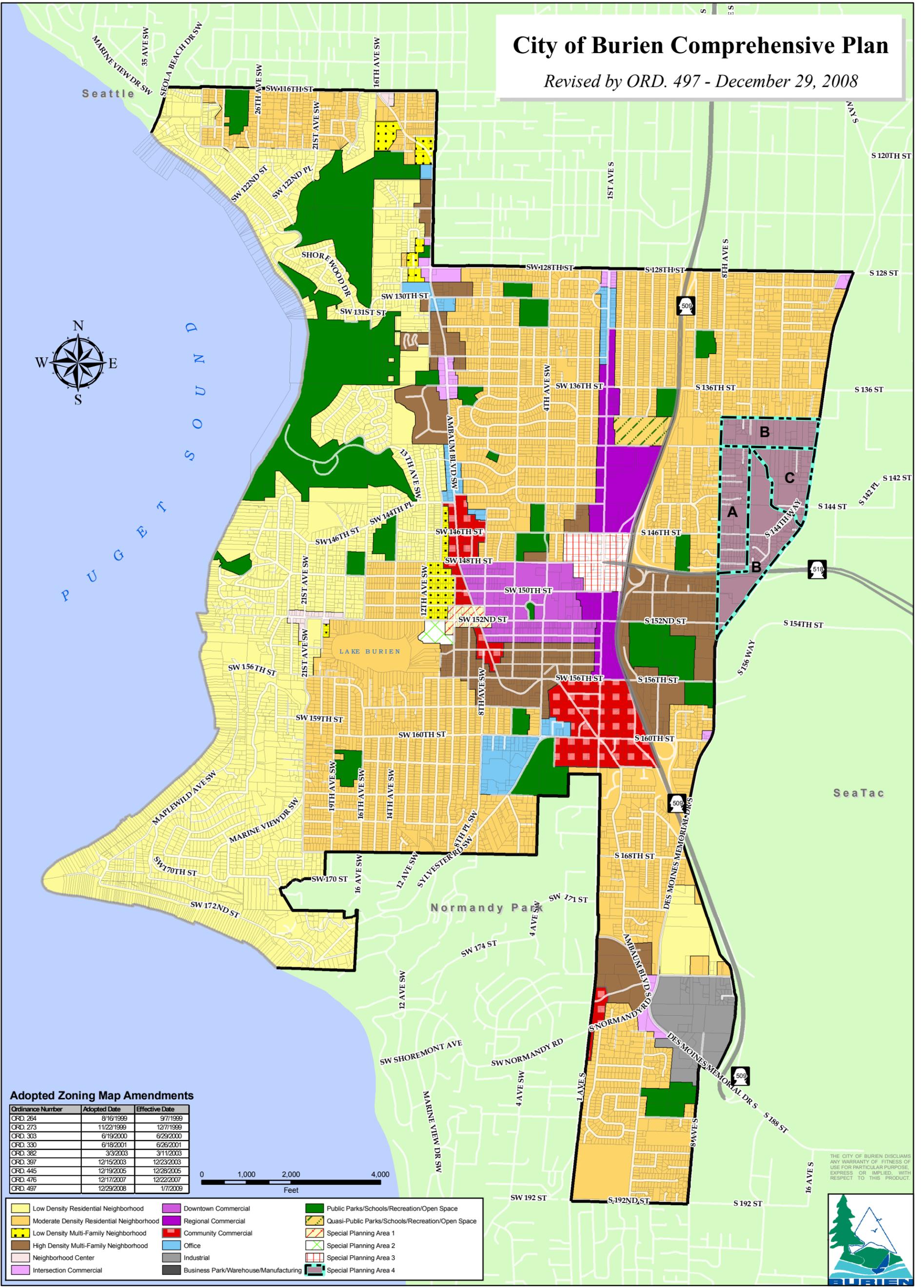
See attached City of Burien Comprehensive Plan Map (LU-1)

Ordinance 497
Exhibit E

See attached City of Burien Zoning Map

City of Burien Comprehensive Plan

Revised by ORD. 497 - December 29, 2008



Adopted Zoning Map Amendments

Ordinance Number	Adopted Date	Effective Date
ORD. 264	8/16/1999	9/7/1999
ORD. 273	11/22/1999	12/7/1999
ORD. 303	6/19/2000	6/29/2000
ORD. 330	6/18/2001	6/26/2001
ORD. 382	3/3/2003	3/11/2003
ORD. 397	12/15/2003	12/23/2003
ORD. 445	12/19/2005	12/28/2005
ORD. 476	12/17/2007	12/22/2007
ORD. 497	12/29/2008	1/7/2009

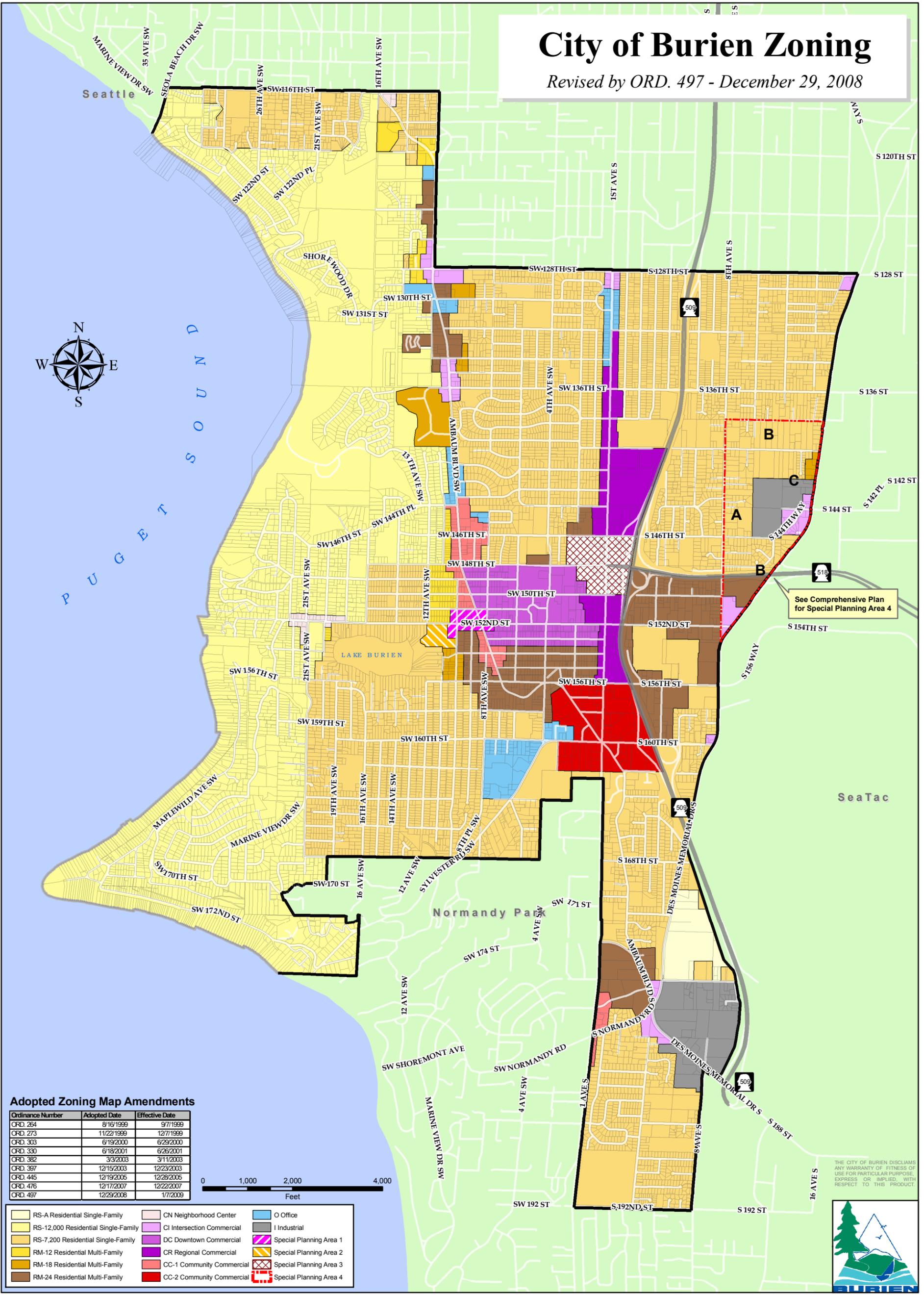
Low Density Residential Neighborhood	Downtown Commercial	Public Parks/Schools/Recreation/Open Space
Moderate Density Residential Neighborhood	Regional Commercial	Quasi-Public Parks/Schools/Recreation/Open Space
Low Density Multi-Family Neighborhood	Community Commercial	Special Planning Area 1
High Density Multi-Family Neighborhood	Office	Special Planning Area 2
Neighborhood Center	Industrial	Special Planning Area 3
Intersection Commercial	Business Park/Warehouse/Manufacturing	Special Planning Area 4

THE CITY OF BURIEDIS CLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT.



City of Burien Zoning

Revised by ORD. 497 - December 29, 2008



Adopted Zoning Map Amendments

Ordinance Number	Adopted Date	Effective Date
ORD. 264	8/16/1999	9/7/1999
ORD. 273	11/22/1999	12/7/1999
ORD. 303	6/19/2000	6/29/2000
ORD. 330	6/18/2001	6/26/2001
ORD. 382	3/3/2003	3/11/2003
ORD. 397	12/15/2003	12/23/2003
ORD. 445	12/19/2005	12/28/2005
ORD. 476	12/17/2007	12/22/2007
ORD. 497	12/29/2008	1/7/2009



RS-A Residential Single-Family	CN Neighborhood Center	O Office
RS-12,000 Residential Single-Family	CI Intersection Commercial	I Industrial
RS-7,200 Residential Single-Family	DC Downtown Commercial	Special Planning Area 1
RM-12 Residential Multi-Family	CR Regional Commercial	Special Planning Area 2
RM-18 Residential Multi-Family	CC-1 Community Commercial	Special Planning Area 3
RM-24 Residential Multi-Family	CC-2 Community Commercial	Special Planning Area 4

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