

*City of Burien*

BURIEN PLANNING COMMISSION MEETING  
April 14, 2009  
7:00 p.m.  
Shared Conference Room, Burien City Hall  
MINUTES

**Planning Commission Members Present:**

Janet Shull, Jim Clingan, Brian Bennett; Rebecca McInteer, Rachel Pizarro, Joe Fitzgibbon

**Absent:** Stacie Grage

**Others Present:**

Chip Davis, planner; Jeremy Hammar, planning intern

---

**Roll Call**

Chair Shull called the meeting to order at 7:05 p.m. At the call of the roll all commissioners were present except Commissioners Bennett, Fitzgibbon and Grage. Commissioners Bennett and Fitzgibbon arrived at 7:06 p.m.

**Agenda Confirmation**

Motion to approve the agenda as printed was made by Commissioner Clingan. Second was by Commissioner McInteer and the motion carried unanimously.

**Public Comment**

None

**Approval of Minutes**

Motion to approve the minutes of March 24, 2009, was made by Commissioner Clingan; second was by Commissioner McInteer. The motion carried unanimously.

**Public Hearing**

Chip Davis, planner, gave a brief overview of the proposed zoning code amendment related to off-site commercial parking. This amendment is being proposed in response to a request by James Lindstrom, owner of property at 14600 First Avenue South, formerly occupied by BBC Dodge, for a zoning code interpretation as to whether valet airport parking would be an allowed use in the SPA-3 Gateway zone. With the closure of BBC Dodge, the property owner is experiencing the practical hardship of trying to replace a long-time tenant during an economic downturn. His sole prospective lease is valet airport parking. He envisions the use as temporary, until the economy improves and a use more suited to the SPA-3 zone can be located on the property. The proposed amendment would allow off-site commercial parking in the SPA-3 zone and in the neighboring Regional Commercial zone on a temporary basis, with limitations.

Chair Shull opened the public hearing.

**James Lindstrom, 7251 NE Northshore Road, Belfair**, said the proposed amended use will expand the possibilities for his property, although he's not sure he will end up using it. He said he is concerned with the land in the gateway being vacant; that is not good for the city.

It was moved and seconded to close the public hearing. Motion passed.

### **New Business**

Motion to recommend the City Council adopt the proposed zoning code amendment relating to off-site commercial parking was made by Commissioner Clingan; second was by Commissioner McInteer. After discussion, the motion carried unanimously.

### **Old Business**

#### A. Continuing discussion on sustainability strategy

Jeremy Hammar, planning intern, presented a more in-depth outline of the overarching goals based on the commissioners' comments at the previous meeting.

Commissioners Fitzgibbon and Pizarro indicated they would like to see an emphasis on increased density in the downtown area.

Commissioner Bennett asked if the phrase "Prevent the loss and damage of currently functioning habitats" was exclusive at all. Mr. Hammar said it is not meant to be exclusive, and in fact could include restorations. Commissioner Bennett said he'd like to see an emphasis placed on this particular overarching goal. Mr. Hammar said he would get back to the commission on the most appropriate portion of the strategy for placing emphasis on a particular area.

Mr. Hammar said the next steps are to expand outline of overarching goals into a text format and to work on the methodology of the strategy.

### **Planning Commission Communications**

None

### **Director's Report**

None

### **Adjournment**

Motion to adjourn was made by Commissioner Bennett. Chair Shull adjourned the meeting at 7:40 p.m.

/s/ Janet Shull, chair