

To the Burien Planning Commission  
September 27, 2011

To the Burien Planning Commission;

During the last update of the Comprehensive Plan the Lake Burien Neighborhood was told that if even one housing was lost in a request for a change to the Comprehensive Plan or a rezone request, the request for the change to the Comprehensive Plan or the rezone request would not meet the criteria. The Group Health request involves the loss of 63 to 99 units from the Growth Management numbers.

Furthermore, the Lake Burien Neighborhood was told that another neighborhood had to agree to accept those units before any request could be considered. We see no documentation or commitments from other neighborhoods to take up these lost units from this Group Health Project.

The Lake Burien Neighborhood request met the criteria set out by the Growth Management Act as well as the PSRC 2040 Vision for why the change to the Plan Map and a rezone should be granted-critical areas protection and water quality protection. Since last year the Growth Management Numbers have not changed nor the number of extra units the City has for its Buildable Lands Report.

Therefore we are requesting to know why the Group Health Project is not being held to the same standard as the Lake Burien Neighborhood was held to in their request regarding the loss of these units-63 to 99 units- in the City's findings.

Sincerely,  
Chestine Edgar *CE*  
The Lake Burien Neighborhood

**H. Adequate public facility capacity to support the projected land use exists, or, can be provided by the property owner(s) requesting the amendment, or, can be cost-effectively provided by the City or other public agency.**

Adequate public facility capacity exists to support the existing comprehensive plan map designation as well as the requested amendment.

**I. The proposed amendment will be compatible with nearby uses.**

The proposed amendment will be compatible with the properties located on a small portion of the north boundary and a small portion of the west boundary of the subject area. The proposed amendment will not necessarily be compatible with properties located on a portion of the west boundary that are designated Multi-Family and Neighborhood Commercial and on a portion on the east boundary that are designated Special Planning Area 2 and Multi-Family.

**J. The proposed amendment would not result in the loss of capacity to meet other needed land uses, such as housing.**

The proposed amendment would result in the loss of capacity to meet other needed land uses such as housing, as the applicant acknowledges in the application. Measures cited by the applicant, such as transfer of development rights, are not currently included in the Comprehensive Plan and could not be used to mitigate this impact. The shifting of responsibility for meeting housing capacity requirements cannot be accomplished through the proposed amendment.

**K. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:**

- i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,**
- ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.**

The applicant has not demonstrated that conditions have so markedly changed since the previous designation that the current designation is no longer appropriate or that the map change is required to correct a designation that was inappropriate when established. The existing designation as Moderate Density Residential Neighborhood was established as a result of a public planning process and has been in place since Burien's incorporation in 1993 (except for a short time in 1997).

#### REVIEW OF CRITERIA FOR REZONE

Zoning Code section 19.65.090.3 contains the criteria for review of a proposed rezone. To be approved, the proposed amendment **must meet all of the following criteria** (shown in bold italics, followed by staff response):

**A. The rezone is consistent with the Comprehensive Plan.**

To: Burien Planning Commission  
Subject: Comprehensive Plan Reformatting  
September 27, 2011

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When the idea of reformatting the Comprehensive Plan came up, it was my understanding that initially the contents of the Plan would stay the same but the contents would be shifted to different chapters or positions in the Plan and that there would be an accuracy check to verify that everything that been moved to its new location. Only after the accuracy check was achieved, then any changes or redlining would occur to the Plan and be available for reading, discussions, questioning and public input.

So I am confused about the last meeting's discussion by the staff that they were working on redlining items in the Plan. To the best of my knowledge, I have not seen a hard copy draft version of everything in the Plan moved to its new location. I would like clarification on this issue.

Additionally, I am requesting that instead of providing multiple pages that show columns of current Comprehensive Plan policy titles and their new page number in the reformatted plan, that in the immediate near future a hard copy of the entire reformatted plan be made available to the public before the redline discussions begin.

Sincerely,  
Bob Edgar