

City of Burien

BURIEN PLANNING COMMISSION
REGULAR MEETING
October 12, 2010
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 October 12, 2010, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, chair; Greg Duff, Ray Helms, Rachel Pizzaro, Nancy Tosta, John Upthegrove

Absent: Joe Fitzgibbon

Administrative staff present: Chip Davis, planner, and David Johanson, senior planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Tosta, seconded by Commissioner Pizarro, and passed unanimously to approve the agenda for the October 12, 2010, meeting.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

September 28, 2010

It was noted that the draft minutes incorrectly state the public hearing on proposed Comprehensive Plan amendments would be on October 26, 2010. The draft minutes were amended.

Direction/Action

Motion was made by Commissioner Tosta, seconded by Commissioner Helms and passed unanimously to approve the September 28, 2010, meeting minutes as amended.

PUBLIC HEARING

Chair Clingan opened the hearing at 7:14 p.m. Testimony was received first on proposed Comprehensive Plan amendment 2010-1, Northeast Redevelopment Area.

Chestine Edgar, 1811 SW 152nd Street, Burien

Ms. Edgar voiced her opposition to the proposed amendment, stating that it would give the Port of Seattle carte blanche to do whatever it wants to in Northeast Burien without any oversight by the City.

Don Warren, 15702 13th Ave SW, Burien

Mr. Warren said he hasn't heard much about this proposed amendment and therefore has had little time to study it. He told the commissioners he hoped they would wait to make any decision on it until he has had time to determine if staff's assessment of the proposed amendment is accurate.

Chair Clingan then said testimony would be accepted on proposed Comprehensive Plan amendment 2010-2, Lake Burien Neighborhood Comprehensive Plan map amendment and rezone.

Chestine Edgar, 1811 SW 152nd Street, Burien

Ms. Edgar demonstrated her understanding of determining housing density per acre using two 9 x 13 cakes. She said staff is wrong in its calculation of the density of the land surrounding Lake Burien.

Robert Howell, 15240 20th Ave SW, Burien

Mr. Howell said the density of housing around the lake is less than 3 units per acre, using the net site density method found in the 2005 Burien Comprehensive Plan.

Bob Edgar, 12674 Shorewood Dr. SW, Burien

Mr. Edgar said there is a conflict between the Comprehensive Plan policies and the Comprehensive Plan map and the Growth Management Act requires that the map must match the Comprehensive Plan policies, with the policies taking precedence.

Sandy Gledhill-Young, 1936 SW 168th St., Burien

Ms. Gledhill-Young said the Lake Burien area always has been low density in character and has a significant amount of critical areas, therefore the neighborhood should be designated low density to protect the lake.

John Ball, 1602 SW 156th St., Burien

Mr. Ball said an error was made in 1999 when the Comprehensive Plan was amended and asked the Planning Commission to designate the Lake Burien area low-density residential.

Bob King, 1626 SW 152nd St., Burien

Mr. King said it appears there is an inconsistency between the Comprehensive Plan and the Comprehensive Plan map with regard to the Lake Burien area. He requested the area be designated low-density residential.

Kathi Skarbo, 1621 SW 152nd St., Burien

Ms. Skarbo handed out presented the Planning Commission with 132 signatures on petitions from Lake Burien residents requesting the City change the Lake Burien area land use designation to low-density residential. She outlined four options she said the commissioners have before them, three of which include changing the designation and the fourth to agree with the staff recommendation.

Don Warren, 15702 13th Ave SW, Burien

Mr. Warren said the Lake Burien area currently is built at low density and is a critical area and therefore should be designated low density in order to protect the water quality of the lake. He said the lake needs every legal protection that can be put upon it.

Burrita Perry, 15407 11th Ave SW

Mrs. Perry said she and her family consider the Lake Burien area to be low density. She said that although the Comprehensive Plan calls for neighborhoods to have a plan, the City of Burien has not allowed it because of the disorganized formal planning. She said the City has never tried to find out the character of the Lake Burien area, which became obvious to her during the Shoreline Master Program process. She asked that the Lake Burien area be designated low density.

Robbie Howell, 15240 20th Ave SW, Burien

Mrs. Howell said the City has not treated Lake Burien as a critical area in city planning and has not used "Best Available Science" to develop protections for the lake. She asked the commissioners to designate the Lake Burien area low-density residential.

Tanya Engeset, 1449 SW 152nd St., Burien

Ms. Engeset said the net benefit to the community that would result from approval of the proposed Comprehensive Plan amendment is protection of water quality, which is important to her because she regularly swims in the lake. She said the Lake Burien area should be designated low density. She gave the

commissioners copies of articles from the B-Town Blog about the toxic algae bloom the lake currently is experiencing.

Suzanne Konecny, 15732 14th Pl. SW, Burien

Mrs. Konecny said she opposes the proposed Lake Burien Comprehensive Plan amendment because it would limit people's options during the current economic crisis.

Linda Plein, 1600 SW 156th St., Burien

Ms. Plein suggested that the properties touching the water could be designated 12,000 and the upper lands could stay at 7,200. She said designating the area touching the water as low density would give the wildlife a place to go.

Len Boscarine, 1600 SW 156th St., Burien

Mr. Boscarine said he doesn't understand staff's reluctance to fix the inconsistency between the Comprehensive Plan and the Comprehensive Plan map if it is out of compliance.

There being no other testimony, Chair Clingan closed the public hearing at 7:48 p.m.

OLD BUSINESS

2010 Proposed Comprehensive Plan Amendments, Discussion and Possible Recommendation

Chip Davis provided additional information about the proposed Lake Burien amendment as requested by commissioners at the September 28th meeting. First, he said he has found no Comprehensive Plan policy requirements that critical areas be designated low-density residential areas. He said critical areas are, in fact, found in both low-density and moderate-density neighborhoods and gave several examples throughout the city. Secondly, using a series of illustrations, Mr. Davis explained the process the City used to calculate the buildable lands around Lake Burien.

The commissioners discussed the proposed Lake Burien amendment and asked for additional information from staff and people who testified in the hearing.

Follow-up

The commission will continue its discussion, and possibly make its recommendation, at the October 26, 2010, meeting.

NEW BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Johanson noted that there will be a groundbreaking ceremony for the Transit Center parking garage at 10 a.m. on Saturday, Oct. 23rd.

ADJOURNMENT

Direction/Action

MOTION to adjourn the meeting was made by Commissioner Pizarro; second by Commissioner Duff. Motion carried unanimously. Meeting adjourned at 8:47 p.m.

APPROVED: November 9, 2010

/s/ Jim Clingan, chair
Planning Commission