

City of Burien

BURIEN PLANNING COMMISSION
REGULAR MEETING
October 26, 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 26, 2010, meeting of the Burien Planning Commission to order at 7 p.m.

ROLL CALL

Present: Jim Clingan, chair; Greg Duff, Joe Fitzgibbon, Ray Helms, Nancy Tosta, John Upthegrove

Absent: Rachel Pizzaro

Administrative staff present: Chip Davis, planner, and Scott Greenberg, Community Development Department director

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Tosta, seconded by Commissioner Fitzgibbon, and passed unanimously to approve the agenda for the October 26, 2010, meeting.

PUBLIC COMMENT

Chestine Edgar, 1811 SW 152nd Street

Mrs. Edgar said she spoke with staff from the Puget Sound Regional Council, King County and other cities and said they told her that they would calculate current density in a different manner than that used by the City of Burien. She said the City of Burien has a large excess of projected housing units to meeting its Growth Management Act requirements. She asked the commissioners to change the designation of the Lake Burien area to low-density residential.

Rob Howell, 15240 20th Ave SW

Mr. Howell said staff from the Puget Sound Regional Council did not recognize the methodology used by the City of Burien to calculate the current density around Lake Burien. He said he hoped Council would ask City of Burien staff for the regulations authorizing the method it is using.

Bob Edgar, 12674 Shorewood Dr SW

Mr. Edgar said the City of Burien is able to meet its Growth Management Act (GMA) targets without allowing more development in the Lake Burien area. He said the Puget Sound Regional Council does not have a specific model for cities to use to predict future capacity. Mr. Edgar said the City must be confident about meeting GMA targets if it is planning to build a movie theater in Town Square instead of the 124 housing units that were planned there. He said bringing up the GMA targets in the discussion about changing the Lake Burien area designation is just a diversion.

Sandy Gledhill-Young, 1936 SW 168th St.

Mrs. Gledhill-Young asked that city staff be required to show every step of its work in calculating Lake Burien area density. She also asked for the source of the maps and model the City is using. Mrs. Gledhill-Young requested the commissioners direct staff to provide any information requested related to the proposed Comprehensive Plan amendment in a timely manner and with a good attitude, stating that staff works for the citizens of the City. She also asked that a planning commissioner direct staff to show justification as to why a number of residential units planned for Town Square are being replaced by a movie theater complex. She asked that the designation of the Lake Burien area be changed to low-density residential and said she doesn't understand why City staff is refusing to acknowledge an error occurred when the lake area was designated as moderate density.

Nona Deyman, 1817 SW 152nd St.

Mrs. Deyman asked the commissioners to change the designation of the Lake Burien area to low-density residential and submitted 20 signatures on a petition requesting the same.

John Poitras, 1248 SW 149th St.

Mr. Poitras said City staff is not being cooperative. He said the commissioners should listen to the residents of Lake Burien, since they live there and know the lake is a critical area, and designate the area low-density residential.

Mary Oemcke, 1603 SW 152nd St.

Ms. Oemcke asked that the Lake Burien area be designated low-density residential because it meets the criteria stated in the Comprehensive Plan. She noted there currently is a toxic algae bloom in the lake and said designating the lake area low-density is necessary to reduce further such incidents.

Linda Boscarine, 1600 SW 156th St.

Mrs. Boscarine said the lake is a critical area and significantly increasing the number of houses around it would damage water quality. She asked that the area surrounding the lake be designated low-density residential, adding that she finds it alarming that the City is saying the lake does not need the protection of the low-density designation.

Kathi Skarbo, 1621 SW 152nd St.

Ms. Skarbo said 27 of the 72 lots abutting the water of the lake have structures within the nonbuildable buffer area, making them nonconforming, but during the Shoreline Master Program process the lakeshore owners were told nonconformance is not an issue. She said the City can't have it both ways. She asked the commissioners to direct staff to explain its definition of "significant amounts" of critical areas as referenced in the land use designation criteria in the Comprehensive Plan and why that criteria doesn't apply to Lake Burien. Ms. Skarbo then compared the two proposed Comprehensive Plan amendments on the docket, asking why the NERA amendment is a "housekeeping" item and the Lake Burien one isn't. She said she learned from her experience with the Shoreline Master Program that it is hard for the City to admit a mistake; the City only admits to a mistake only when it is brought to its attention by someone more powerful than a citizen. She urged the Planning Commission to direct staff to acknowledge the inconsistency between the Comprehensive Plan and the plan map and recommend to the city council that the map be changed.

Tanya Engeset, 1449 SW 152nd St.

Referring to the recent toxic algae bloom in the lake, Ms. Engeset said adding more houses around the lake only will make the situation worse. She asked that the designation be changed to low-density.

APPROVAL OF MINUTES

None.

OLD BUSINESS

2010 Proposed Comprehensive Plan Amendments, Discussion and Possible Recommendation

Chip Davis summarized the additional information being provided to the commissioners at the meeting.

Commissioner Upthegrove moved, as read on his behalf by Commissioner Tosta, that the Planning Commission recommend to the City Council that the staff recommendation on item 2010-2 be modified to reflect that there is an inconsistency between the language in the Comprehensive Plan and the Zoning Map because the Zoning Map shows the property surrounding Lake Burien as moderate density; however, the language in the Comprehensive Plan item 3 page 2-9 states in order to be moderate density the “area does not have significant amounts of critical areas.” For this reason the Planning Commission recommends that the property surrounding Lake Burien be designated low-density on the Zoning Map. Any decision regarding a zoning change should be postponed until the City Council has the opportunity to determine if there is an inconsistency. Commissioner Tosta seconded the motion. **Motion** failed 2-4. Opposed: Commissioners Clingan, Duff, Fitzgibbon and Helms.

Commissioner Fitzgibbon moved that the Planning Commission recommend to the City Council approval of Comprehensive Plan Reference No. 2010-1 as set forth in Attachment A of the staff recommendation report. Commissioner Helms seconded. **Motion** carried 5-1. Opposed: Commissioner Upthegrove.

Follow-up

For Comprehensive Plan Reference No. 2010-2, staff was directed to prepare a map and recommendation including only those properties abutting Lake Burien. The commission will continue its discussion, and possibly make its recommendation, at the November 9, 2010, meeting.

NEW BUSINESS

Planner Stephanie Jewett introduced a request by the El Dorado West Retirement Community for a rezone from Residential Multifamily 12 units per acre (RM-12) to Residential Multifamily 24 units per acre (RM-24).

Follow-up

A public hearing on the rezone request is scheduled for the November 9, 2010, Planning Commission meeting.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Tosta said she will not be at the November 9, 2010, meeting of the Planning Commission.

DIRECTOR’S REPORT

None.

ADJOURNMENT

Direction/Action

MOTION was made by Commissioner Fitzgibbon, seconded by Commissioner Helms, and passed unanimously to adjourn the meeting at 9:10 p.m.

APPROVED: November 9, 2010

/s/ Jim Clingan, chair
Planning Commission