



*Burien*  
WASHINGTON

**PLANNING COMMISSION AGENDA**  
May 10, 2011, 7:00 p.m.  
Multipurpose Room/Council Chamber  
Burien City Hall, 400 SW 152<sup>nd</sup> Street  
Burien, Washington 98166

**This meeting can be watched live on Burien Cable Channel 21 or  
streaming live and archived video on [www.burienmedia.org](http://www.burienmedia.org)**

**1. ROLL CALL**

**2. AGENDA CONFIRMATION**

**3. PUBLIC COMMENT** Public comment will be accepted on topics not scheduled for a public hearing.

**4. APPROVAL OF MINUTES** April 12, 2011

**5. NEW BUSINESS**

- a. Presentations Regarding:  
Parks, Recreation and Open Space Plan
- b. North Burien Background
- c. Comprehensive Plan Formatting

**6. OLD BUSINESS**

**7. PLANNING COMMISSION  
COMMUNICATIONS**

**8. DIRECTOR'S REPORT**

**9. ADJOURNMENT**

**Future Agendas (Tentative)** May 24, 2011:

- Public Scoping Meeting
- North Burien Background (if needed)
- Discussion on Scope of Work

Planning Commissioners

Jim Clingan (Chair)

Ray Helms

Nancy Tosta (Vice Chair)

Greg Duff  
Brooks Stanfield

Rachel Pizarro  
John Upthegrove

*City of Burien*

BURIEN PLANNING COMMISSION  
April 12, 2011  
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](http://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 April 12, 2011, meeting of the Burien Planning Commission to order at 7:04 p.m.

**ROLL CALL**

Present: Jim Clingan, Greg Duff, Ray Helms, Rachel Pizarro, Brooks Stanfield, Nancy Tosta, John Upthegrove

Absent: None

Administrative staff present: David Johanson, senior planner; Larry Blanchard, Public Works director; Dori Babcock, management analyst, HEAL grant administrator; Malissa Phok, right-of-way inspector; Brian Victor, capital projects manager/engineer.

**AGENDA CONFIRMATION**

Direction/Action

**Motion** was made by Commissioner Tosta, seconded by Commissioner Duff, and passed unanimously to approve the agenda for the April 12, 2011, meeting.

**PUBLIC COMMENT**

**Bob Edgar**, 12674 Shorewood Dr. SW, said the Lake Burien neighborhood is requesting to do a neighborhood plan during the current Comprehensive Plan update process.

**APPROVAL OF MINUTES**

Direction/Action

**Motion** was made by Commissioner Tosta, seconded by Commissioner Duff, and passed unanimously to approve the minutes of the March 8, 2011, meeting.

**NEW BUSINESS**

David Johanson, senior planner, showed a graphic explaining the interrelationships of the Vision, functional plans and Comprehensive Plan elements.

Dori Babcock, management analyst, explained the Healthy Eating Active Living (HEAL) grant. The Centers for Disease control awarded the King County area \$43 million, of which Burien received \$200,000. She said the focus of the grant is on preventing chronic illness through policies, systems and environments, shaping the environment to support healthy choices and restoring balance. She added that the life expectancy in south King County is seven years less than in other parts of King County.

Mr. Johanson noted that although a presentation on the Parks, Recreation and Open Space Plan was listed on the agenda, circumstances were preventing that this evening.

Public Works director Larry Blanchard gave a brief overview of the Transportation Master Plan process. Malissa Phok discussed the first step, the upcoming complete traffic count, and Mr. Blanchard described how the data gathered would be used in developing the master plan.

He then gave a summary of the Drainage Master Plan and the elements going into developing it. Mr. Blanchard also told the commissioners that the City received a Washington state Department of Natural Resources grant to perform a tree inventory within city right-of-way and on park property. He said he hopes to have the inventory completed by the end of June.

**Direction/Action**

None.

**OLD BUSINESS**

None.

**PLANNING COMMISSION COMMUNICATIONS**

None.

**DIRECTOR'S REPORT**

Mr. Johanson reminded the commissioners about the upcoming citywide visioning meetings and encouraged them to try to get people engaged in the visioning process. Since one of the visioning meetings falls on April 26, a regularly scheduled Planning Commission meeting night, that Planning Commission meeting probably will be canceled so the commissioners can participate in that visioning meeting, if they so desire.

Chair Clingan asked newly appointed commissioner Brooks Stanfield to introduce himself.

**ADJOURNMENT**

**Direction/Action**

**MOTION** to adjourn was made by Commissioner Tosta and seconded by Commissioner Duff. The meeting adjourned at 8:20 p.m.

**APPROVED:** \_\_\_\_\_

\_\_\_\_\_  
Jim Clingan, chair  
Planning Commission

**CITY OF BURIEN, WASHINGTON  
MEMORANDUM**

**DATE:** May 10, 2011

**TO:** Burien Planning Commission

**FROM:** Scott Greenberg, AICP, Community Development Director  
David Johanson, AICP, Senior Planner

**SUBJECT:** Comprehensive Plan Update—North Burien Introduction

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One of the “must do” items in this year’s Comprehensive Plan update is the inclusion of North Burien into the Plan. This will involve updating both Plan policies and maps to include the area annexed in 2010. Eventually, the City must determine future land use designations on Map LU-1 for North Burien. These future land use designations show “the future distribution, extent and location of generalized land uses within Burien.” (Pol. LU 1.1)

We have provided the following background information in your packets that may be helpful in your future discussions.

**Data:**

- City of Burien Population Information—this 2010 Census data shows the population and population characteristics both in Burien pre-annexation and the annexed area (see Attachment 1).
- North Burien Land Use Summary—these charts show 1) the land area and housing units by current zoning category and 2) land area, commercial square footage and number of housing units by land use type (see Attachment 2).
- Pie charts showing land area by existing zoning designation and by existing land use (see Attachment 3).

This data will eventually be merged with similar data for the rest of the city as part of the background information needed in the Comprehensive Plan. It will also be used as part of the Transportation Master Plan, Drainage Master Plan and Park, Recreation and Open Space Plan.

**Maps:**

We have included 11” x 17” versions of the following maps for your use and reference at the next meeting.

- North Burien Historic King County Comprehensive Plan Designations 2010—the future land use designations prior to annexation. This was the Comprehensive Plan land use map for the area (see Attachment 4).
- North Burien Historic King County Zoning 2010—this was the zoning map of the area prior to annexation (see Attachment 5).
- North Burien Existing Zoning 2011—the current zoning of the area as adopted by the Burien City Council (see Attachment 6). This was intended to be temporary until the Comprehensive Planning process for the area is complete.

- North Burien Existing Land Uses 2011—existing use of land based on King County Assessors data (see Attachment 7).
- Southwest Suburban Sewer District Map, October 2007—this is included to show the unsewered areas (in yellow on the map). Much of the area between 1<sup>st</sup> Avenue So., SR-509, So. 112<sup>th</sup> St. and So. 128<sup>th</sup> St. around Arbor Lake is currently unsewered (see Attachment 8).

The attached chart “Land Use Designation and Zoning Classifications/Code” is from the King County Comprehensive Plan (see Attachment 9). It explains how each Comprehensive Plan land use designation is implemented through zoning classifications. This helps explain why there is a large range of zoning classifications implementing some land use designations. For example, within the “Urban Residential, Medium” land use designation that comprises most of North Burien, zoning can be R-4, R-6, R-8 or R-12 (the number is units per acre).

### **Issues:**

Staff has identified some initial issues and areas for additional analysis. Other issues will be brought forward as we do more work on the area.

1. Some County Comprehensive Plan designations do not match City designations. For example, County “Urban Residential, Medium” translates into both single-family and multi-family zoning, whereas the City’s medium density residential designation is only for single-family (multi-family is considered high density).
2. The Boulevard Park commercial area was Community Business under County Plan. It currently has a variety of uses that may not fit in a Community Business designation. In addition, under County zoning, the area has a variety of zoning categories and boundaries. Should this be simplified and/or changed?
3. 16<sup>th</sup> Avenue SW between SW 112<sup>th</sup> and SW 116<sup>th</sup> has a variety of commercial and industrial uses. How should these be addressed?

### **Attachments**

1. City of Burien Population Information
2. North Burien Land Use Summary
3. Pie charts, land area by existing zoning and by existing land use.
4. North Burien Historic King County Comprehensive Plan Designations 2010
5. North Burien Historic King County Zoning 2010
6. North Burien Existing Zoning 2011
7. North Burien Existing Land Uses 2011
8. Southwest Suburban Sewer District Map, October 2007
9. Land Use Designation and Zoning Classifications/Code

### City of Burien, Population Information

County Name	Place Name	Total Population, 2010	White, alone or in combination, 2010	Black, or African American, alone or in combination, 2010	American Indian and Alaska Native, alone or in combination, 2010	Asian, alone or in combination, 2010	Native Hawaiian and Other Pacific Islander, alone or in combination, 2010	Some other race, alone or in combination, 2010	Total Population, 2010	Hispanic or Latino (of Any Race), 2010	Not Hispanic or Latino, 2010	White, alone or in combination, not Hispanic or Latino, 2010	Black, or African American, alone or in combination, not Hispanic or Latino, 2010	American Indian and Alaska Native, alone or in combination, not Hispanic or Latino, 2010	Asian, alone or in combination, not Hispanic or Latino, 2010	Native Hawaiian and Other Pacific Islander, alone or in combination, not Hispanic or Latino, 2010	Some other race, alone or in combination, not Hispanic or Latino, 2010	Total Population, Over 18, 2010
King County	Burien city	33,313	22,783	2,557	1,106	4,017	836	4,273	33,313	6,902	26,411	20,118	2,296	723	3,902	776	143	25,842
	Burien Annex	14,759	7,922	1,716	500	2,947	486	2,245	14,759	3,598	11,161	6,553	1,582	357	2,876	462	61	11,061
		48,072	30,705	4,273	1,606	6,964	1,322	6,518	48,072	10,500	37,572	26,671	3,878	1,080	6,778	1,238	204	36,903
	Percent		63.9	8.9	3.3	14.5	2.7	13.5		21.8								

Burien City 69.30%

Burien Annex 30.70%

Source: 2010 Census

City Total 76.77%

North Burien 74.94%

# North Burien Land Use Summary

## Area/Units by Existing Zoning Designation

Zone	Area	Acres	%	Units	MFR	SFR
CC-2	1,853,785	42.56	3.07%	98	72	26
CN	351,586	8.07	0.58%	3	0	3
CR	330,445	7.59	0.55%		?	
O	116,034	2.66	0.19%	2		2
RM-12	2,103,434	48.29	3.48%	133	36	97
RM-18	2,586,531	59.38	4.28%	778	758	20
RM-24	671,069	15.41	1.11%	60	48	12
RM-48	1,942,530	44.59	3.21%	778	717	61
RS-7,200	50,512,151	1,160	83.54%	3,479	3	3,476

Note: calculated using [zone] field

**TOTAL**                      **60,467,565**            **1,388**                              **5,331**            **1,634**            **3,697**

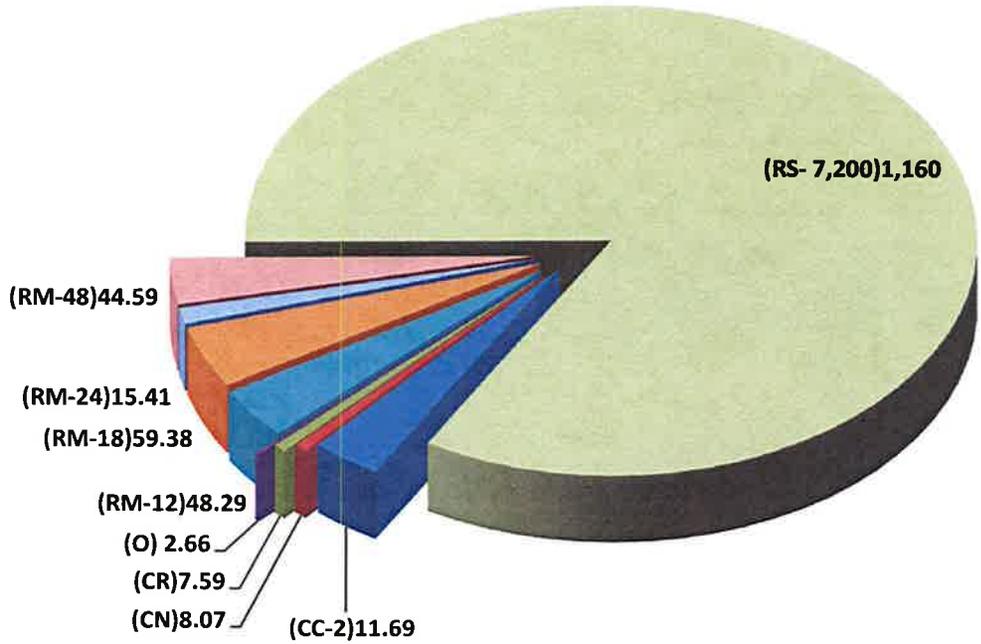
## Existing Land Use

	Area	Acres	%	Square Footage	Units
Commercial	873,865	20.06	1.45%	140,815	1
Inst/Public	1,850,802	42.49	3.06%	158,304	
MFR	4,078,276	93.62	6.74%	N/A	1,714
Park and Open Sp	6,120,747	140.51	10.12%	N/A	N/A
Retail	975,006	22.38	1.61%	179,000	0
SFR	42,297,119	971.01	69.95%		3,616
Vacant	4,271,751	98.07	7.06%		

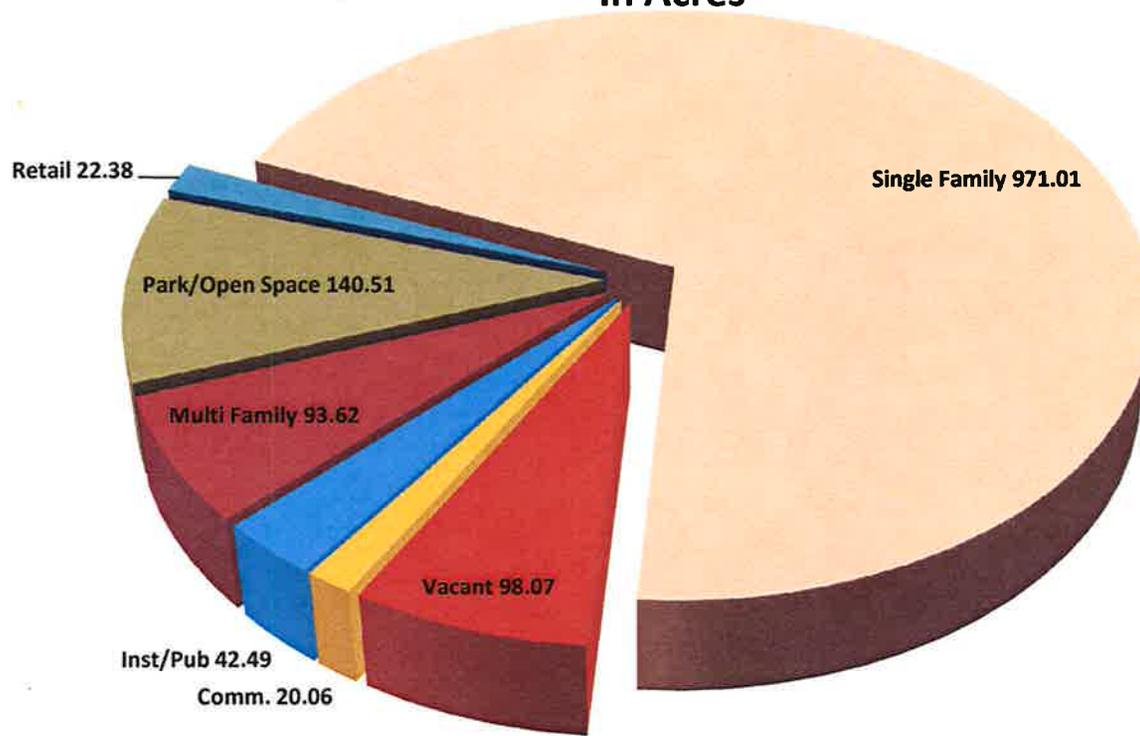
**TOTAL**                      **60,467,566**            **1,388**                              **478,119**            **5,331**

Note: Total area difference due to rounding

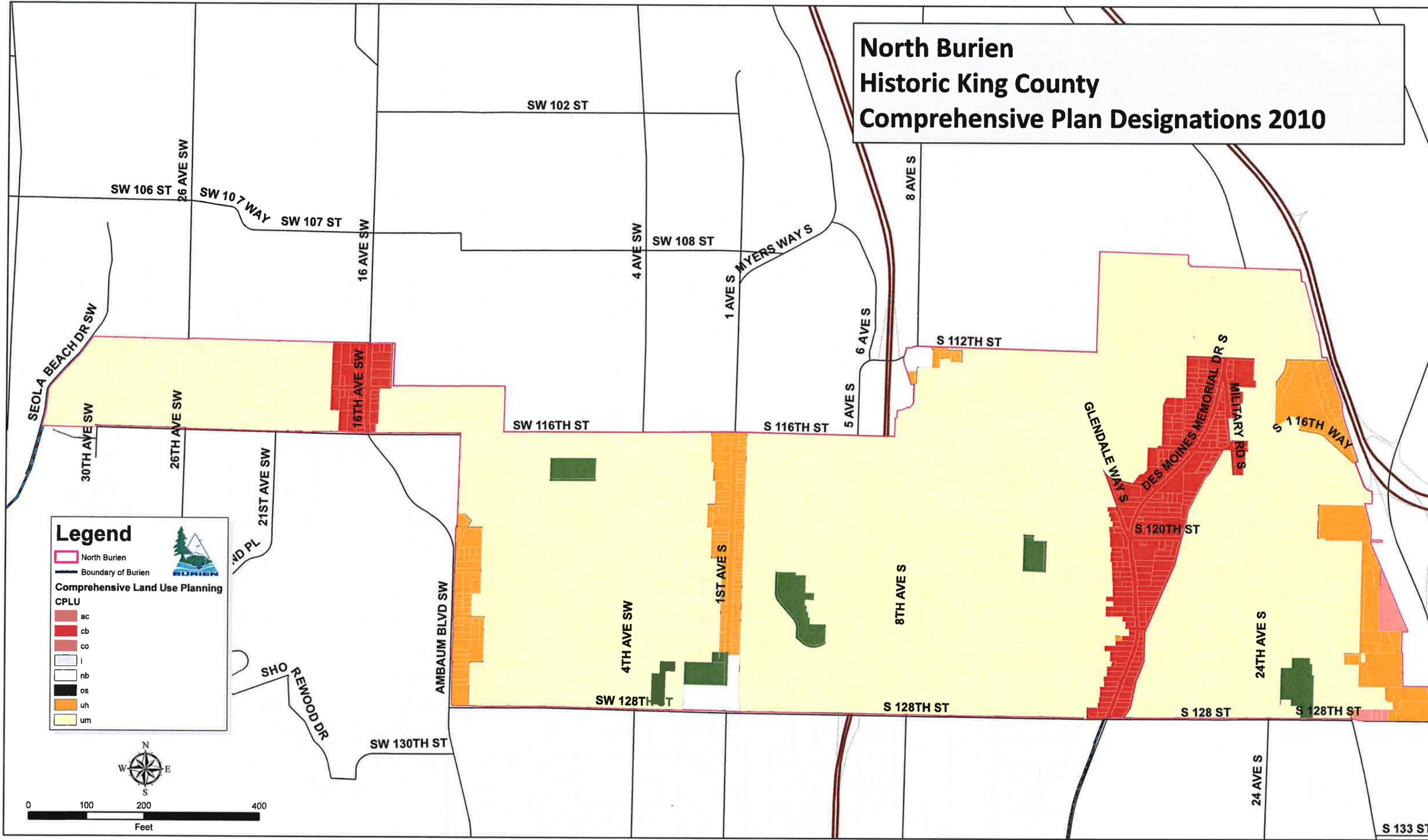
**North Burien  
Area by Existing Zoning Designation  
In Acres**



### North Burien Area by Existing Land Use In Acres



# North Burien Historic King County Comprehensive Plan Designations 2010



**Legend**

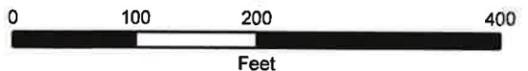
North Burien

Boundary of Burien

**Comprehensive Land Use Planning**

CPLU

- ac
- cb
- cc
- i
- nb
- os
- uh
- um



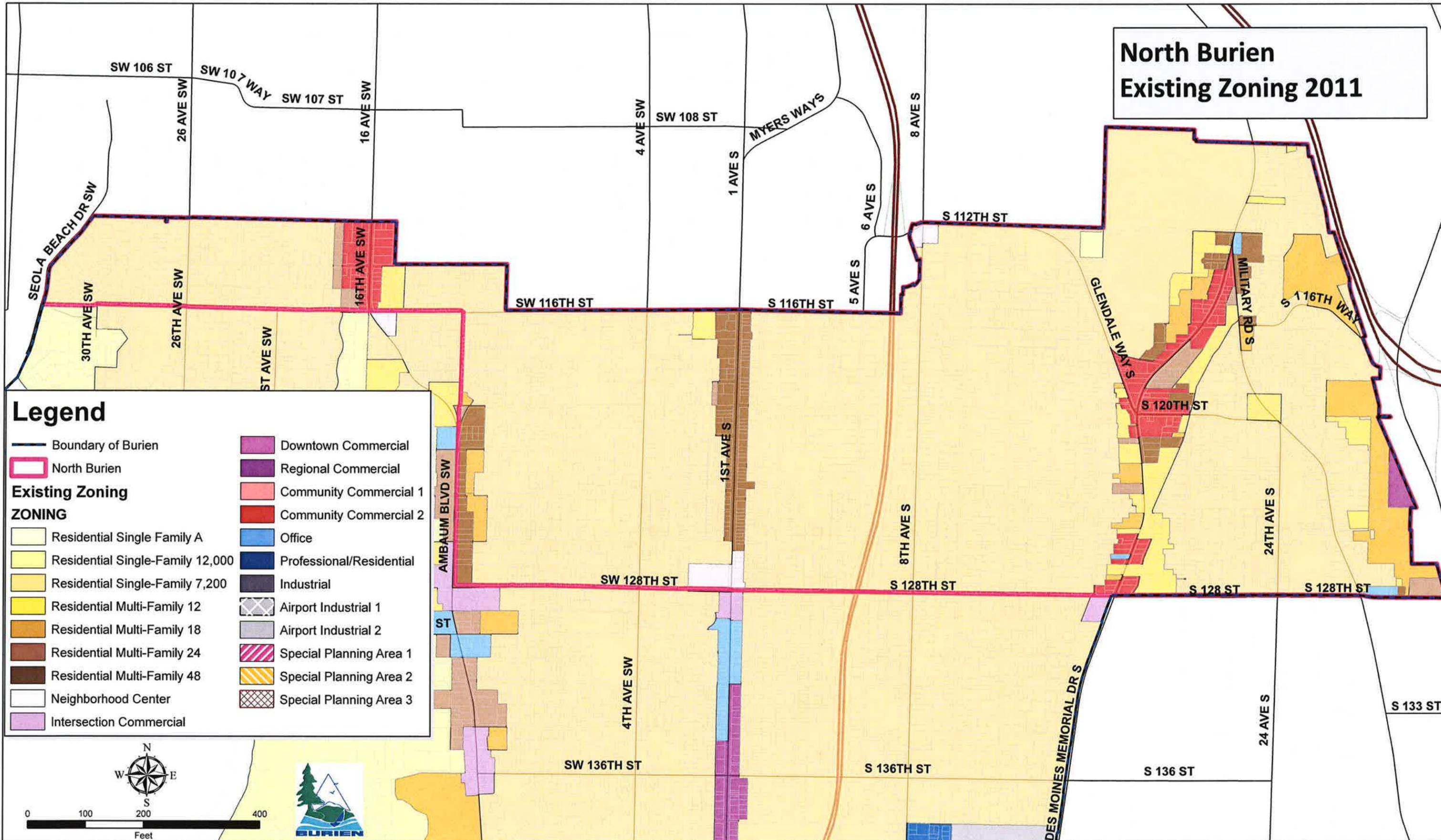
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Last updated 4/28/2011  
By: DJ



# North Burien Existing Zoning 2011



**Legend**

- Boundary of Burien
- North Burien

**Existing Zoning**

**ZONING**

Residential Single Family A	Downtown Commercial
Residential Single-Family 12,000	Regional Commercial
Residential Single-Family 7,200	Community Commercial 1
Residential Multi-Family 12	Community Commercial 2
Residential Multi-Family 18	Office
Residential Multi-Family 24	Professional/Residential
Residential Multi-Family 48	Industrial
Neighborhood Center	Airport Industrial 1
Intersection Commercial	Airport Industrial 2
	Special Planning Area 1
	Special Planning Area 2
	Special Planning Area 3

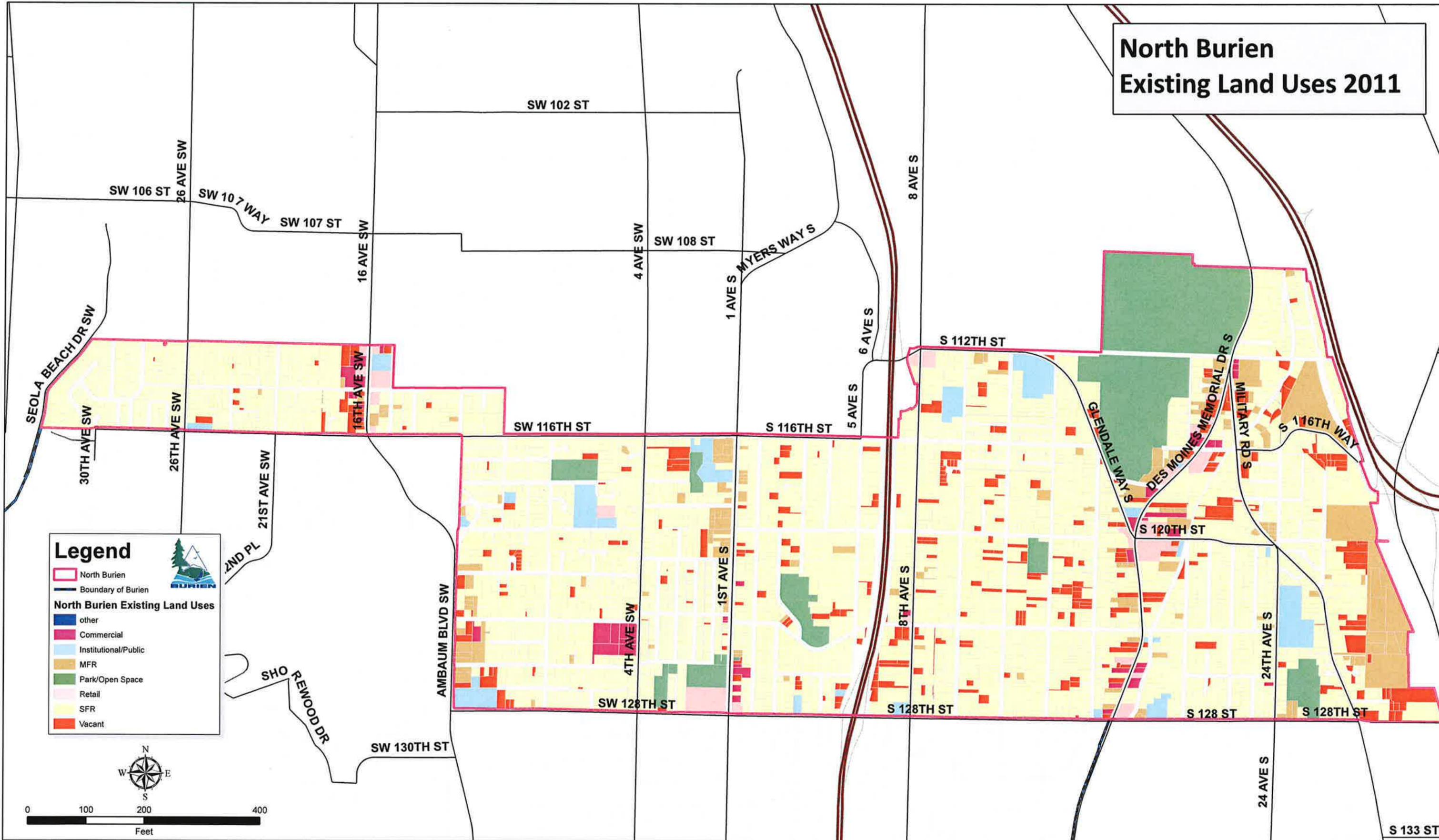
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By: DJ

## ATTACHMENT 6

# North Burien Existing Land Uses 2011



**Legend**

- North Burien
- Boundary of Burien

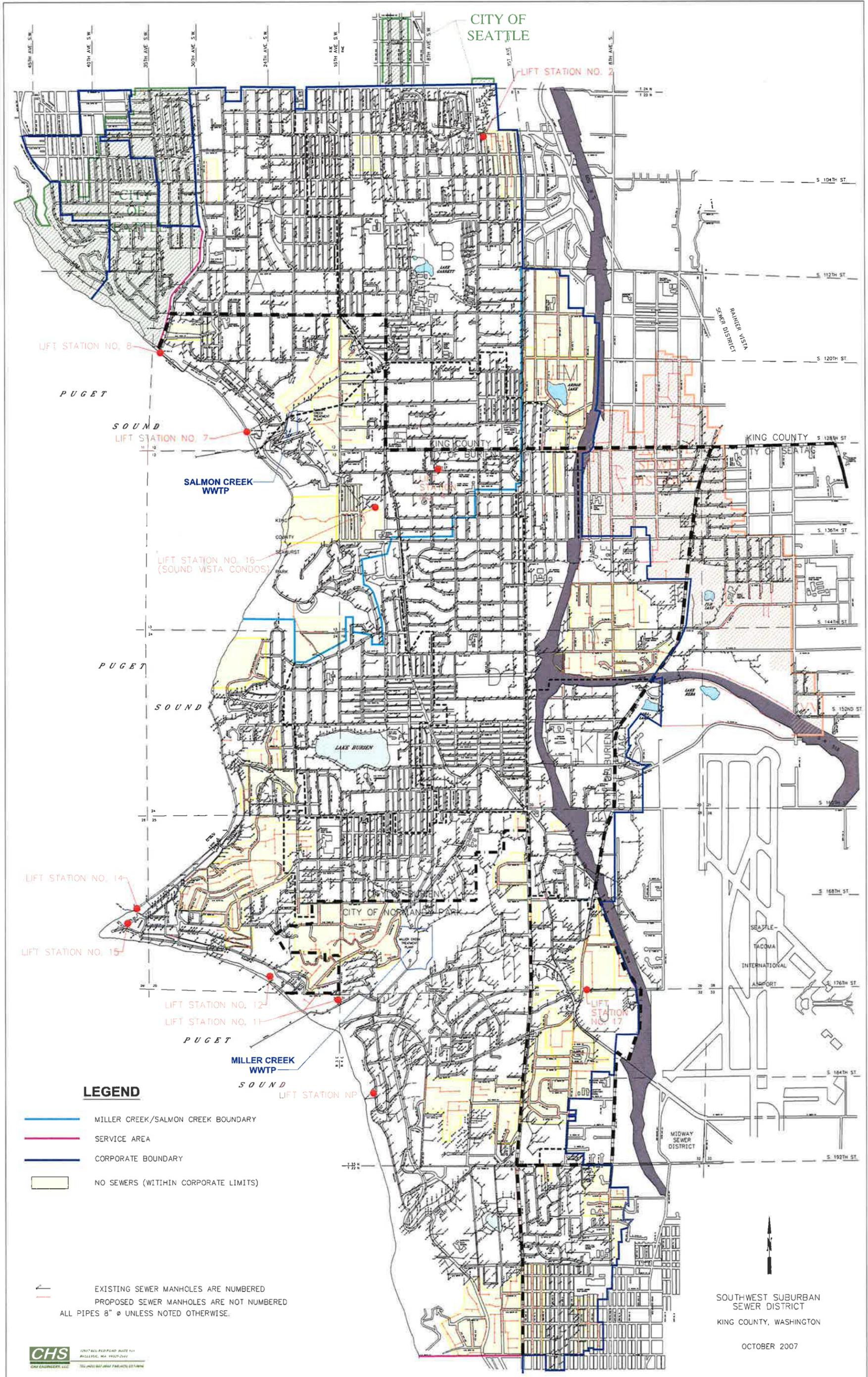
**North Burien Existing Land Uses**

- other
- Commercial
- Institutional/Public
- MFR
- Park/Open Space
- Retail
- SFR
- Vacant

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Last updated 4/28/2011  
By: DJ



- MILLER CREEK/SALMON CREEK BOUNDARY
- SERVICE AREA
- CORPORATE BOUNDARY
- NO SEWERS (WITHIN CORPORATE LIMITS)

EXISTING SEWER MANHOLES ARE NUMBERED  
 PROPOSED SEWER MANHOLES ARE NOT NUMBERED  
 ALL PIPES 8" Ø UNLESS NOTED OTHERWISE.

SOUTHWEST SUBURBAN  
 SEWER DISTRICT  
 KING COUNTY, WASHINGTON

OCTOBER 2007

# I. Land Use Designations and Zoning Classifications/Code

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the comprehensive plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the table below:

Comprehensive Plan Land Uses	Zoning*
Unincorporated Activity Center : White Center	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center	NB, CB, O
Neighborhood Business Center	NB, O
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Rural City Urban Growth Area	UR The following two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994: I, RB
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood Commercial Center	NB, RA-5
Rural Area	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	R-1
King County Open Space System	All zones
Other Parks/Wilderness	All zones

\* This is the range of zoning that may be allowed within each comprehensive plan land use designations subject to comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.

### Zoning Designations

A	Agricultural (10 or 35 acre minimum lot area)
F	Forest (80 acre minimum lot area)
M	Mineral
RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)
UR	Urban Reserve
R	Urban Residential (base density in dwelling units per acre)
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as permitted residential densities and activities or allowed commercial and industrial development activities, and striving for separation between incompatible uses. This code includes standards relative to bulk (i.e. lot size and coverage, building heights and setbacks, landscape standards).

**I-102        The King County Zoning Code's zone classifications and development standards and the official zoning maps shall be consistent with the comprehensive plan and functional plans.**