

City of Burien

BURIEN PLANNING COMMISSION
July 24, 2013
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 July 24, 2013, meeting of the Burien Planning Commission to order at 7 p.m.

ROLL CALL

Present: Jim Clingan, Greg Duff, Ray Helms, Butch Henderson, Joey Martinez, Brooks Stanfield and Nancy Tosta

Absent: None

Administrative staff present: David Johanson, senior planner; Chip Davis, Community Development director

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Standfield, seconded by Commissioner Martinez, to approve the agenda for the July 24, 2013, meeting. Motion passed 7-0.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Tosta, seconded by Commissioner Duff, and passed 7-0 to approve the minutes of the March 27, 2013, meeting.

NEW BUSINESS

a. Presentation Regarding Transit Corridor Redevelopment Gap Analysis Report

David Johanson provided background about a state grant-funded study focused on multi-family infill in Burien along three transit corridors – Ambaum, Boulevard Park and downtown. The study looked at how the City can accommodate projected growth in the future and found that Burien has areas along these corridors where the properties are underutilized and there is opportunities for redevelopment. The consulting firm Heartland assisted staff in preparing the study, which looked at, among other things, barriers to redevelopment and the financial aspects that developers look at when considering redevelopment. He then introduced Chris Fiori and Ian Loveless of Heartland, who presented the

methodology and results of the study to the commissioners. Following the Heartland presentation, the commissioners asked a number of questions relating to the study.

Direction/Action

The study will be used as a resource in future discussions about the Comprehensive Plan housing element.

b. Zoning Code Amendments – Downtown Commercial Zone Multi-Family Recreation Space Requirements

David Johanson introduced the topic of a potential zoning code change related to decks and patios as private recreation space for multi-family developments in the Downtown Commercial zone. He described the pros and cons of decks and patios, and what is currently required in the code and what is proposed. Following his presentation, the commissioners asked questions and discussed the proposed change.

Direction/Action

The commission will conduct a public hearing on the proposed zoning change at its August 14th meeting.

OLD BUSINESS

None.

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Duff nominated Jim Clingan as chair of the commission for the 2013-14 year; Commissioner Helms seconded the motion. Motion carried 7-0. Commissioner Duff nominated Nancy Tosta as vice chair; Commissioner Helms seconded the motion. Motion carried 7-0.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Tosta read an e-mail she and other commissioners received from the Washington Chapter of the American Planning Association asking for the donation of a gift basket representing Burien to be auctioned at the state conference this fall to benefit the Washington APA student scholarship fund. She asked if the other planning commissioners would like to join her in pulling together a gift basket to contribute.

Commissioner Tosta said she will not be attending the August 27th(28th) meeting.

DIRECTOR'S REPORT

Chip Davis reported on the Neighbors of Seahurst Park appeal regarding the Westmark/Emerald Point project.

He also reported that staff has completed expedited review on three major projects: Highline School District Health Sciences Building, Southwest Suburban Sewer District Administrative and Maintenance Facility, and the Navos/Ruth Dykeman Wellness Center Master Plan.

Finally, he reported that Brandi Eyerly has been hired as a planner and former assistant planner Liz Olmstead has been promoted to planner.

ADJOURNMENT

Direction/Action

Commissioner Duff moved for adjournment. Motion carried 7-0. The meeting was adjourned at 8:45 p.m.

APPROVED: August 14, 2013

/s/ Jim Clingan, chair
Planning Commission