



**PLANNING COMMISSION AGENDA**  
May 14, 2014, 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. APPROVAL OF MINUTES** April 9, 2014

**4. PUBLIC COMMENT**

Public comment will be accepted on topics not scheduled for a public hearing.

**5. OLD BUSINESS**

- a. 2014 Comprehensive Plan – Introduction regarding Utilities Element updates.

**6. NEW BUSINESS**

None

**7. PLANNING COMMISSION  
COMMUNICATIONS**

**8. DIRECTOR'S REPORT**

**9. ADJOURNMENT**

**Future Agendas (Tentative)**

May 28, 2014

- 2014 Comprehensive Plan – Discussion regarding Utilities Element updates.

June 23, 2014

- 2014 Comprehensive Plan – Discussion regarding Utilities Element updates.

**Planning Commissioners**

Jim Clingan (Chair)

Joey Martinez (Vice Chair)

Brooks Stanfield

Butch Henderson  
Amy Rosenfield

Curtis Olsen  
Douglas Weber

*City of Burien*

BURIEN PLANNING COMMISSION  
April 9, 2014  
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 9, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

**ROLL CALL**

Present: Jim Clingan, Butch Henderson, Joey Martinez, Curtis Olsen, Amy Rosenfield, Brooks Stanfield, Douglas Weber

Absent: None

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

Chair Clingan welcomed the three newly appointed commissioners and asked each of them to briefly introduce themselves. He also congratulated Commissioner Henderson on his reappointment.

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Vice Chair Martinez, seconded by Commissioner Stanfield, to approve the agenda for the April 9, 2014, meeting. Motion passed 7-0.

**APPROVAL OF MINUTES**

**Direction/Action**

**Motion** was made by Vice Chair Martinez, seconded by Commissioner Henderson, and passed 7-0 to approve the minutes of the March 26, 2014, meeting.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

**2014 Comprehensive Plan – Discussion regarding proposed Housing Element text changes**

David Johanson, senior planner, reviewed the work the Planning Commission has done to date on the Housing Element. He said the current goal is to reach consensus on proposed revisions to the element in preparation for compiling a public hearing draft on all the parts making up the proposed update to the Comprehensive Plan. After considering any information received in the public hearing/public comment, the commission will develop a final recommendation to forward to the City Council.

Mr. Johanson then reviewed changes to the matrix of draft Housing Element goals and policies made since receiving public comment and commission discussion at the last commission meeting. Commissioners suggested some small changes to the draft goals and policies. He noted that the regional Growth Management Planning Commission (GMPC) is considering changing its classification of affordability targets from “very low income (12% of the overall housing target), low income (12% of the target) and moderate income (16% of the target) to simply low income (22% of the target) and moderate income (16% of the target). He said the GMPC will be deliberating on that change in July.

Responding to questions from Commissioner Stanfield, Mr. Johanson confirmed that Burien maintains a good supply of affordable housing.

Commissioner Olsen asked what “periodically” means in the proposed policy language “Periodically evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land.” Mr. Johanson said it allows flexibility in the timing of a review; for instance, the release of a new Buildable Lands Report might be a good time to re-evaluate.

To bring the new commissioners up to date, Mr. Johanson noted that the City Council established the 2014 Comprehensive Plan amendment docket list on April 7<sup>th</sup>. A copy of the list was given to each commissioner. He said the commission will be focused on the items categorized as H, for high priority, to comply with the Growth Management Act, the Vision 2040 document, and the Countywide Planning Policies, as well as a private application and two items directed by the City Council, listed as items 26, 29 and 30.

Mr. Johanson cautioned the commissioners not to have conversations outside of their meetings about item #26, a site-specific rezone, because of the quasi-judicial role the commission plays in that process. The commissioners’ recommendation needs to be based on the record and the testimony they will receive at the public hearing.

Mr. Johanson said ultimately the Planning Commission will forward to the City Council its recommended amendments to the Comprehensive Plan. The council then will deliberate on commission and staff recommendations before adopting any amendments. Following that, the commission will work on updating the associated development regulations – specifically the critical areas ordinance -- to comply with state law.

#### **Direction/Action**

Consensus was reached on the Housing Element as presented at this meeting. It will be included in the public hearing draft that will be prepared later this year.

### **NEW BUSINESS**

None

### **PLANNING COMMISSION COMMUNICATIONS**

Chair Clingan again welcomed the new commissioners and acknowledged the service of former commissioners Ray Helms and Greg Duff for their four years of service.

### **DIRECTOR’S REPORT**

Chip Davis said that the retiring commissioners will be honored at the April 21<sup>st</sup> City Council meeting. He also noted that he had distributed to all the commissioners a handout about the “Short Course on Local Planning,” a training opportunity offered free of charge to orient commissioners and others on the state laws relating to planning and development. He encouraged the commissioners to try to attend one of the courses.

A short orientation by Mr. Johanson and Mr. Davis for the newest members of the commission will be scheduled at the commissioners' earliest convenience.

**ADJOURNMENT**

**Direction/Action**

Commissioner Martinez moved for adjournment. Motion carried 7-0. The meeting was adjourned at 7:53 p.m.

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

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Jim Clingan, chair  
Planning Commission

DRAFT

# CITY OF BURIEN, WASHINGTON

## MEMORANDUM

**DATE:** May 8, 2014

**TO:** Burien Planning Commission

**FROM:** David Johanson, AICP, Senior Planner

**SUBJECT:** Comprehensive Plan Text Amendments, Utilities Element introduction.

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### **PURPOSE**

The purpose of this agenda item is to continue Planning Commission deliberations regarding comprehensive plan text updates. The presentation at the meeting will serve as an introduction to the utilities element and provide background regarding the utility services framework for Burien. It is staff's intention to take a similar approach in reviewing and updating this element as we did with the housing element update process. This includes a general introduction to the topic followed by a discussion with the Commission to focus on topics of interest. The subsequent discussions could result in amendments to the goals and policies within the utilities element itself.

### **BACKGROUND**

The City of Burien adopted its first comprehensive plan in 1997 and in 2003 the City completed a major update to the plan in order for it to be consistent with updates to the Growth Management Act, regional planning and county planning documents. Generally, since the adoption of the first plan in 1997 the City has been making annual amendments to the original version; those can be characterized as additive in nature.

### **Questions for the Planning Commission to consider**

*Are there particular utility-related issues that need particular attention?*

*Do the existing goals and policies adequately express or are consistent with the Burien Vision?*

*Are there questions regarding the districts' own planning efforts and how they relate to our plan update?*

### **ACTION**

**No formal action is necessary at this time.**

Staff is requesting that the Planning Commission review and discuss the information provided in the presentation. The discussion following the presentation will play a large role in how we proceed with updates to the utilities element.

### **NEXT STEPS**

At the next meeting we will continue discussions regarding the Utilities Element. Ultimately the Planning Commission will make a recommendation on proposed goal and policy amendments to the City Council.

### **Attachments:**

1) Comprehensive Plan-Utilities Element

## CHAPTER 2.6 UTILITIES ELEMENT

### *Goal UT.1*

***Ensure that the utility services needed to support current and future development are available when they are needed.***

- Pol. UT 1.1 The City does not provide natural gas, electrical power, sanitary sewer, solid waste collection services, domestic water or communication services. Other public agencies or private companies currently provide these facilities and services. To facilitate the coordination of these services, the City will discuss and exchange population forecasts, development plans and technical data with the service providers.
- Pol. UT 1.2 Electrical power, sanitary sewer, domestic water, solid waste disposal and stormwater drainage (as addressed in the stormwater management element) are herein designated essential utility services.
- Pol. UT 1.3 Development shall be allowed only when and where all essential utility services are adequate in accord with their level of service guidelines, and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere. Alternative means of providing essential utility services shall be allowed only when consistent with the policies of this element.
- Pol. UT 1.4 A development shall not be approved if it causes the level of service of an essential utility service to decline below the guidelines set forth in Pol. UT 1.6, unless improvements to accommodate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements are in place at the time of the development or that a financial commitment is in place to complete the improvements.
- Pol. UT 1.5 If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop. Where appropriate, reimbursement agreements may be utilized by developers.
- Pol. UT 1.6 The following level of service guidelines should be used to evaluate whether there is sufficient capacity available to accommodate the demands of new development:

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Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

**Electrical Power:**

Adequate electrical power connections must be available for any development within the City.

**Water:**

## Fire Flow Requirements\*:

1. Single Family Residential Areas: 1,000 gallons per minute for two hours.  
Schools: 2,500 gallons per minute.  
Multifamily and Commercial: 2,500 gallons per minute  
Industrial: 4,000 gallons per minute.

These standards relate to at least 6-inch lines in residential areas and 8-inch lines in commercial areas. Larger industrial or commercial complexes may require 12-inch lines. Fire hydrants should be spaced at no more than 600 feet apart.

2. Sprinkler systems may only be approved by the City as an alternative to meeting fire flow requirements when no other means of achieving the standard is practical, subject to the requirements of the 1994 Uniform Fire Code (UFC). However, as described in the UFC, sprinklers may be required in addition to adequate fire flow under specific conditions.
3. All new short plats and formal subdivisions shall meet fire flow requirements. Sprinkling shall only be approved as an alternative where domestic water service is not available or planned.

## Standby Water Storage Requirements†:

1. In accordance with the Washington State Department of Health (DOH) recommendations, the City's guidelines for standby storage are 800 gallons per connection for single source pressure zones and approximately 200 gallons per connection for multiple source pressure zones.
2. Approval by the DOH will be accepted in lieu of meeting these general requirements for standby storage.

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\* Fire flow is the flow of a water supply, measured at 20 psi residual pressure, that is available for firefighting. These standards represent generally recognized fire flow requirements, from the Comprehensive Plan of Water District 49.

† Standby water storage is the storage necessary to augment the available supply in the event that an equipment malfunction or other such unforeseen temporary event occurs which interrupts the supply.

### Water Quality LOS:

The water system quality shall be in compliance with Washington Administrative Code requirements for water quality.

### Sewer:

1. All new development must be served by or provision made for an adequate public sewage disposal system.
2. For public sewage disposal treatment, a treatment capacity of 750 cubic feet per month per equivalent residential unit (ERU)\* must be available.
3. On-site sewage disposal systems may be allowed for new single family homes where no other alternative is cost effective and technically feasible, if approved by the Seattle-King County Department of Public Health, in accordance with the Seattle-King County Board of Health rules and regulations. Existing residential on-site disposal systems will not be required by the City to connect to sewer unless their current systems fail.

### Solid Waste Disposal Services:

Curbside collection for solid waste and recycling must be available for any single-family home, multifamily dwelling and business development†.

### Stormwater Drainage:

As provided in the Stormwater Management Element policies.

Pol. UT 1.7 Natural gas and communication services (including cable TV and cellular telephone services) are herein designated as optional utility services. Optional utility services should be available to serve new development, but are not a requirement for development approval.

Pol. UT 1.8 The City will encourage the installation of fiber optics, including T-1 lines, in the downtown area when franchising and working with the communication utilities.

Pol. UT 1.9 Street lights commensurate with an area's character and ultimate level of density should be provided, based upon the following prioritized criteria:

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\* In the case of sewer facilities, level of service standards are typically based on population. For sewer service, the standards are usually expressed in terms of gallons or cubic feet per day of treatment capacity per capita or equivalent residential unit (ERU). An ERU is the consumption of water required for a residential unit.

† Solid waste and recycling services shall be available to any new development, but are considered a voluntary service. Requiring service to be provided does not eliminate a citizen's right to haul his or her own waste.

- a. Enhancement of pedestrian and vehicular safety;
- b. Existing and projected traffic volumes;
- c. Location of school or transit stops;
- d. High-density land uses;
- e. Proximity to nearest intersection; and
- f. Other relevant state, federal, local or utility design requirements.

Pol. UT 1.10 Development proposals should be reviewed by the various providers of services, such as sewer and water providers, for available capacity to accommodate development and needed system improvements.

Pol. UT 1.11 New or expanded facilities should be compatible with surrounding land uses; such facilities should have a minimal impact on the natural or built environment.

Pol. UT 1.12 All facilities provided in accord with these policies shall be constructed at the design standards specified in each provider's system plan.

Pol. UT 1.13 Land use and utility planning should be coordinated to allow for the siting and construction of necessary facilities.

Pol. UT 1.14 Coordinate facility planning so that utilities may locate in transportation corridors and dedicated right-of-way.

Pol. UT 1.15 Utility plans should use and support Burien's land use plan. The City shall adopt procedures for the City's review of and comment on the proposed plans, policies and actions of public and private utility providers.

Pol. UT 1.16 The City should actively work with water utility service providers to ensure that areas of low water flow are upgraded. Water service shall be provided at acceptable levels for the adequate provision of emergency fire response services.

***Goal UT.2***

***Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.***

Pol. UT 2.1 The City shall ensure that utility facilities are designed, located, constructed and buffered (through extensive screening and/or landscaping) to blend in with their surroundings and to reasonably minimize significant, individual and cumulative adverse impacts on adjacent properties, and to protect environmentally sensitive areas. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.

- Pol. UT 2.2 The City shall encourage or require implementation of resource conservation practices and best management practices according to the USDA Soil Conservation Service during the construction, operation, and maintenance of utility structures and improvements.
- Pol. UT 2.3 The City shall work with surrounding municipalities, King County and the state during the siting and development of utility facilities of regional significance.
- Pol. UT 2.4 The City shall encourage joint use of utility corridors and properties for recreational facilities.

***Goal UT.3***

***Provide the most cost-effective and efficient water and sewer service to residents within Burien's urban growth area.***

- Pol. UT 3.1 New industrial and commercial development shall not be allowed on community or on-site sewage systems.
- Pol. UT 3.2 The City should require sewer connections for all new plats.
- Pol. UT 3.3 The City should encourage conversion from on-site waste-water disposal systems as sewer lines become available, requiring connections when possible.
- Pol. UT 3.4 New development should provide an adequate water supply and distribution system for all domestic use, fire flow and fire protection at all times.
- Pol. UT 3.5 The City should support cooperative regional efforts in pursuing options for the development of additional water sources for future needs. The City should also support efforts to encourage the efficient use of water from existing sources.
- Pol. UT 3.6 The City will maintain information on water and sewer service rates and hook-up/system development charges for public review.

***Goal UT.4***

***Maintain an adequate and effective solid waste and recycling program to serve the needs of Burien's residents and businesses, which maintains public health, environmental and land use quality.***

- Pol. UT 4.1 The City shall encourage private and public sector involvement in recycling programs and in the use of recycled products, primarily through an enhanced public education campaign.

- Pol. UT 4.2 The City should strive to achieve an overall waste reduction and recycling goal of 65% by the year 2000. As part of this goal, the City should strive to achieve:
- a. a 90% recycling participation rate in the single family sector;
  - b. a 70% recycling participation rate in the multifamily sector; and
  - c. a 50% recycling participation rate in the commercial sector.

Pol. UT 4.3 The City should build upon existing recycling programs, and initiate new programs that will result in a significant impact at a reasonable cost.

***Discussion:*** The commercial sector should be targeted as a first priority, because this sector generates the majority of the City's solid waste.