

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
- 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 7th. 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 21st 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: May 14, 2014

/s/ Jim Clingan, chair
Planning Commission