



Burien
WASHINGTON

PLANNING COMMISSION AGENDA
May 28, 2014, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd 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

1. ROLL CALL

2. AGENDA CONFIRMATION

3. APPROVAL OF MINUTES May 14, 2014

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

5. OLD BUSINESS a. 2014 Comprehensive Plan – Continuing discussion regarding Utilities Element updates.

6. NEW BUSINESS None

7. PLANNING COMMISSION COMMUNICATIONS

8. DIRECTOR’S REPORT

9. ADJOURNMENT

Future Agendas (Tentative) June 11, 2014
• 2014 Comprehensive Plan – Discussion regarding Utilities Element updates.

June 25, 2014
• 2014 Comprehensive Plan – Discussion regarding Utilities Element updates.

Planning Commissioners
Jim Clingan (Chair)
Butch Henderson Joey Martinez (Vice Chair) Curtis Olsen
Amy Rosenfield Brooks Stanfield Douglas Weber

City of Burien

BURIEN PLANNING COMMISSION
May 14, 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 May 14, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

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

Absent: Curtis Olsen

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

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, to approve the agenda for the May 14, 2014, meeting. Motion passed 6-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, and passed 6-0 to approve the minutes of the April 9, 2014, meeting.

PUBLIC COMMENT

None

OLD BUSINESS

2014 Comprehensive Plan – Introduction regarding Utilities Element updates

David Johanson, senior planner, suggested three questions that the Planning Commission should consider in reviewing the Utilities Element – are there utility-related issues that need particular attention, do the existing goals and policies adequately express or are consistent with the Burien Vision, and are there questions regarding the districts' own planning efforts and how they relate to our plan update.

He then presented background on the Utilities Element and how it relates to Vision 2040 and the Countywide Planning Policies. He summarized the four goals in the current element and noted that the starting point in reviewing the element is a utilities "inventory." Mr. Johanson noted that five water

districts, three sewer districts, two electrical power providers, one natural gas provider, one solid waste collector, and multiple telecommunications providers serve Burien residents. He noted that most of Burien's water comes from Seattle's Cedar River watershed; Seattle sells the water to the local water districts.

Mr. Johanson said that some areas, mostly in Northeast Burien or in some areas on the steep slopes along the coast, are not hooked up to sewers yet. One of the City's policies is to eventually have everyone hooked into a sewer system.

While most of Burien receives electric power from Seattle City Light, Mr. Johanson said, Puget Sound Energy provides power to the south end of the city and natural gas service to the entire city.

He said Burien's solid waste collection service provider will be changing in June. He talked about some of the waste collection/recycling special events in Burien, including Clean Sweep, and noted that the City has a policy to encourage recycling and waste reduction.

Mr. Johanson said that since nearly all of Burien's utilities are provided by districts, the City works regularly with them on their planning efforts.

He added that stormwater drainage is covered by the City's Drainage Master Plan, which was updated in 2012 with a great deal of public process.

Commissioner Martinez asked if there are any provisions either at the city level or the district level to help senior property owners financially in the event of an emergency requirement to hook into a sewer line. Mr. Johanson said he would have to do a little research before he could answer that question.

Commissioner Martinez also asked if there is the possibility that a future Burien City Council could enter into an agreement to buy out one of the water districts. Mr. Johanson stated that it is possible, although there would be a great deal of work to be done prior to that happening.

Commissioner Stanfield asked if there are policies about integrating swales with gravel paths to handle stormwater while creating more walkable neighborhoods. Mr. Johanson said there might be something like that in both the Drainage Master Plan and the Transportation Master Plan; he will check on it and report back.

Commissioner Stanfield then asked what some of the barriers are to recycling in the commercial sector. Mr. Johanson said that would be a conversation to have with the service provider.

Commissioner Weber asked if the City collects data on how many homes are connected to the optional utilities such as high speed internet. Mr. Johanson said he'd try to find out. Commissioner Weber then asked if there is a requirement for the utilities serving the residents to provide a status report to the City or is it information they provide just to their customers. Mr. Johanson replied that he got much of his information from the districts' system plans.

Direction/Action

Mr. Johanson said he will provide commissioners with a rough draft of suggested amendments to the Utilities Element by their next meeting and the discussion will continue.

NEW BUSINESS

None

PLANNING COMMISSION COMMUNICATIONS

Commissioner Stanfield announced that May is National Bike Month and Friday is National Bike to Work Day. For the third consecutive year, WABI will be hosting a commuter station from 6 – 9 a.m. in the Town Square Park. He said they've had between 50 to 60 cyclists riding to work in bad weather in each of the past two years; with this year's improved weather forecast, he anticipates 75-100 riders will participate.

DIRECTOR’S REPORT

Chip Davis said he will be on vacation and absent from the next Commission meeting. He also said that in June and July the commission will begin working on zoning code amendments dealing with animal husbandry, food trucks, portable and temporary signage, and the subdivision code, which is Title 17 of the Burien Municipal Code.

Chair Clingan asked about the status of potential marijuana retail shops. Mr. Davis reported that all six of the applicants for the one license available for Burien were disqualified for the licensing lottery for either not providing all the information requested by the Washington State Liquor Control Board (WSLCB), not passing the preliminary security review by the WSLCB, or the site that they proposed for the retail outlet was within 1,000 feet of a child-oriented facility. Therefore, at this point, Burien will not have a retail license in place. However, a production/processing business may locate in Burien; the WSLCB is granting those licenses on a different schedule than the retail licenses and there are two applicants for locations in Burien.

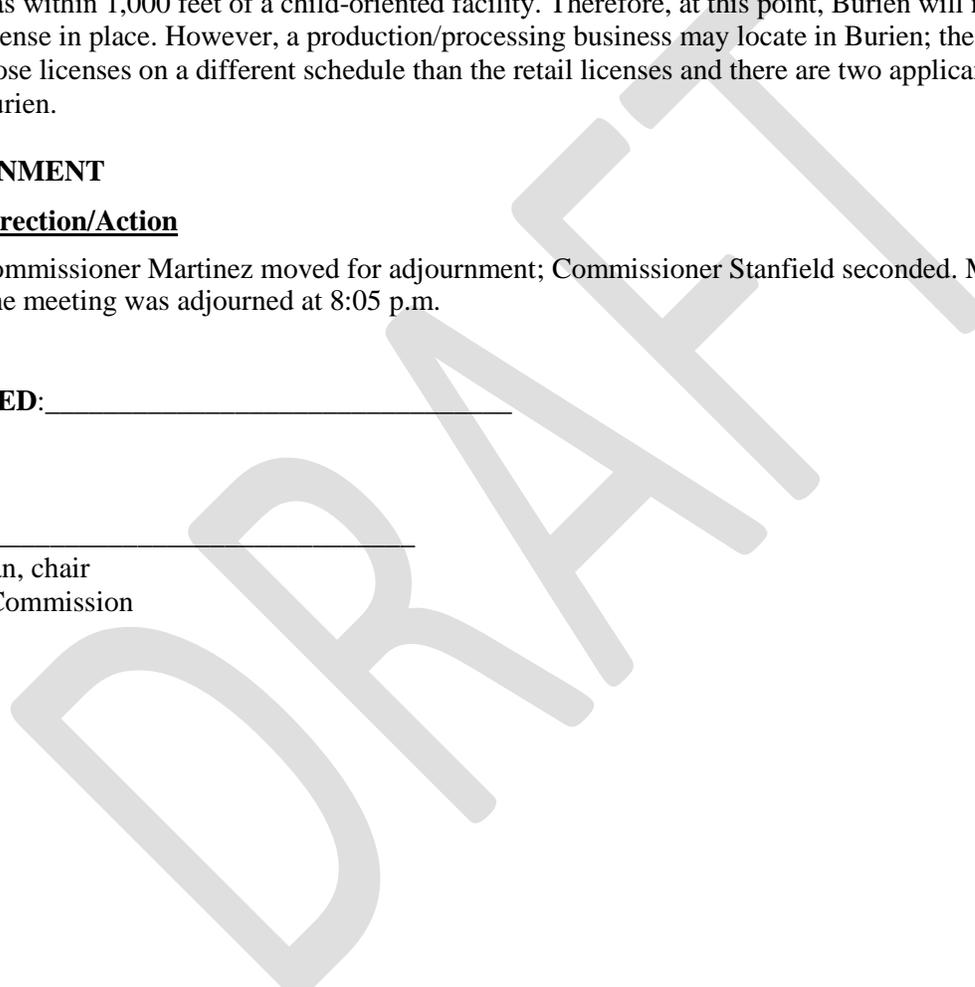
ADJOURNMENT

Direction/Action

Commissioner Martinez moved for adjournment; Commissioner Stanfield seconded. Motion carried 6-0. The meeting was adjourned at 8:05 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission



CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: May 22, 2014
TO: Burien Planning Commission
FROM: David Johanson, AICP, Senior Planner
SUBJECT: Comprehensive Plan Text Amendments: Utilities Element

PURPOSE

The purpose of this agenda item is to continue Planning Commission deliberations regarding text updates to the Comprehensive Plan's Utilities Element. The meeting will be the first opportunity to discuss staff recommendations for text updates to the Utilities Element. A first draft of the proposed text amendments is attached (see Attachment 1).

BACKGROUND

The City of Burien adopted its first Comprehensive Plan in 1997. 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 and those can be characterized as additive in nature.

This is the first opportunity for the Commission to review draft changes to the Utilities Element goals and policies.

ACTION

No formal action is requested at this time. Staff is requesting that the Planning Commission review and discuss the proposed changes to the Comprehensive Plan text. There are a few areas that necessitate further research and coordination, therefore staff anticipates we will continue the discussion at your next meeting.

Ultimately the proposed text amendments will be combined with other changes and a public hearing will be held on multiple amendment packages. Formal action on the complete set of text and/or other changes will occur later in the year. It is our intent to create one full package of amendments for a formal recommendation by the Commission in late October.

Attachments:

1 - Comprehensive Plan-DRAFT Utilities Element goals and policies table.

COMPREHENSIVE PLAN
DRAFT
UTILITIES ELEMENT GOALS AND POLICIES
May 21, 2014

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
		<p><i>The City of Burien does not directly provide utility services to its residents and businesses; rather, it is served by a number of utility districts providing water, sewer and electrical services. Each utility district maintains a franchise agreement with the City to provide the basic utility service. Each district has and maintains a system plan containing information about its system inventory, capacity and capital improvement program, as well as a wealth of other information about the district and the services it provides. Most, if not all, districts also are overseen by state or federal departments to ensure they meet operational and quality standards.</i></p>	<p>A new generalized introduction to inform the reader about who and how utilities services are provided in Burien.</p>
<p>Goal UT.1</p>	<p><i>Ensure that the utility services needed to support current and future development are available when they are needed.</i></p>		
<p>Pol. UT 1.1</p>	<p>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.</p>	<p>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 <u>providing utility</u> these services, the City will discuss and exchange population forecasts, development plans and technical data with the service providers.</p>	<p>Removed text moved to an introduction (see above). The districts use forecasts prepared by the Puget Sound Regional Council, which collects development data from the City. So we are indirectly fulfilling this policy.</p>
<p>Pol. UT 1.2</p>	<p>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.</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
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.		Reads like a code requirement and is very specific.
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	<p>The following level of service guidelines should be used to evaluate whether there is sufficient capacity available to accommodate the demands of new development:</p> <p>Electrical Power: Adequate electrical power connections must be available for any development within the City.</p> <p>Water:</p> <p>Fire Flow Requirements*:</p> <ol style="list-style-type: none"> 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. 		<p>Are these consistent with the respective plans? More research and coordination is needed for this section.</p> <p>1. These are very specific standards and are found in various other codes such as the fire code. It may not be appropriate to have this level of detail in the Comprehensive Plan.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>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.</p> <p>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.</p> <p>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.</p> <p>Standby Water Storage Requirements†:</p> <p>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.</p> <p>2. Approval by the DOH will be accepted in lieu of meeting these general requirements for standby storage.</p> <p>* 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.</p>	<p>3. All new short plats and formal subdivisions shall meet fire flow requirements. Sprinkling shall be approved only as an alternative <u>fire protection method</u> where domestic water service is not available, or planned, <u>or adequate</u>.</p>	<p>2. Is the 1994 UFC the appropriate reference? Again repeating standards that are already in effect.</p> <p>3. Clarifies and recognizes the typical situations where sufficient fire protection flow may not be available.</p> <p>Standby Water Storage Requirements: more analysis of the water districts’ plans is needed.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>Water Quality LOS: The water system quality shall be in compliance with Washington Administrative Code requirements for water quality.</p> <p>Sewer:</p> <ol style="list-style-type: none"> 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. <p>Solid Waste Disposal Services: Curbside collection for solid waste and recycling must be available for any single-family home, multifamily dwelling and business development†.</p> <p>Stormwater Drainage: As provided in the Stormwater Management Element policies.</p> <p><small>* 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.</small></p>		<ol style="list-style-type: none"> 1. Required in any new development proposal. 2. Need to confirm amount in order to be consistent with sewer plans.
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.		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
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.	When franchising and working with the communication utilities the City will <u>encourage upgrades to the system improving capacity, speed and reliability. This will improve the City's competitive advantage in business retention and recruitment while also supplying residents with improved service and access to information and communication technologies.</u> the the installation of fiber optics, including T-1 lines, in the downtown area	Changes made to recognize there may be new methods other than T-1 and fiber optic lines. The language also was amended to provide a more specific rationale for the policy calling for efforts to encourage improvements to the information and communication systems.
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: 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.		This is a standard practice and is not necessary. There are code sections requiring certificates of adequate service availability.
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.	All facilities provided in accordance with these policies shall be constructed <u>consistent with</u> at the design standards <u>as</u> specified in each provider's system plan.	Text edits made for clarity.
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.		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
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.		The City often is asked to review proposed changes to utility plans when service providers update their respective plans. In addition, the utility plans include references and discussion of local plans (comprehensive plans).
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	<i>Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.</i>		
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.		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Goal UT.3	<i>Provide the most cost-effective and efficient water and sewer service to residents within Burien's urban growth area.</i>	<i>Provide the most cost-effective and efficient water and sewer service to residents of <u>within</u> Burien's urban growth area.</i>	Burien does not have an 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.		The market tends to drive this because of lot sizes. Smaller lots typically do not support septic systems.
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.	The City should encourage conversion from on-site wastewater disposal systems as sewer lines become available, <u>and should require</u> ing connections when possible.	Text edits for clarity.
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.		Very similar to Pol. UT 1.5 <i>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.</i>
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	<i>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.</i>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
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	<p>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:</p> <ul style="list-style-type: none"> 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. 		<p>Staff is coordinating with our new service provider (Recology-Cleanscapes) to determine if adjustments here are appropriate. Data from 2012 indicates we have 9,500 residential accounts, 227 multifamily accounts and 600 commercial customers (2012 Waste Stream Summary).</p> <p>According to the 2012 data, multifamily customers are very low in the amount of waste that is recycled. This could be an opportunity to improve citywide recycling performance.</p>
Pol. UT 4.3	<p>The City should build upon existing recycling programs, and initiate new programs that will result in a significant impact at a reasonable cost.</p> <p>Discussion: The commercial sector should be targeted as a first priority, because this sector generates the majority of the City's solid waste.</p>		<p>Collection events targeted at residential recycling are held in the spring and fall. One event, in the summer, is targeted at the businesses. In addition there is a citywide event (Clean Sweep). See charts for available results of those events. The trend is downward on the total amount being recycled. There has not been analysis to determine the reason.</p>