

City of Burien

BURIEN PLANNING COMMISSION
August 13, 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 August 13, 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, Douglas Weber

Absent: Amy Rosenfield (excused), Brooks Stanfield (excused)

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

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Henderson, seconded by Vice Chair Martinez, to approve the agenda for the August 13, 2014, meeting. Motion passed 5-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, and passed 5-0 to approve the minutes of the July 23, 2014, meeting.

PUBLIC COMMENT

None.

OLD BUSINESS

Economic Development Subcommittee Appointments

Chip Davis explained that the original timeline for the Economic Development Subcommittee has shifted into October-November-December because of the scheduling of the Economic Development Dialogue on September 27th. He confirmed that Dan Trimble, the City's Economic Development manager, would like the alternate members of the committee to participate in all the meetings of the subcommittee.

Commissioners Weber and Olsen confirmed their interest in serving on the subcommittee and Commissioner Henderson indicated an interest in serving as the alternate, depending upon the time commitment required.

NEW BUSINESS

a. King County Buildable Lands Draft Report Presentation and Recommended Updates to Growth Target Policy Language

Senior planner David Johanson said he was seeking consensus from the Planning Commission on policy language and a table in the Comprehensive Plan. He noted that the source of information on growth targets and capacity, the King County Buildable Lands Report, was approved by the Growth Management Planning Council on July 23, 2014. The report addresses the question of whether in each of the county's 39 cities there is enough land capacity to accommodate the expected growth in population and jobs within the county through 2031. The last report was adopted in 2007. He noted that Burien's numbers now include the area of North Highline annexed to Burien in 2010.

Mr. Johanson said Burien has a projected surplus capacity into 2031 of 768 housing units and 1,280 jobs, which is good news. He noted, however, that because the state extended the deadline for updating comprehensive plans to June 2015, so Burien's tables need to be extended for the 20-year planning horizon to 2035. The agreed upon method for extending the horizon is the straight-line method, which shows that Burien is still in good shape, although close. He said the Comprehensive Plan table and text need to be updated to match up with the new 2035 date to project a 20-year planning horizon.

Commissioner Weber asked if the county is looking at adding more "core" cities in the future to help meet capacity requirements beyond 2035. Mr. Johanson replied that he doesn't think the number of core cities will change a great deal, but it will become more challenging for the core cities to meet their targets beyond 2035. Commissioner Weber asked if a percentage of lands were factored in that would not be fully developed. Mr. Johanson said that the calculations were done citywide, but some zones are not performing to full capacity, such as some parcels zoned RM-24 – residential multifamily 24 units per acre – that have been developed with townhomes or small lots that are only achieving maybe 10 units per acre. He noted that perhaps the flexibility built into the Zoning Code is allowing those zones to be underperforming.

Vice Chair Martinez asked Mr. Johanson to review what benefits Burien receives as a core city. He replied that core cities receive good transit connectivity, such as the F Line that just started up in Burien.

Moving to employment, Mr. Johanson noted that the bulk of employment in Burien is in services, which did not seem to take a huge dip during the worst of the recession.

Commissioner Olsen asked if, in the 20-year planning period, there have been any employment sectors identified for increases or to maintain the status quo. Mr. Johanson replied that that would be part of the Economic Development strategy but this information could help inform that discussion.

Commissioner Olsen also asked if there has been any attempt to identify how many people live and work in Burien. Mr. Johanson said not to his knowledge, but one of the concepts is to balance jobs and housing in a community to help reduce transportation problems caused by commuting.

Direction/Action

The commissioners reached consensus that the proposed text and table changes should be included in the proposed Comprehensive Plan amendments package presented for public hearing later this year.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Chip Davis introduced City Manager Kamuron Gurol, who thanked the commissioners for their work and said he looks forward to their recommendations on various projects. He spoke about the upcoming Economic Development Dialogue and the current budgeting process.

Mr. Davis also updated the upcoming Planning Commission agendas. He said proposed Zoning Code amendments will be on the August 27th agenda, as well as more work on Comprehensive Plan elements. At the September 10th meeting there will be further information on the Zoning Code amendments and possibly

a public hearing on them. The annual Comprehensive Plan amendments may be introduced at that time as well. He noted that the pace of the commission's work will be increasing with the Zoning Code, Comprehensive Plan update and some rezones going through at the same time.

ADJOURNMENT

Direction/Action

Vice Chair Martinez moved for adjournment; Commissioner Henderson seconded. Motion carried 5-0. The meeting was adjourned at 7:47 p.m.

APPROVED: August 27, 2014

/s/ Jim Clingan, chair
Planning Commission