

**CITY OF BURIEN  
AGENDA BILL**

<b>Agenda Subject:</b> Discussion on Proposed Ordinance No. 533, Approving Interim Zoning Designations for the North Highline South Annexation Area and Amending the Burien Zoning Code and Zoning Map		<b>Meeting Date:</b> January 25, 2010
<b>Department:</b> Community Development	<b>Attachments:</b> <u>1-Staff Analysis and Planning Commission Recommendation</u> <u>2-Proposed Ordinance No. 533</u> <u>3-Proposed Exhibit A, Zoning Code Amendments</u> <u>4-Proposed Exhibit B, Zoning Map</u>	<b>Fund Source:</b> N/A <b>Activity Cost:</b> N/A <b>Amount Budgeted:</b> N/A <b>Unencumbered Budget Authority:</b> N/A
<b>Contact:</b> Charles W. "Chip" Davis, Planner		
<b>Telephone:</b> (206) 248-5501		
<b>Adopted Initiative:</b> <u>Yes</u> No	<b>Initiative Description:</b> North Highline Annexation	
<p><b>PURPOSE/REQUIRED ACTION:</b> The purpose of this agenda item is for the City Council to discuss the Planning Commission's recommendation concerning an ordinance and amendments to Burien's Zoning Code and Zoning Map establishing interim zoning designations for the North Highline South Annexation Area. No action is required at this meeting.</p> <p><b>BACKGROUND (Include prior Council action &amp; discussion):</b></p> <p>On August 18, 2009, 56% of the residents in the proposed North Highline South Annexation Area voted to join the City of Burien. Since the election, staff has been working on issues associated with the transition of this unincorporated area into Burien. To conform to the Revised Code of Washington (RCW) statutes relating to annexation, it will be necessary to adopt zoning regulations to become effective upon the April 1, 2010 annexation date. To smooth the transition of the area staff is recommending adoption of the interim zoning designations as soon as possible so that development applications for the annexation area can be accepted for processing immediately after council adoption. Applications received will be processed, but permits cannot be issued for construction until annexation actually occurs on April 1, 2010. The attached memorandum (see Attachment 1) contains a complete analysis of the proposed zoning designations for the North Highline South Annexation Area.</p> <p>The Burien Planning Commission conducted a public meeting on November 10, 2009 and conducted a public hearing on November 24, 2009 regarding the proposed interim zoning designations. Following the public hearing, the Planning Commission recommended approval of the proposed ordinance, zoning code and zoning map amendments.</p> <p>Proposed Ordinance No. 533 (see Attachment 2) contains Exhibit A with amendments to the Burien Zoning Code (see Attachment 3) and Exhibit B with revisions to the Burien Zoning Map (see Attachment 4) and is submitted for your review and discussion. With the City Council's concurrence, staff requests that this item be placed on the February 1, 2010 consent agenda for adoption.</p> <p><b>OPTIONS (Including fiscal impacts):</b></p> <ol style="list-style-type: none"> <li>1. Modify the proposed ordinance, including new supportive findings.</li> </ol>		
<b>Administrative Recommendation:</b> Receive staff presentation and provide direction to staff.		
<b>Committee Recommendation:</b> N/A		
<b>Advisory Board Recommendation:</b> The Planning Commission unanimously recommended approval of the proposed ordinance, zoning code and zoning map amendments.		
<b>Suggested Motion:</b> N/A		
Submitted by: Charles W. "Chip" Davis	Mike Martin	
<b>Administration</b> _____	<b>City Manager</b> _____	
<b>Today's Date:</b> January 19, 2010	<b>File Code:</b> \\File01\records\CC\Agenda Bill 2010\012510cd-1 N Highline Interim Zoning.docx	