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CITY OF BURIEN

To the Burien Planning Commission  
To the Burien City Council  
Re-Comprehensive Plan Update  
June 14, 2011

**To the Planning Commissioners and City Council Members;**

Robert Howell of the Lake Burien Neighborhood met the timelines for submitting requests for items to be included in the Comprehensive Plan update on May 23, 2011. He turned a written copy of those requests to you and the City Council. However, that letter was never sent to the City Council for their last meeting. Tonight, the table of work for the next two years put forth by the City Staff completely ignores the requests made by our neighborhood. We are requesting that the table include an update for the land use map for the Lake Burien Neighborhood and updated information on the Lake Burien Neighborhood be added to the Comprehensive Plan.

**Reasons To Support This Request-**

1. The 1997 EIS mitigation for the approval of the Comprehensive Plan required that the Lake Burien Neighborhood be low density per the Preferred Model. While there have been Addendums to the EIS, there has never been an analysis or change in mitigation for wetlands or streams and lakes.
2. The response by the City of Burien to the Puget Sound Regional Council in 2005, stated that due to the critical areas west of Ambaum, the City was going to keep those neighborhood areas low density to protect the critical areas. However, major portions of Seahurst Neighborhood have no critical areas and are being protected at low density while the Lake Burien Neighborhood which is on the critical areas map is not being protected at low density. This is not applying the intent of the GMA correctly. This land use needs to be examined. We are requesting that the Burien Land Use Map and policies be analyzed during this Comprehensive Plan update and be in compliance with both the documented EIS mitigation and the City's 2005 response to the Puget Sound Regional Council.
3. Lake Burien is not noted as a shoreline of the city in the Comprehensive Plan. Lake Burien is not noted as being in any drainage basin in the city in the Comprehensive Plan. We are asking that these items be corrected in the Comprehensive Plan documentation.

**Historical Misconceptions And Urban Myths-**

The City Staff made findings on our Comprehensive Plan Request last year that were incorrect in order to avoid approving our request.

1. There never was a Keith Inness case that went before the Growth Management Hearings Board that forced the City to make the Lake Burien Neighborhood moderate density.
2. The Lake Burien Neighborhood is a distinct neighborhood and has been historically documented as a neighborhood in the City's documents-it is not part of the larger Gregory Heights neighborhood.
3. The Lake Burien Neighborhood is currently low density in character and always has been. The City Staff has created models that are not supported by the PSRC and other cities on this issue.

CFTR: 06/20/11

4. The City claimed that the PSRC would not allow this neighborhood to be low density because the Puget Sound Regional Council (PSRC) would not allow it. The PSRC denies that statement and says Burien can move and put its GMA housing numbers anywhere it wants to. The PRSC actually supports low density as a land use model to protect critical areas like Lake Burien.
5. The City Staff claimed that Lake Burien was not a critical area and then it claimed that there were not significant amounts of critical areas in the neighborhood. Both of these claims are untrue. Then when the Lake Burien Neighborhood Case was referred to the Growth Management Hearings Board, the City's attorney claimed that significant amounts of critical areas were not even considered in the denial of our request to be low density. Hum, very different than the discussions during the public meetings that were taped for both the Planning Commission as well as the City Council.
6. The City Staff claimed that there were adequate facilities and ordinances in the city to protect the critical areas of Lake Burien without changing the land use. We know that is not true as Lake Burien has not even been documented in the Storm Drainage Plan as being in any drainage basin. Also there has been no major funding or planning done for Lake Burien area since 1996. We have had flooding in this area-the storm outlets are not adequate or functioning correctly. The City Staff openly admit this. There is no required low impact development required in this area or the entire City to protect this drainage basin. The Critical Areas ordinance has been inadequate to protect the area-neither based on Best Available Science or the no net loss standard. As a result the water quality in the lake has been degrading. Clearly there are not adequate facilities or regulations to protect this water source and its critical areas.
7. The City Staff claimed that the protection of water quality is not a public good to warrant a change to land use. No other agency in the Puget Sound region supports that position.

**Request For The Comp Plan Work Docket For 2011-2012-**

Our neighborhood-162-petitioners-are requesting that the **land use policies and map be examined for the Lake Burien Neighborhood (during this Comprehensive Land update)** based on the findings of the 1997 EIS, Burien's 2005 response to the PSRC, lack of adequate planning and funding for facilities to protect the critical areas of the lake neighborhood, based on its status as a shoreline with critical areas and to meet the Best Available Science and no net loss standard as set out by the GMA.

Sincerely,  
The Lake Burien Neighborhood  
C. Edgar