

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: March 25, 2010

TO: Planning Commission

FROM: Scott Greenberg, AICP, Community Development Director
David Johanson, AICP, Senior Planner

SUBJECT: March 30, 2010 Planning Commission Meeting

Introduction

The March 30, 2010 Planning Commission meeting is a continuation of your discussion on the Shoreline Master Program (SMP). Your packet includes “meeting notes” from your informal meeting on March 16, 2010 and a revised SMP draft for review, discussion and possible action. The revised draft is also available on the City web site and at City Hall free of charge.

The revised draft dated March 25, 2010 includes all of the changes directed by the Planning Commission in your previous meetings. All changes to the November 2009 Shoreline Advisory Committee Draft are shown in ~~strikeout text~~ (deletions) and underlined text (additions). Following discussion and any additional changes to the new draft, the Commission may want to pass a recommendation to the City Council. If you are ready, we have provided two separate motions below that you could use at your meeting.

Outstanding Issues and Information Requests

We have not received formal direction from the Commission on several sections or topics. In those cases, we have modified the draft to include our recommendation. Of course, these can be changed to reflect final Commission direction. These sections and topics are:

- **20.30.075 Piers, Docks and Floats (now “Over-Water Structures”).** At your March 9th and 16th meetings we had proposed more detailed regulations to reflect Washington State Department of Fish and Wildlife (WDFW) guidelines. Following your discussion on March 16, we believe that including these detailed WDFW guidelines in our local shoreline master program (SMP) could make the SMP outdated if WDFW changes their guidelines. Therefore, we have removed the dimensional details (such as # of floats, size of docks, etc.) and changed the section to refer to “over-water structures.”
- **20.30.025 Critical Areas.** At your March 16th meeting, we proposed changes related to the draft wetland regulations, and distributed Appendix 8-C related to buffer widths. These proposed changes have been incorporated into the new draft.

Commissioner Clingan asked for additional information on several items. These will be addressed at your meeting.

- **Designated view corridors.** We were asked to provide a definition or description of a designated view corridor as it relates to protection and enhancement of visual access (20.20.015 Public Access, Policies PA-11 and PA-12). The location of these public views is based on the location and design of designated visual and physical public access areas. Therefore we recommend that these areas be specifically determined as part of a future public access plan (see Motion #2 below).
- **Non-conforming homes and undeveloped lots.** We were asked to provide the number of homes that would become non-conforming due to the new buffer and setback requirements, and the number of undeveloped lots in the shoreline area. We are still working on this and will provide the information at your meeting.

Possible Motions

We have provided several motions below. Motion #1 would recommend approval of the SMP to the City Council. If the Commission does not make any changes to the draft, Motion 1A is appropriate.

Motion 1A. I move to recommend to the City Council approval of the draft Shoreline Master Program dated March 30, 2010.

If the Commission makes changes to the draft, Motion 1B is appropriate.

Motion 1B. I move to recommend to the City Council approval of the draft Shoreline Master Program dated March 30, 2010, with the changes approved at the March 30, 2010 Planning Commission meeting..

Motion #2 is separate and would recommend that a public access plan be prepared after the SMP is in effect.

Motion 2. I move to recommend to the City Council that a public access plan be prepared after the new Shoreline Master Program is in effect.