

City of Burien

BURIEN PLANNING COMMISSION
October 11, 2011
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 October 11, 2011, meeting of the Burien Planning Commission to order at 7 p.m.

ROLL CALL

Present: Jim Clingan, Greg Duff, Rachel Pizarro, Brooks Stanfield, Nancy Tosta, John Upthegrove

Absent: Ray Helms

Administrative staff present: David Johanson, senior planner; Chip Davis, senior planner; Art Pederson, planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Tosta, seconded by Commissioner Stanfield, and passed 6-0 to approve the agenda for the October 11, 2011, meeting.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Duff, seconded by Commissioner Pizarro, and passed 6-0 to approve the minutes of the September 27, 2011, meeting.

PUBLIC HEARING

PLA 11-0883 Group Health Comprehensive Plan, Zoning map and Zoning Code amendments

Chair Clingan opened the hearing at 7:05 p.m. The following people testified:

Harold Moniz, Collins-Woerman, 710 Second Ave., Suite 1400, Seattle

Mr. Moniz, representing Group Health, asked the commissioners to approve the amendment and rezone to allow the Group Health facility to expand and modernize. He noted that Group Health is making a long-term commitment to be a part of the Burien community.

Karin Kohler, 212 SW 146th St., #107, 202 and 205, Burien

Ms. Kohler asked when neighbors will be able to see an actual plan and questioned why Group Health would buy the six residential properties before a decision was made on the rezoning of them.

Jean Gardner, 212 SW 146th St., #109, Burien

Ms. Gardner stated she is concerned about the effect of construction noise, sirens and 24-hour emergency activity on elderly residents of her condominium building, and about privacy when they look out of their bedroom windows.

Kris Fredrickson, 212 SW 146th St., #106, Burien

Ms. Fredrickson said she is concerned about the environmental impact of the construction, the loss of privacy when screening trees are removed, and security once the six residential properties are vacated.

Erica Barton, 212 SW 146th St., #106, Burien

Ms. Barton said she thinks there will be substantial impact to the adjacent residential properties if the Group Health expansion is allowed.

Tich Vinh, 14435 2nd Ave SW., Burien

Mr. Vinh asked questions about setbacks, allowed building height and if 2nd Avenue Southwest would be opened for construction access during demolition of the homes purchased by Group Health.

Chestine Edgar, 1811 SW 152nd St., Burien

Mrs. Edgar said her 2010 application for a Comprehensive Plan amendment for the Lake Burien area was held to a much higher standard than the Group Health application. She requested the commissioners to therefore recommend denial of Group Health's request.

Bob Edgar, 12674 Shorewood Dr. SW, Burien

Mr. Edgar requested denial of the Group Health request based on a perception of inconsistency in the way the City applies criteria for Comprehensive Plan amendments and rezones.

Larry Lee, 14417 2nd Ave SW, Burien

Mr. Lee asked what would happen if the amendment and rezone were granted and Group Health didn't go ahead with its expansion plans.

Jean Gardner, 212 SW 146th St., #109, Burien

Ms. Gardner restated that she strongly objects to the proposed amendment and rezone.

Karin Kohler, 212 SW 146th St., #107, 202 and 205, Burien

Ms. Kohler said she doesn't see how the Group Health construction could occur without 2nd Avenue SW being used for access to the site.

Commissioners asked questions of staff regarding the proposed amendment and rezone; staff and Mr. Moniz, representing Group Health, responded.

Chair Clingan left the hearing open for additional testimony at the commission's October 25th meeting.

NEW BUSINESS

None.

OLD BUSINESS

Discussion and Possible Recommendation on PLA 11-0883 Group Health Comprehensive Plan map amendment, zoning map amendment and Zoning Code amendment

Direction/Action

Possible recommendation postponed until the commission's October 25th meeting.

Draft Comprehensive Plan Transportation Policies

Chip Davis briefed the commissioners on the development of the proposed transportation policies. Kendra Breiland of consultant Fehr and Peers was present to answer questions.

Direction/Action

A public hearing on the proposed transportation policies will be conducted at the commission's October 25th meeting.

Discussion of North Burien Zoning

David Johanson reviewed the goal and the work done to date on the examination of current and future North Burien zoning. He introduced a series of questions for the commissioners to consider when looking at the three alternatives proposed for North Burien zoning.

Direction/Action

Discussion will be continued at the commission's October 25th meeting.

FUNCTIONAL PLANNING UPDATES

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

None.

ADJOURNMENT

Direction/Action

Commissioner Duff moved for adjournment; the meeting was adjourned at 8:55 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission