The City of
MAPLE VALLEY

P.O. Box 320
22017 SE Wax Road
Maple Valley, WA 98038
Phone: 425-413-8800
Fax: 425-413-4282

PLANNING COMMISSION
AGENDA

Tahoma School District Board Room
25720 Maple Valley Hwy
Maple Valley, WA

August 15, 2012
7:00 p.m. Regular Meeting

1.	Call to Order	Chair
2.	Roll Call	Clerk
3.	Public Comment (**not related to a public hearing**)	Chair
4.	Approval of Agenda	Chair
5.	Approval of Minutes –**August 1, 2012**	Chair
6.	Public Hearings: **None**	Chair
7.	Continued Business **Brandt Property Comp Plan and Zoning Text amendments**	Chair/Staff
8.	New Business: **None**	Chair/Staff
9.	Public Comment (**not related to a public hearing**)	Chair
10.	Commission/Staff Reports	Chair/Staff
11.	Announcements of upcoming meetings: **Next Regular Meeting September 5, 2012, 7:00 p.m.**	Chair/Staff
12.	Adjourn	Chair

Agenda items may be added or removed at the Commission's discretion.
Americans with Disabilities Act (ADA) reasonable accommodations provided upon request.
Please call Bonnie Barney, Deputy City Clerk, at 425-413-8800.

This page is intentionally left blank.

CITY OF MAPLE VALLEY, WASHINGTON
PLANNING COMMISSION
MINUTES OF MEETING
August 1, 2012
Tahoma School District #409
Central Services Board Room
25720 Maple Valley-Black Diamond Road SE

1. Call to Order

Chair Brennan Taylor called the meeting to order at 7:01 p.m.

2. Roll Call

Commissioners present: Bryan Hesse, Sandy Brecker, Ryan Ryals, Anna Jones, Doug Fortner, Vice Chair Patrick Jaybush, Chair Brennan Taylor, and Alternate Commissioner Bevel Hoffpauir.

Staff present: Senior Planner Matt Torpey and Deputy City Clerk Bonnie Barney.

3. Public Comment (not related to a public hearing)

Dana Parnello, 23003 SE 238th Street, said that he appreciates all of Commissioners' service. They do not hear that enough from the community. Mr. Parnello said that he served on the Commission and then served on the Council for two years. He appreciates the time that it takes. Commissioners are not being paid and are doing it for the right reason. Mr. Parnello said that he wanted to tee off what could be emotional comments. He said it is rare to see this many people at a Council meeting, let alone a Commission meeting. The speakers are here about the Brandt property.

Mr. Parnello stated that the residents of Valley Meadows moved there because they like the Maple Valley community and feeling like they are some part of the top ten reasons the community is highly rated. They want the Commission to seriously consider all of their needs during Commission deliberations. Mr. Parnello said that he always brought a balanced prospective to the Commission and the Council, considering things from the perspectives of the landowners, the developers, and the community as a whole. The City needs to be reminded of that. It does not mean that the property cannot be developed. That is in the best interest of the community. Having residents paying taxes on open land is not good for anybody. He wants all interests to be considered. Mr. Parnello asked the Commissioners to remember why everyone moved here, the value of the trees, that feeling of culture that here we like to be outdoors, liking that look and feel when entering Maple Valley. Because of the impact development on that property will have for SR 169 and the neighborhood, there should be setbacks. There will be emotion involved.

Chair Taylor advised the audience that the audio recording equipment was not working and requested that they speak into the microphones. He requested that if speakers are reading a statement that they provide a copy to the Clerk if possible.

Joe Hommrich, 23829 230th Place SE, Maple Valley, talked about how he and his family feel about what could happen next door to them on the Brandt property. They have lived there for 10 years, and they always knew that something would be built there. He said that the Castagnas have been good about sharing their proposals. A lot of the changes, rezoning, and the road, are against why they moved to Maple Valley. They looked in Bellevue and Auburn,

and Maple Valley is a family city. It ranked in the top ten cities by *Family Circle* magazine. Some of the changes that could happen to this property go against the spirit of Maple Valley. They have been meeting a lot since they became aware of the proposal on July 8th; and their voices need to be heard. Mr. Hommrich gave his email and phone number to Commissioners and invited them to come to his house so that he could show them what it is like. He said that the road is going to happen; he had talked with Community Development Director Ty Peterson about it. He said he hoped that Commissioners got copies of his letter. They are not going to stop that property; they support development in Maple Valley, but they need a buffer. Mr. Hommrich is hoping for 200 feet. If there is going to be a road, it needs to be beyond that buffer. He encouraged Commissioners to reach out to him individually.

In response to a question from Chair Taylor about whether or not Mr. Hommrich's lot backed up against the Brandt property, Mr. Hommrich responded that people bought homes against the property, and they knew it was there. They bought, but did not expect a high-rise or commercial to be next to them.

Anita Searcy, 23612 230th Place SE, Maple Valley, said she was among the first residents to move to the Gardens. She read a prepared statement, a copy of which she provided to staff. Ms. Searcy said that they chose an area on the back and do not front onto the Brandt property. They knew it would be developed, but considering Maple Valley, they did not expect a 100 foot building in spitting distance. Ms. Searcy said that the Brandts have tried to develop that property. Buildings and roads in the right location are acceptable. She said that they have been given ill consideration. They want to protect the neighborhood and home values and would like to sit down and talk about this. She said it feels to them that the decision has already been railroaded through. Road option 1 appears to extend SE 238th Street, which would be a disaster. These are narrow, residential streets which often become one-lane with turnouts if cars are parked on the street. Children play on the street. Increasing traffic will come at a heavy price. Some child will be injured or worse.

Peggy _____ (inaudible), 230th Place SE, Maple Valley, said that her property is along the fence. Her townhouse is only 10 feet from the fence. A road next to the fence will be miserable. She would like to have a road there, but it needs to be further away from the neighborhood and with a natural buffer of flowers and trees, and some of that is already there. She said that from her back door she can hear people who use that property as a trail. She can hear parents talking and kids. She would like people to be able to use that trail. She supports community development; schools are in dire need of funding. However, a 100 foot building is too high. A height of 35 feet is reasonable. There will be development and moving traffic, but think about the neighborhoods that are going to be involved here.

Stephen Rengers, 23727 230th Place SE, Maple Valley, stated that his home abuts the Brandt property. He is a six-year resident of Valley Meadows. He read a prepared statement, a copy of which he provided for staff. Mr. Rengers said that trust has been broken. When he found out after the fact that trust was broken, he asked the City to explain. When asking why, the answer is easy: The City and the Castagnas have already decided what they want to do, and do not want residents involved with the process. They know that the long time residential property investors in showcase neighborhoods would not agree to the proposals. The Castagna proposal does not embrace the *Family Circle* endorsement of Maple Valley as being a great place to live. Mr. Rengers said that, if it is possible before the August 27th vote, the neighbors are respectfully asking the Castagnas to listen to the concerns of Valley Meadows and the adjoining neighborhoods and petition the City to incorporate those changes into the official plans. Mr. Rengers asked City planners if they are beholding only to a privileged few or do they ensure all current residential property owner concerns are met before considering new commercial stakeholder interests? He encouraged them to uphold their responsibility to their post and not

buy into the mantra for the greater good of Maple Valley. The neighbors decided to make Maple Valley their home, and this could poison the quality of life. Mr. Rengers would like to know the next steps for the Castagnas and the Commission. Failure to restore trust can bring consequences, especially when changes will degrade their property values.

Aundre Houston, 23100 SE 238th Street, Maple Valley, said that he is not on property that borders the Castagna property. He bought his property from Cheryl Castagna, and he trusted her all the way. Mr. Houston is asking for the buffer to protect the neighborhood. He supports development, but what that is he does not know. Maybe there is something he has been missing. He has been to meetings with the HOA and the Castagnas, but has not seen plans in a long time. It is the Castagnas' property, but he hopes they and the Commission will respect property owners' interests.

Jim Rendahl, 23725 230th Place SE, Maple Valley, said that he lives in one of the townhouses backed up to the Brandt property. He measured his building, and it is 7' 9"so he is concerned about roadways and high-rises. They love the community and have been there for 8 years. Potential neighbors told him there was a green belt proposed. There was a meeting regarding mixed use with Curtis Lang. That would have provided them protection from Valley Meadows and protect Valley Meadows from the proposed site. Mr. Rendahl said that he owned a development company in Bellevue, residential and commercial. He was asked to give buffers, mitigate noise and height limitations, but the idea that the proposal has changed to buildings of 100 feet high, he would encourage Commissioners to look at the trees outside that are about 120 feet high and see if they think they could see a 100 foot building. The site elevation change where the building would be would be 40 feet higher just in land. Roadways in back of the fence would be highway eight feet from his house. The noise pollution and the traffic would be unbearable. Mr. Rendahl said that from a developer's standpoint, he wishes the Castagnas all the luck in the world. They are very conscientious, but everyone needs to take stock. The proposal is for a commercial use next to a residential use. Mr. Rendahl said that if residents had known, they would not have bought the houses. This is their way of life, and that has to be kept in mind. He said this needs to be a natural buffer, not one created by a developer. A 200 foot buffer should be required for those buildings that will be higher than 35 to 65 feet (inaudible). It could be enhanced, but leave it natural. That needs to be considered by the Planning Commission.

Ralph (Robert? - Inaudible) Shineman, 23902 230th Place SE, Maple Valley, stated that he has known Cheryl Castagna for 10 plus years. She has numerous times tried to develop the property. He said that a lot of residents want to see development. They drive to Covington, Renton, and a lot of places, but now that Four Corners is getting good development, they are staying home. Mr. Shineman said that he understands the Castagnas have the right. He has only seen the road plan cutting across the back of the homes. As for the commercial use, he has not seen where a 100 foot building will be, so he cannot comment on that. He would like to see what is in store for the site before he gives a position. Mr. Shineman said that they have trusted Cheryl Castagna. She tried to do what is best for the community and their neighborhood. He does not want it right by the fence.

Sarah Routos, 23927 230th Place SE, Maple Valley, said she is on the fence perimeter. Their property is 13 feet from house to fence. They have been there 10 years. Her property is the entrance, and there are no trees back there. All of the residents living on that line have very narrow yards. If there was a building or structure there, her children's bedroom would look into a building. If there was erosion, the buffer of 200 feet seems sufficient. Ms. Routos said that Maple Valley is where they came to live and stay. They would not be able to move. The moved in knowing it would be built. They want their kids to be proud of their neighborhood and feel safe. She said that a road that close could jeopardize that safety. The neighborhood is not

disputing development, but there is so much property down below. The buffer is huge to all of us, and there should not be buffer at one end and not on the other.

Christine Ingram, 23625 230th Pl SE, Maple Valley, said that she is one of the homeowners on the fence line. She agrees with everybody. She appreciates everything that the Castagnas have done. She knows that Maple Valley needs tax revenues. She moved here eight years ago. When a realtor helped sell their house in Issaquah, she suggested that Ms. Ingram check out Maple Valley. She fell in love with the property, and it was so much more than what she could get in Issaquah. The Brandt property will be built on, and she is okay with that, but she would like the Commission and the City to think outside the box. There are a lot of other uses such as fine dining, instead of driving to Bellevue, Southcenter, or downtown Seattle. Ms. Ingram talked about Winterhaven (or Winter Park), Florida, 45 minutes from Orlando, that brought in a 4-star Michelin chef, and their city has grown because the chef made it a destination. Instead of having people from Maple Valley going to Seattle, have Seattle coming to Maple Valley. Ms. Ingram said that they can provide a sketch of Valley Meadows elevation, and at ground level, the proposed building is at least 30 feet above Valley Meadow's elevation. For buildings located west of the Meadows plat a maximum building height of 45 feet, they sketched in a 45 foot building and 50 foot setback in order to maintain some percentage of setback. A setback for taller buildings could be 300 to 350 feet from their fence line and still allow a larger portion of a building to be seen.

Megan _____ (inaudible), 23011 SE 239th Place, said that they have been residents since 2002. They lived in Patrick's Faire, then moved to Valley Meadows. They often walked through the Meadows admiring the homes. Her respect for Maple Valley has grown. The neighborhood is a tight-knit group of homes that care about each other. She is opposed to the development, the road noise, home values plummeting, and a great neighborhood being torn apart. She asked the Commissioners to please consider the homeowners' requests.

Cheryl Castagna, 22731 244th Ave. SE, Maple Valley, WA, said that she felt like she needed to defend herself. She said that most of the neighbors know her. The Castagnas spent a lot of time on the Meadows development. She had development offers from Quadrant and Polygon, and she wanted that neighborhood to be special. She put 99 homes on the property instead of 120 lots. They fenced it so everybody knew where the property line was. They gave the development a two-acre infiltration system. The Castagnas do care about Maple Valley. She said that they did not initiate the Comprehensive Plan change; it was initiated by the City. The City needs to create some sales tax revenue. Things need to be done; she has tried. Ms. Castagna said that one of the uses was low income apartments. She does not want to see that in Maple Valley, especially on her parents' property.

Bob Castagna, 22731 244th Ave. SE, Maple Valley, WA, thanked people for being here and being respectful. They do want to do something for that neighborhood; it has a special place in their hearts. They are not out to destroy home values in the neighborhood. He said that some of the issues raised will be mitigated when a proposal is made. Where the road is, this is not from the Brandts and Castagnas, but is from the City transportation plan. Where will be decided at some point. Mr. Castagna said that they have met with the neighborhood, but right now they do not have a plan, because they cannot have a plan until they have the zoning. They could talk about the buffer. The 20 foot buffer is a screening buffer, and it is required to be planted so that you cannot even see through it. He said that when the project is completed, there will be trails included. When the project application is submitted, there will be a State Environmental Policy Act (SEPA) process where all people with concerns can come forward. Once a project in place, they would be more than happy to meet with Valley Meadows, and he thinks the neighborhood will be surprised by what will occur on that property. Mr. Castagna said that MU zoning has been a challenge that made it impractical for them. The building height is going to

allow a better development and more space and trees. He said that the property next to Valley Meadows is level, so he is not sure what the 30 foot rise in elevation is that the neighborhood is talking about. They could get an employment center, get some daytime residents, and increase the activity in the City during the daytime. As far as thinking outside the box, this proposal does just that. Once they have the plan for the Brandt property, a lot of the fears and uncertainty can be addressed.

Anna Pabisz, 23921 230th Place SE, Maple Valley, said that she is against the Brandt property. Other speakers have said what she was going to say. She wanted it noted that she was scared, and she wrote a letter. She asked the Commission please not to do this. She does not want a commercial building or a road behind her house.

4. Approval of Agenda

MOTION to approve the agenda was made, seconded, and carried 7 – 0.

5. Approval of Minutes – July 18, 2012

MOTION to approve the minutes of the July 18, 2012, meeting as submitted was made, seconded, and carried 7 – 0.

6. Public Hearing None.

7. Continued Business

- **Brandt Property Comprehensive Plan and Zoning Text Amendments**

Chair Taylor said that he wanted to dispel the myth that the City is not interested in public comments. He stated that he has been on the Planning Commission since 2009 and also involved in various processes in his career. Chair Taylor said that public comment and process are critical. Knowing the City Councilors and Planning Commissioners, he believes that most of the people in City government also believe public comment is crucial. He thanked the audience members for coming out and providing their thoughts. The Commissioners will take all comments and the testimony in the public hearing into consideration and make the best decision for everybody.

Senior Planner Matt Torpey also thanked the public and said it was important to have them involved, and staff appreciates their comments.

Mr. Torpey had the following comments and responses to questions from Commissioners:

- The existing zoning, MU, does currently allow for commercial use as little as 20 feet from the fence line. This proposal adds increased setbacks if it goes a building were to be higher, under the existing zoning, landscaping will not be increased. With the proposal it would increase to 37 feet if a building up to 100 feet tall were built. It creates a full sight barrier. Regarding the green belt, currently any building of 35 feet could go within 20 feet of the property line. Once the building height increases, the requirement would be an increase of 3 feet for every 1 foot of vertical height exceeding 35 feet. Mr. Torpey said that a 100 foot building would provide 215 feet of setback from the fence line. Nobody knows at this point what kind of building or what the use will be, whether educational, manufacturing, commercial or office. These ideas will get fleshed out through the rezone process. An application for a development will come later.
- Regarding the four renditions of the road, they are just conceptual. The connection would be between 240th Way and SE 231st Street. It would be to alleviate the congestion on SR 169 and provide access to and through the site. It is not known if it would follow the

property line, he cannot guarantee that would not happen, but it is unlikely that a developer would propose that. The SEPA process, development regulations, and design standards would help dictate where the road would be for any given project. There are safeguards built in.

Chair Taylor said that the property is currently zoned MU, which would allow a 35 foot building 20 feet from the property line. He explained that the Comprehensive Plan change is not a rezone. A rezone application would come later and provide more opportunity for public comment. At this stage, it is the general zoning, an ultimate vision. The landscaping setback in existing zoning is 20 feet; this proposal would increase that to mitigate for any buildings that are higher than 35 feet.

- In response to Chair Taylor's question about the opportunity for public comment after an application comes in for the development with a proposed road, Mr. Torpey responded that the City would provide community notification to everyone within 500 feet. Mitigation could be imposed such as noise buffers and setbacks. At the conceptual phase, this is not the time to address where roads go or where they do not go.
- Regarding the time line for the process, Mr. Torpey referred Commissioners to the process schedule on page 49 of the agenda packet. The schedule is the same. The Commission is scheduled to take action on August 15th, and August 27th would be the first introduction of the recommendation to the Council. A public hearing is scheduled for September 10th, and then the process moves into the potential rezone of these properties in the fall. The rezone action triggers notification to registered property owners and posting signs on the property.

Chair Taylor stated that regarding trails on the property as a development requirement, that is not something to be addressed tonight. The more appropriate time for those items would be under the purview of the individual application.

Commissioner Ryals stated that he likes what staff has done, and they will do the right thing. He did not have any changes to the draft.

Mr. Torpey said that the title on staff's report on page 9 will be changed to Planning Commission Recommendation and the staff report will be used to construct the Commission's recommendation. If Commissioners want any changes, those should be discussed tonight.

Chair Taylor said that he has reviewed the recommendation and the neighbors' letters. Clarification regarding the road and how the site specific application fits into the Comprehensive Plan will come later. Chair Taylor said that he is good to go with the draft.

There was discussion of setbacks which included the following questions and comments:

- Vice Chair Jaybush asked if it would be possible to rework the language in Section (c) on page 41 to change that to 200 feet for landscape buffer, or move up to .75 or 1 foot for each foot of height increase. Mr. Torpey responded that the Commission can recommend a buffer of whatever Commissioners choose.
- Mr. Torpey warned that there is a fine line where a requirement could be considered a taking. He cautioned Commissioners not to write code for a specific property. This change would apply to this zoning wherever it is in the City. Anything built on the Hayes Pit site is going to have setbacks from Flynn Hill and King County zoned property to the north and the large property to the east of the asphalt plant. A large setback for a taller building will apply to all setbacks from residential properties, not just the western property line abutting Wilderness Village.
- Commissioner Fortner, referring to No. 4 on page 11, the code requirements for amending the Comprehensive Plan per City code, asked if there had been a changed circumstance on

the site or on the needs of the City as a whole. He said that the needs of the City have changed, but the property is the same. Mr. Torpey responded that staff can reword the section and bring it back to the Commission for review.

- Commission Ryals asked why a 3 to 1 setback was proposed when King County has a 1 to 1 setback. Mr. Torpey stated that staff looked at different codes in the area and around the country and 3 to 1 is a standard. Otherwise, there would be properties that would be shaded, depending on the time of year.
- Alternate Commissioner Hoffpauir said that the owners are interested in immediate impact of the buffering, not 100 years from now when trees are mature.
- Commissioner Hesse said that he worried about developers possibly taking advantage of concessions. They look for different ways to move around the zoning and regulations to increase their footprint.
- Commissioner Fortner said that the more complicated the provisions are the more difficult it is for the average person and staff to figure out. What is in staff's recommendation is understandable. If options are added, it opens the provisions to difficulties down the line. He is in favor of keeping it simple.
- Vice Chair Jaybush asked about concession for using old growth trees instead of putting in a Type 1 buffer. He said in Section (c) put an extra section offering to use 1 foot of landscape buffer per foot of building height for buildings over 35 feet. If building has increased height, they do not have to choose to use old growth as landscape buffer, could substitute instead of putting in Type 1 buffer. They can use old growth, but it has to be a little wider. Where there is existing second growth where trees average over 50 feet, the landscape buffer could be reduced by the amount of forest substantially meeting the requirements of a Type 1 buffer.
- Mr. Torpey said that a lot of existing growth may meet existing landscape buffer requirements, using existing vegetation could be explored during a development review process.
- Mr. Torpey reminded Commissioners not to look at only the western property line. Keep in mind the totality of the proposal.

Regarding the draft recommendation prepared by staff, Commissioners reached consensus on the following: (1) the text changes in the Comprehensive Plan; (2) the zoning text changes on pages 39 through 41; and (3) staff is to provide the one minor change recommended by Commissioner Fortner.

Mr. Torpey reported that he had the City's transportation consultant provide a study, based upon the potential amount of traffic for this land use, and it was negligible. With the proposed change, the increase in traffic under a probable scenario only slightly increased p.m. peak traffic trips.

MOTION to extend the meeting by 10 minutes was made, seconded, and carried 7 – 0.

Mr. Torpey said that, based on Commission consensus, staff will return with the changes. The move to potential rezoning will ramp up in September.

8. New Business None

9. Public Comment (not related to a public hearing)

Jim Rendahl said that he has been hearing that most of the people who live in the town homes are not against the SC zoning, but he thinks they prefer the MU. This is not a site specific situation, there are mitigating circumstances. Mr. Rendahl asked Commissioners to knock on his door and he will show them his back yard. Why did he buy it? He thought there was going

to be a green belt. He implored the Commissioners to take those things into consideration. Some of the residents have woods that would qualify for Type 1 buffering. He said that until Commissioners see it, they cannot know what it is.

Anita Searcy thanked Commissioners for allowing the property owners to be a part of the process. She said rumors start flying around and there is a lot of misinformation and information she does not understand. It is an involved process. The City has to try to meet the interests of a lot of people and somehow try to satisfy everyone. Ms. Searcy said that she felt like Commissioners had listened to the speakers. They need to speak. A developer will have their own plan and may not be as receptive to the property owners' wishes. She said that she appreciates the job that the Commissioners do.

Larry Lindstrand, 22312 SE 242nd Place, Maple Valley, WA, complimented staff on their recommendation. He said that he had gone through many reports over the last four years as a member of the Planning Commission, and this was the best report. Staff has taken into consideration the site, the neighborhood, and the way it is worded, there is more buffer than under MU zoning. MU would have allowed for more people living there. Mr. Lindstrand said that this will be a much better situation, and they can develop the land while under the MU they could not.

Steven Rengers thanked the Planning Commissioners for listening. He talked about risk and reward. The residents in the neighborhood adjoining the Brandt property bought there because they saw reward in putting their life savings into their properties. They are not opposed to commercial property, but they are opposed to risk to their investment and way of life. They want to make sure that the Commissioners understand their motivation. The Commissioners need to consider the demands of the current people in Maple Valley. If they are not acknowledged, the City runs the risk of those residents fleeing Maple Valley and there will be erosion to the tax base. Many of them are talking and are prepared to fell. Mr. Rengers said that the Commissioners need to understand the impact of the tax base and word-of-mouth. That is powerful. He asked them to bring a balanced approach to the proposal. Mr. Rengers said he applauds Commissioner Jaybush for working to compromise.

MOTION to extend the meeting by 10 minutes was made, seconded, and carried 7 – 0.

Megan _____ (inaudible) stated that their property does not abut the Brandt property. She asked about the width of the landscaping at the office building at the intersection of 249th and SR 169 so she had a visual.

Joe Harrison, 23631 230th Place SE, Maple Valley, said he liked what he heard about saving some of the trees. In some parts of the space between properties it would be worthwhile to consider language to keep those trees and augment other areas to Type 1 landscaping. He said that he gave an accurate representation of what it would be like to see these buildings from their neighborhood. It was from a topography map in the agenda packet. Mr. Harrison said that he works from home and invited Commissioners to come to his house to see what it looks like from their perspective. He would be happy to show them around.

Bob Castagna thanked the audience for being civil and well-spoken. The Castagnas are very hopeful and very convinced that this is going to be a quality project. He encouraged the residents not to sell their homes until they see the plan. The Castagnas will be meeting with the homeowners and they will take their concerns into account. In the long run, the project may increase the value of their homes.

10. Commission/Staff Reports None.

11. Announcements of upcoming meetings

- **Next regular meeting –August 15, 2012, 7:00 p.m.**

The next meeting will be August 15, 2012.

Chair Taylor reported that he will not be present at the August 15th meeting. Vice Chair Jaybush will be present.

12. Adjourn

The meeting was adjourned at 9:15 p.m.

_____
Bonnie Gillen Barney
Deputy City Clerk

This page is intentionally left blank.

The City of
MAPLE VALLEY

Date: August 15, 2012

To: Planning Commissioners

From: Ty Peterson, Director of Community Development

Subject: August 15, 2012 Planning Commission Meeting

Enclosed you will find the August 15, 2012 Planning Commission meeting agenda, packet materials and minutes from the August 1, 2012 regular meeting.

Public Hearing

None

Continued Business Brandt Property Comprehensive Plan and Zoning Text amendments

Discussion regarding the proposed comprehensive plan/map and zoning text amendments for the Brandt property will continue at this meeting. It is anticipated that the Commission will take action on a recommendation to Council prior to close of the meeting.

Included in the packet are the comprehensive plan amendments, map, and zoning text amendments the Commission reviewed at previous meetings. No changes to these documents have been made. Also included in the packet are two notices of SEPA Determination of Non-significance for the comprehensive plan amendments and the zoning text amendments. These notices will be published on the City's website and in the Voice of the Valley newspaper on Tuesday, August 14th.

Finally, staff has included the draft of the Planning Commission's recommendation to Council. The recommendation contains many of the findings from the previous staff report reviewed by the Commission at the August 1st meeting. **Staff has included several additional findings that the Commission should review prior to voting on the recommendation.** If any Commissioners have questions or would like additional information about these findings added to the document, please contact staff.

New Business

None

Staff Reports and updates

None at this time.

Announcements of upcoming meetings:

As we move into the fall, staff will introduce the Non-Motorized Transportation Plan currently being developed by the City's Transportation consultant. It is anticipated there will be a public meeting before the Planning Commission regarding this item in late September or early October.

The next meeting is scheduled for September 5, 2012. You may contact Ty Peterson at ty.peterson@maplevalleywa.gov or Matt Torpey at matt.torpey@maplevalleywa.gov - or telephone 425-413-8800 (City Hall).

The City of
MAPLE VALLEY

August 15, 2012

To: Mayor Allison and Councilmembers

From: Brennan Taylor, Chair, Planning Commission
Ty Peterson, Director of Community Development

Re: Planning Commission Recommendation for the Brandt Property Comprehensive Plan Amendments and Associated Zoning Text Amendments.

Description

Planning Commission's review of proposed changes to the Maple Valley comprehensive plan, associated map, "Brandt Property" located on approximately 50 acres northeast of SR 169 and SE 240th Way, and proposed zoning text amendments affecting allowable height in the Service Commercial (SC) zone.

Background and Task

The "Brandt Property" is a collection of 9 parcels totaling approximately 50 acres. The property is located at the intersection of SR 169 and SE 240th Way extending northwest to the east of SR 169.

During the process to develop and adopt the City's Comprehensive plan from 1997-1999, three land use options were contemplated and analyzed for the Brandt property under the Environmental Impact Statement prepared for the Comprehensive plan.

1. Concentrated Activity Centers Alternative. This designated the property with a Multiple Use classification.

2. Diversified Economic Development Alternative. This would have designated the property with Office and Business Park classifications.

3. No action. This would left the property zoned R-6 as it was prior to incorporation.

When adopted, Alternative 1 was chosen as the preferred option and the property designated MU and eventually rezoned. The current land use designation and zoning of the property is MU (Multiple Use). This designation and zoning allows for, and requires a mixture of residential, commercial and office and open space uses. Over the years, the property owner has explored options to develop under the MU zoning, but to date,

no official application has been received by the City. The property remains vacant and the owner representatives have stated repeatedly that they have been unable to successfully attract investors and partners and unable to market the property effectively with the current MU designation.

In February of 2012, the City's Economic Development Committee (EDC) made a recommendation to City Council to make changes to the City's comprehensive Plan and zoning map/text to change the property from MU to, "Some combination of SC and CB zoning that recognizes the retail opportunities of SR 169 frontage and advanced technology/manufacturing to be consistent with SC zoning of North Sub-area Plan—sensitive to the residential neighborhoods to the east)". The EDC recommendation also included changes to height requirements allowing for 80-100 foot building heights.

Consistent with Council direction on the EDC recommendation, staff formulated a proposal and presented to the Planning Commission proposed revisions to the comprehensive plan, comprehensive plan map and zoning code that begins implementation of the recommendation from the EDC.

The task before the Planning Commission is to forward a recommendation on the proposed comprehensive plan amendment(s) and zoning code amendments to Council for review. The Commission reviewed materials created, and sought input from the community in order to forward Council a recommendation.

Process

The process and schedule were based upon a memo and schedule provided by staff. In summary the process is described as a two-step process – see staff memo dated July 11, 2012 that includes first comprehensive plan and zoning code text amendments and second rezoning of the affected property. The process for a comprehensive plan amendment and a development code text amendment is a "Process 5" decision in the Maple Valley Municipal Code (MVMC). This is a legislative process in which staff has presented the proposed amendments, a public hearing before the Planning Commission was held on July 18, 2012. After discussions, deliberation, further analysis and additional public comment, the Planning Commission renders this recommendation to the City Council.

Future steps

The second step of the process, if and when, the land use designation under the comprehensive plan has been changed, is to review the rezoning of the property under a Process 4 Site –specific rezone, per the MVMC. This is a quasi-judicial process and the Commission understands that the rules of procedure, appearance of fairness issues, and other procedural requirements will be different than those conducted under the legislative process the Commission has rendered this recommendation under. Per the current schedule, if this recommendation is adopted, the Commission should expect to begin review of the rezone in October and vote on a recommendation in November.

Description of Proposal

Comprehensive Plan Map Amendments

The recommendation proposes three land use classifications to be applied to the Brandt property.

1) In the area known as "the finger" approximately 5 acres of land in a relatively thin strip abutting SR 169. Staff has proposed Parks Recreation and Open Space (PRO) designation. This designation allows for limited commercial and residential uses as well as active and passive recreation uses. Given the topography and location of the parcel relative to the single family neighborhood to the north, the PRO designation provides buffering of the neighborhoods from the highway as well as an opportunity to protect existing tree canopy and open space.

2) On both sides of the intersection of SE 240th Way and north of SR 169 a land use designation of Community Business (CB) is proposed. Totaling approximately 13 acres, this provides opportunity for retail business with access to the Maple Valley Highway. Given the properties' size, location and access to only one principal arterial, the large user regulations will limit the square footage of any one retailer to no more than 100,000 square feet.

3) The remainder of the property to the north totals approximately 36 acres and is proposed to be changed to Service Commercial (SC). This land use designation allows for a variety of uses including office, retail, manufacturing and vocational/educational. This designation will be contiguous to the existing SC properties to the northwest (gravel pit).

Comprehensive Plan Amendments

Amendments to the comprehensive plan land use element are fairly limited because existing land use designations are being proposed for the Brandt property, no newly created designations are proposed. Changes to the text of the land use element include revisions to the land use acreage percentages in both table a chart format (due to the use of imbedded spreadsheets in the document, some tables and charts do not show track changes. These will be pointed out by staff during the presentation prior to the public hearing). Other amendments in the document (shown in track changes) include changing the description of Multiple Use, vacant land analysis, and acreage calculations. Staff and the Commission has also taken the opportunity to change the description of the Business Park uses to reflect the change in acreage and description following the adoption of the Four Corners/Norwest Quadrant Subarea Plan that implements the Central Commerce land use designation.

Zoning Text Amendments

The recommendation proposes amendments to section 18.40.040 of the MVMC that affect height, setbacks and landscaping requirements within the SC zone. Currently

height is limited to 45 feet provided that a 35 feet height limit is required within 50 feet of a residential property line. The Commission is recommending allowing heights up to 100 feet for structures dedicated to manufacturing, education/vocational and office when certain conditions are met. The conditions are:

- The structure must be on a site 10 acres or larger.
- The required setbacks from residential zones shall be increased three feet horizontally for each foot of building height exceeding 35 feet, and
- Existing landscape buffer requirements in MVMC 18.40.130.F.4 shall be increased .25 feet (three inches) for each foot of building height exceeding 35 feet.

Factors of Consideration and Key Findings

1. That the site has a current land use designation of Multiple Use (MU), allowing for and requiring both commercial and residential development through a master planning process.

2. The site is approximately 50 acres in size and is vacant and contains the following characteristics:
   a. forested with a variety of deciduous and evergreen species,
   b. has moderate environmental / development challenges associated with some sloped areas, remaining portions of the site appear not to have challenges
   c. soils and conditions generally suitable for development,
   d. no known threatened, endangered or priority species or related habitat has been identified,
   e. no wetlands, streams or similar environmental features have been identified,
   f. adequate utility capacity exist consistent with the Comprehensive Plan such that the site can be served with utilities,
   g. current access frontage from SR 169 and SE 240th Street, future site access may also be from the planned SE 231st connector.

3. The site has remained in single ownership (Brandt) since the City was incorporated. In that time, no application for development under MU was received. The property representatives support the proposed changes and have stated on numerous occasions that the market will not support development under MU zoning and has stated before both the Planning Commission and City Council that the MU designation was not feasible to attract investment and market for development.

4. At the request of the property owner and with the goal of attracting potential development to the site, the City, over the last several years, has processed: amendments to the policies affecting the MU land use designation under the Comprehensive Plan, amendments to the zoning and development standards, amendments the application requirements, and amendments to the procedural review and approval process for development under the MU requirements. This still had not resulted in success development proposal.

5. The Economic Development Commission recommended in February 2012 that the City Council Instruct the Planning Commission to consider a comprehensive plan amendment and land use re-designation and rezoning regarding the Brandt Property. This recommendation included re-designation of the site for Service Commercial and Community Business classifications. The EDC recommendation is driven by the City's goals to: increase services for residents, diversify the tax base and increase employment opportunity.

6. The City Council instructed staff and the Planning Commission to consider and provide a recommendation regarding a comprehensive plan amendment zoning text changes for the Brandt property as recommended by the EDC.

7. Three new land use designations are proposed for the site: Community Business (CB), Service Commercial (SC), and Parks, Recreation and Open Space (PRO). The designations will be allocated as follows: approximately 6 acres PRO, 13 acres CB, and 35 acres SC.

8. The Planning Commission deliberated on the proposed amendments over several meetings.

9. The Commission held a public hearing on July 18, 2012. Testimony was generally in favor of the proposal. Neighbors from the development to the east testified and requested that the Commission be sensitive to their neighborhood and provide setbacks/buffers.

10. Following the public hearing the City received several letters and the Commission heard public comment at the August 1st meeting that residential neighbors to the east objected to the proposal and / or requested substantial buffers/ setbacks adjoining their properties. Several requested buffers of 100 feet or more. Many of the letters and comments objected to the planned 231st street connection. Many of the letters seemed to imply or be under the impression that the Comprehensive Plan amendments and text changes were related to a development proposal.

11. Under existing City zoning requirements (MVMC 18.40130) both Community Business and Service Commercial zoning must provide a minimum 20-feet of Type I landscaping where abutting residential zones. The record does not contain any information that confirms that the residential zones east of the Brandt site contain special, unique or unusual circumstances that would justify those residential zones be treated differently or be granted greater protections, than other residential zones in the City that abut commercial areas.

12. The Commission asked for and was provided a copy of the 231st street analysis depicting possible conceptual alignment and location alternatives. This was used for information purposes about the long-term possibilities of the site. The connection has been identified as a future needed improvement in the City Comprehensive Plan Transportation Element since 2004. There is not any proposal to implement / construct this improvement at this time and it is not under consideration by the Commission or part of the proposal or recommendation.

13. There is not any project development application or proposal filed with the City in conjunction with, or related to, the Comprehensive Plan and zoning amendments. The Planning Commission does not consider or act on development applications and this recommendation is not related to any development proposal.

14. The reclassification of property will result in an assumed loss of 180 units of residential capacity. Based upon staff analysis: The City needs approximately 1,500 additional units to meet the 2031 housing targets contained the King County Countywide Planning Policies. The City has capacity in excess of 1,800 units, so the loss 180 units of capacity is within the range that clearly allows the City to still demonstrate compliance with the target.

15. A traffic analysis was performed by the Transpo Group that found traffic volumes would not likely change much and that Level of Service (LOS) standards would remain intact.

16. The City State Environmental Policy Act (SEPA) Official has issued a non-project Determination of Nonsignificance (DNS) and adoption of existing environmental documents (the Comprehensive Plan EIS) for proposed Comprehensive Plan amendments; and a non-project DNS for the zoning text changes. The requirements of SEPA environmental review have been met.

17. The City Council has communicated the desire and objective to increase economic development, and has specifically referenced addressing potential opportunities associated with the Brandt property. Staff identified documents supporting these goals include: 1) the City Economic Development Vision, adopted June 2012, 2) the May 2010 City Council Strategic Planning Retreat Summary, 3) the March 2012 City Council Strategic Issues Summit Summary and 4) the 2012 Budget Goals and Objectives, 5) Community Survey Executive Summary May, 2012.

18. The goal to have base employment opportunities generated in Maple Valley provides the impetus for allowing certain uses related to this goal, increases in allowable heights as long as increased setbacks and landscaping are provided to mitigate the light and character impacts of taller buildings.

19. The proposal and recommendation balances the moderately increased potential for commercial development from the SC and CB designations with approximately 6 acres of land designated for recreation, parks and open space uses within the PRO classification.

Maple Valley Municipal Code Requirements:

The MVMC lists eight criteria for amending the comprehensive plan Per **MVMC 18.110.060.F, "Decision Criteria. The Planning Commission may recommend and**

the City Council may approve or approve with modifications an amendment to the comprehensive plan if:"

1. There exists obvious technical error in the pertinent comprehensive plan provision; or

- This criteria does not apply. The proposed amendment does not address a technical error in the comprehensive plan.

2. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

- This is a City Council directed consideration and no “applicant” or “application” technically exits. That said, the findings, support documents and public hearing process, have produced evidence sufficient to support the conclusion that the proposal merits approval. (see findings above #1-18)

3. The amendment bears a substantial relation to the public health, safety or welfare; and

- Arguably all comprehensive plan and zoning amendments have some correlation to public health, safety and welfare. In the case of this proposal, the community and City Council’s identified need for increased economic development and job creation identifies a public welfare need. The zoning classifications recommended already exist within the City and close proximity and under similar conditions as exist here. Those zoning designations have and continue to bear a relationship to the public welfare.

- Text changes for increased height for buildings would only apply to uses that allow office, vocational, educational, and manufacturing uses which have a correlation to employment growth. Where building heights exceed 35 feet, additional required setback and landscaping requirements will mitigate impacts associated with character, light and air space.

4. The amendment addresses changed circumstances on the site or the needs of the City as a whole; and

- While the circumstances of the site itself have not changed, the needs of the City and its’ citizens desire for increased economic development growth, as well as a strong desire for jobs in the community indicate that a comprehensive plan amendment addressing the Brandt property is merited. The existing MU zone, likely for several reasons, has not allowed or created the right environment or condition on the site for land development that

would promote the City's desire for increased commercial and economic growth. Therefore a change is merited. (See findings # 1-5)

5. The amendment is compatible with or complementary to the provisions of the comprehensive plan or other goals or policies of the City; and

- There are no goals or policies that refute or discourage the proposed amendment. The City retains adequate residential land capacity and the land use policies addressing economic development support the proposed comprehensive plan amendments. Furthermore, the City Council has identified goals associated with the need to increase economic development that achieves diversified and increased tax base to support city and community services, provides desired services to citizens and increases employment opportunities. (See findings # 4,5,17,18)

6. If applicable to an identifiable property, the amendment is compatible with the existing or intended adjacent development on properties in the vicinity; and

- Some of the properties to the north and west currently have identical or similar commercial land use designations (SC, CB, O). Other properties to the east and west are residential. However, proposed amendments to the zoning code text ensure that setbacks and buffers to these residential zones will be maintained, or increased comparable to the MU designation that currently exists. In the case of buildings over 35 feet, increased setbacks and buffers will apply. (See findings #11, 18)

7. The amendment will result in development, which will not adversely impact community facilities and public infrastructure including but not limited to utilities, transportation, parks or schools; and

- No anticipated development will occur that will adversely impact community facilities and public infrastructure. The only consideration that may impact schools and parks is that under the MU designation, staff estimated that as many as 180 single family units could have been built on the property. The proposed Service Commercial designation will not allow residential units. This may result in the loss of school and park mitigation fees that could have been collected at permit issuance for any new development on the MU designated property. However, this corresponding need for these services will also decrease. The City has evaluated the potential transportation and traffic impacts that are associated with changing the land use designation of the properties in question. After analysis by our transportation consultant and review by staff, it has been determined that the change in land use will result in a negligible change in the transportation assumptions that were just reviewed in 2011 by the Commission in the adoption of the Transportation Element. The reason for this is that the potential increase in commercial

area/square footage is offset by the reduction of 180 single family residences that will no longer be allowed under the proposed land use. The transportation analysis s conducted found that the proposal would meet the designated transportation LOS. (See finding #15,16)

8. If applicable to an identifiable property, the site is suitable for development in general conformance with the City's development regulations.

- While there are some areas of the site that development may be restricted due to topographic conditions or easements, the site in general is suitable for development in conformance with the City's development regulations applicable to the proposed designations. (See findings #1,2)

DESCRIPTION & RECOMMENDATION

After several months of work in 2012, the Planning Commission has formulated a recommendation for the proposed comprehensive plan and zoning amendments.

The Planning Commission voted with a (_____) vote to recommend adoption of the attached comprehensive plan amendments and zoning text amendments on August 15, 2012.

_____ _____

Brennan Taylor, Chair Date

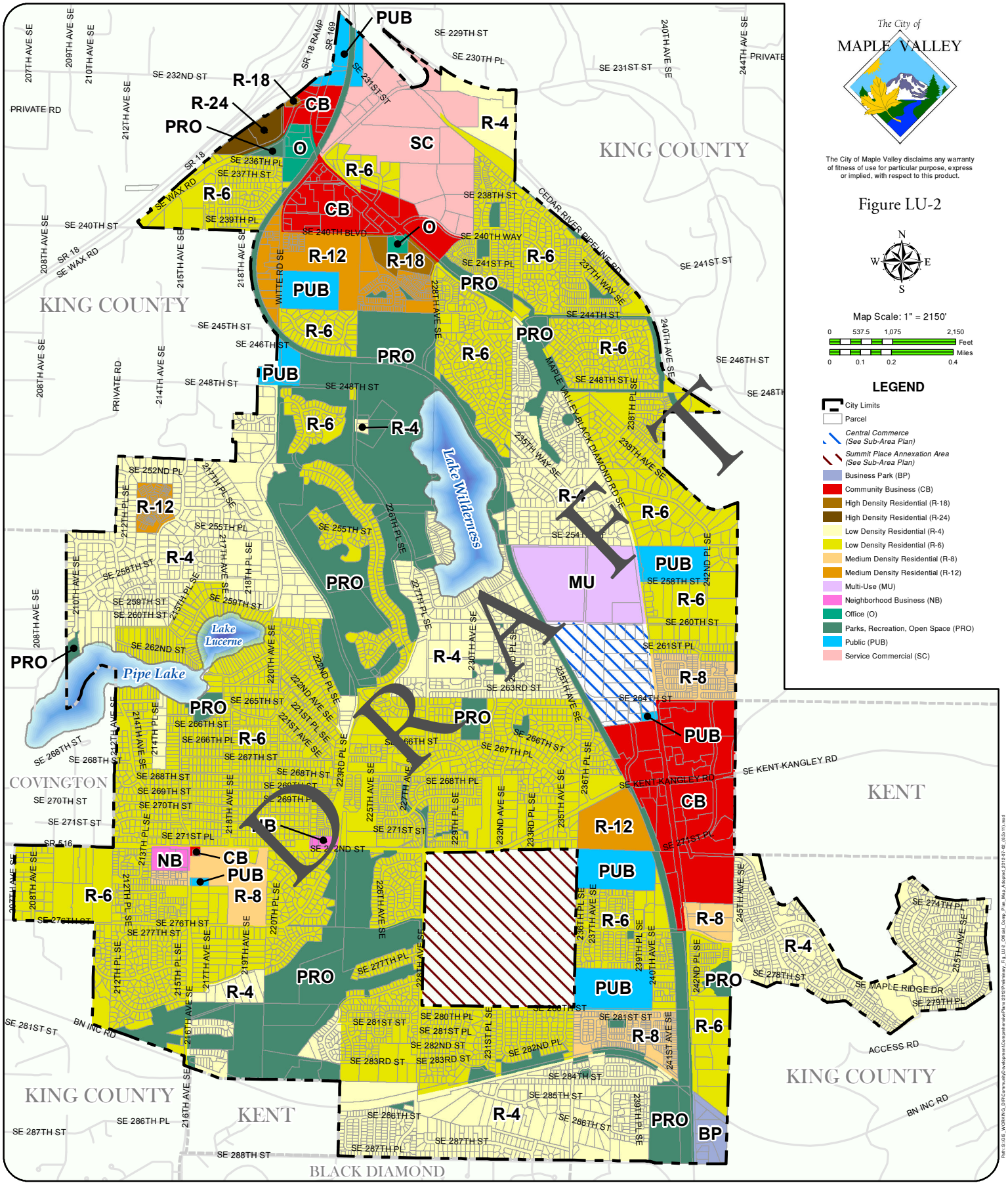
_____ _____

Patrick Jaybush, Vice chair Date

ATTACHMENTS

1. Amended Comprehensive Plan Map
2. Amended Comprehensive Plan Land Use Element
3. Amended MVMC 18.30

This page is intentionally left blank.



Revised 7/2/2012 Ord.# 498

City of Maple Valley

OFFICIAL COMPREHENSIVE PLAN MAP

AS RECOMMENDED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT
AND THE PLANNING COMMISSION AND
ADOPTED BY CITY COUNCIL
ADOPTED: 05/14/2012, Ordinance No. 0-12-498

This page is intentionally left blank.

LAND USE

TABLE of CONTENTS

EXISTING LAND USE 2
Residential Land Use 3
Non-Residential Land Use 3
Vacant Land 4
POPULATION GROWTH PROJECTIONS 6
Population and Employment 7
Population Forecast 7
Employment Forecast 8
FUTURE GROWTH ISSUES 9
Land Use Phasing and Growth 10
Residential Growth 10
Commercial Growth 10
Growth Phasing 10
Annexation and Urban Growth Boundaries 10
FUTURE LAND USE PLAN 11
Residential Land Uses 11
Low Denisty Residential 12
Medium Density Residential 12
High Density Residential 12
Non-Residential Land Uses 13
Community Business 13
Neighborhood Business 13
Office 13
Business Parks 14
Service Commercial 14
Multiple Use Development 14
Public Facilities 15
Parks, Recreation, Open Space 15
UNDESIGNATED LAND USES -RESOURCE LANDS 16
GOALS AND POLICIES 16

LIST of FIGURES

FOLLOWS/ PAGE
LU.1 COMPREHENSIVE PLAN MAP 1
LU.2 PRESENT LAND USE 1
LU.3 LAND AREA CLASSIFICATION/ACRES 2000-2004 3
LU.4 PERCENT OF LAND AREA BY CLASSIFICATION 2004 5
LU.5 VACANT LAND BY CLASSIFICATION 6
LU.6 POPULATION CAPACITY GROWTH PROJECTIONS 7
LU.7 EMPLOYMENT BY CATEGORY 8
LU.8 EMPLOYMENT GROWTH TARGETS 9

LAND USE

"HOW SHALL WE GROW?" is a recurring theme in many communities. Growth can take many forms: more people, more homes, new job opportunities, higher standards of living, increased family wealth and so on. The Land Use element of the Comprehensive Plan is concerned primarily with the accommodation of the City of Maple Valley's growth.

The Land Use element must be developed in accordance with the Growth Management Act (RCW 36.70A) to address land use issues in the City of Maple Valley, and the potential growth over the next 20 years. Where shall homes, businesses, public services and utilities be located, and at what density or intensity? It will become the City's policy plan for growth, given the constraints and opportunities of the natural environment and public services and utilities.

The Growth Management Act (GMA) requires jurisdictions to develop:

- A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses.

- The land use element shall include population densities, building intensities, and estimates of future population growth.

This Element must also be developed in accordance with the King County Countywide Planning Policies (CPPs) and be integrated with all other planning elements to ensure internal consistency throughout the Comprehensive Plan. The Countywide Planning Policies direct jurisdictions within the County to focus growth in the cities within the Urban Growth Area (UGA). Based on the Countywide Planning Policies, Maple Valley must:

- develop a phasing strategy that identifies areas for growth for the next 20 years;
- define the growth it intends to accommodate over the next 20 years;
- plan for 20 year population and employment growth target ranges; and
- limit and phase growth where services are not yet available.

EXISTING LAND USE

The City of Maple Valley encompasses approximately 3,000 acres of land, excluding lakes. The existing land use pattern is illustrated in Figure LU-1. Current land uses are generally consistent with the adopted land use map. The Comprehensive Plan Land Use Map serves as the basis for creation and amendments to the zoning map. While these two maps may not always be the same, the City will ensure that they are combined in a timely manner following updates or revisions.

Maple Valley adopted its zoning code in December 1999. It originally contained thirteen land use categories. The current Comprehensive Plan Land Use map (Figure LU-2) has fifteen categories. It includes higher density housing (12-24 dwelling units per acre), and residential densities ranging from four to six dwelling units per acre (R-4 to R-6) throughout the majority of residential neighborhoods. These classifications allow for the development of attached single-family homes, including townhouses and duplexes. Other residential classifications include R-8, which permits duplex through fourplex units and higher with design review. Commercial classifications include Community and Neighborhood Business (CB, NB), Office (0) and Business Park (BP). The Service Commercial (SC) classification was developed to encourage commercial uses which do not necessarily rely upon arterial visibility. In addition, the City has adopted a Multiple Use (MU) classification that provides for vertical and horizontal mixing of uses across a site. The Public (PUB) category includes land occupied by public facilities, including schools, fire stations, the library, the Regional Emergency Operations center and the community center. Lands dedicated to public and private park space, including the Lake Wilderness Trail and the golf courses, are

included in the Parks, Recreation, Open space (PRO) category. The distribution of land area by land use classification is shown in Figure LU-3.

Figure LU-3
Total Gross Land Area in Acres by Land Use Classification
City of Maple Valley

LAND USE CLASSIFICATION	ACRES IN 2000	ACRES IN 2012
Residential		
R-1	232	N/A
R-4	689	746.25
R-6	1658	1290.36
R-8	99	85.81
R-12	87	72.7
R-18	11	10.12
R-24	10	9.35
Business Park (BP)	107	12.64
Community Business (CB)	164	168.68
Multiple Use (MU)	112	50.03
Neighborhood Business (NB)	7	7.34
Office (O)	54	10.73
Service Commercial (SC)	N/A	99.6
Central Commerce (CC)	N/A	44.48
Park, Recreation, Open Space (PRO)	N/A	516.17
Public (PUB)	N/A	69.13
Public/Open Space (P/O)	288	N/A
TOTAL*	3518	3193.39

*~~The total acreage of the City of Maple Valley did not change between 2000 and 2004~~2012. The figures for 2000 included right-of-way adjacent to the individual zoning classifications. The figures for 2012 do not include ROW, but do include annexations that have occurred since 2000. Other changes~~discrepancies~~ may be the result of changes in mapping technology.

LAND USE DISTRIBUTION

Residential Land Use

More than 68 percent (2,064 acres) of the City's land area is composed of residential land uses. All of the land designated residential is at urban densities (four units per acre or higher density). Figure LU-4 illustrates the distribution of land use classifications. Areas designated at densities of six units per acre are the single most dominant residential classification in the City. Areas of higher density classifications are located near commercially designated lands and major arterials. In February 2005, approximately nine percent of the residentially designated land within the City was undeveloped (183 acres).

Community Business, Neighborhood Business, Office, Multiple Use, Commerce Central and Business Park and Service Commercial designated lands comprise approximately thirteen percent of the City's land area (398 acres). Commercial business activity is dominated by the two retail commercial centers (Wilderness Village and Four Corners), while Business Park uses are located along SR 169 and range from light manufacturing, equipment rental and storage and wholesale trade to production of building materials.

Under the current classifications–Community Business designated parcels comprise the largest amount of non-residential land. All ~~substantial amount~~ of the land in the Multiple Use designation is vacant, approximately ~~96~~ 50

~~percent (99~~ acres~~)~~. ~~Vacant land in the Multiple Use designation also comprises the largest amount of vacant land in the Community Business, Neighborhood Business, Office, Multiple Use and Business Park classifications, approximately 61 percent~~.

Vacant Land

In August 2012~~04~~, approximately ~~413~~ 346 acres of land within the City were vacant (14 percent).The vacant land pattern is somewhat random with residential subdivisions separated by scattered tracts of forested land. The combined undeveloped land in the Community Business, Neighborhood Business, Office, Multiple Use, Service Commercial, Central Commerce and Business Park classifications occupy 47 percent of the total undeveloped land area in Maple Valley (162 acres). Vacant lands include~~s~~ those properties with no measurable improvements, as defined by the King County Assessors' Office. The Land Capacity Analysis contained in the Appendix of this Plan outlines the vacant land use inventory in more detail. Figure LU-5 illustrates the distribution of vacant land area in Maple Valley.

Figure LU-4
Total Gross Land Area by Land Use Classification
City of Maple Valley, 2012~~04~~

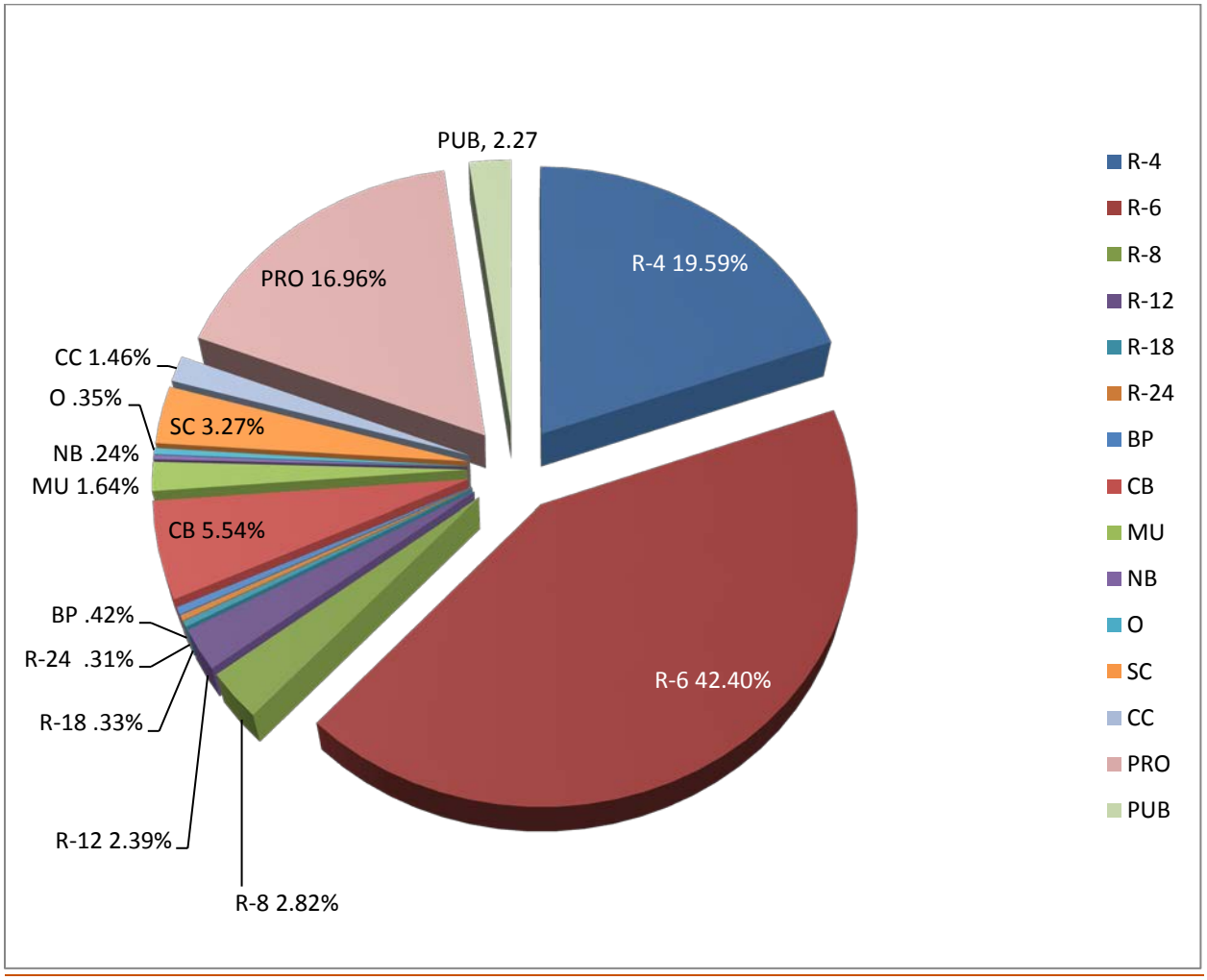


Figure LU-5
Total Vacant Land Area by Land Use Classification
City of Maple Valley, 2004

LAND USE CLASSIFICATION	ACRES IN 2004
R-4	57.96
R-6	81.94
R-8	27.5
R-12	16.79
R-18	0
R-24	0
BP	~~19.19~~3.45
SC	~~1.52~~35.67
CB	47.66~~35.51~~
MU	~~98.8~~48.2
NB	5.52
O	1.82
CC	15.74
PRO	0
PUB	0
TOTAL	346.55

POPULATION GROWTH PROJECTIONS

The GMA and the King County CPPs encourage cities to assume an increasing share of new growth in the future and that correspondingly less growth is to be accommodated in the rural areas of King County than in the past. This means that new development within cities planning under the GMA should be more compact in order to accommodate the additional share of future growth. Subsequent decisions by the Growth Management Hearings Boards on the appeals of Comprehensive Plans of other communities have helped to better define some of the requirements for future land use designations.

Maple Valley is faced with a finite land supply within its Urban Growth Area. In fact, the City has very little room to grow beyond its current City limits. The City has limited potential annexation areas, most of which are either impacted to some degree by critical areas or are at least partially developed. Therefore, determining the total population capacity of the City required analyzing the potential available land for development and attempting to encourage more “compact” development in areas most “appropriate” in order to most efficiently achieve compliance with the GMA and CPPs. What does “appropriate” mean? It means that a series of criteria were developed to help evaluate the potential for increasing residential densities in certain areas in order to help meet the requirement for more “compact” development. These criteria and the resulting scenarios which comprised the various land use alternatives were then taken to the public through a series of workshops and open houses to gain public input. The public comments were, in effect, the final step in the criteria evaluation to help determine the final recommended plan.

Population and Employment

Population and employment trends are the basis for determining the amount of land and services required to accommodate the anticipated growth in the City. Demographic information is derived from several sources, including the US Census of Population and Housing, population and employment forecasts from the Puget Sound Regional Council (PSRC), the King County Office of Budget & Strategic Planning and the Washington State Office of Financial Management.

According to the 2000 Census, 14,209 people resided within the City of Maple Valley in 1999, Population growth in the City increased at an annual average rate in excess of eight percent between 1990 and 2000, reflecting the rapid growth experienced in south King County and the entire Puget Sound region during the 1990s. South King County is still expected to grow at a moderate, though somewhat slower, rate for the next decade. Maple Valley expects to accommodate a proportionate share of the South King County growth, and is responsible for accommodating a larger share of future growth than that allocated to the surrounding rural areas outside of the urban growth boundary, within the Tahoma-Raven Heights community planning area. According to the Washington State Office of Financial Management (OFM), the population of Maple Valley in April 2003 was 15,730.

Population Forecast

The Comprehensive Plan 20-year capacity and growth projections are shown in Figure LU-6. The projections prepared in 2003 indicate that, should the City develop all of the land within its boundaries and maintain a household size comparable to the current household size, the City could reach a population of approximately 24,051, a growth of approximately 8,321 residents, or 3,182 net new households. This would amount to an average annual compound population growth rate of approximately 1.7 percent over the next 20 years. The average household size in 2004 was 2.85 persons per household and this household size was used to project the City's buildout population. However, this population forecast may be high, as household size appears to be decreasing in Maple Valley and King County. More detailed discussion of the methodology used to allocate population growth is contained in the Land Capacity Analysis located in the Appendix.

Figure LU-6
Maple Valley
Population Capacity Growth Projections

	POPULATION AND HOUSING UNITS, 1998	POPULATION AND HOUSING UNITS, 2003	POPULATION AND HOUSING UNITS AT CAPACITY BUILDOUT
POPULATION	11,964	15,730	24,051
HOUSING UNITS	4,421	5,257	8,439
AVERAGE HOUSEHOLD SIZE	2.97	2.94	2.85

Source: Washington State Office of Financial Management, Land Capacity Analysis for the City of Maple Valley

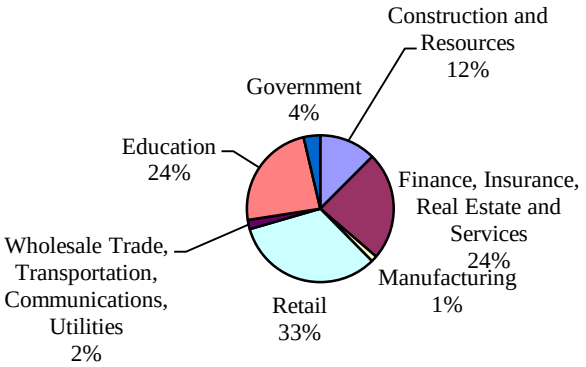
The household target assigned to the City for the planning period from 1992-2012 was 1,539 new housing units. By 2000, the City had already achieved 109 percent of the target, exceeding the target by 134 units in the first eight years of the planning period. The housing targets were re-evaluated by the Growth Management Planning Council for the planning period from 2002-2022. The City of Maple Valley's targets were amended, so that the household target assigned to the city for the 2002-2022 was 300. By 2007 the City had already achieved and exceeded the target number. From 1997 through

2000, the average density of newly constructed houses was 5.5 dwelling units per acre.[1] The minimum residential density for urban areas is defined as four units per acre and the City has continued to meet or exceed this designation.

Employment Forecast

In 2004, employment in the City totaled approximately 2,500 jobs. Some of the largest employers are J.R. Hayes Gravel Pit, Johnson's Home and Garden, Maple Valley Fire and Life Safety, QFC, Safeway and the Tahoma School District.Retail is the largest sector of the local economy, accounting for one-third of all jobs. Education accounts for approximately one-quarter of the total employment, as does the sector consisting of Finance, Insurance, Real Estate and Services. Construction and Resources related jobs account for twelve percent of total employment. The Manufacturing, Wholesale Trade, Transportation, Communications and Utilities sectors provide three percent of the City's total employment. Figure LU-7 illustrates the City's employment distribution.

Figure LU-7
Maple Valley, 2004
Total Employment By Category



Source: Puget Sound Regional Council

The number of businesses in the City varies depending upon the criteria used (e.g. from home occupations to site-based enterprises). Data from the State Department of Revenue and the City indicate that as of April 2004 there were approximately 340 business units in the City, ranging from grocery stores to doctors' offices to independent contractors. Most of the existing commercial base is accounted for by businesses that serve local residents. The largest number of businesses by type include retail establishments, professional services, eating and drinking establishments, personal services, automobile related and grocery stores.

Forecasts for the south King County region from the PSRC indicate that in the next several decades there will be an increase in the percentage of jobs in the retail, finance and professional services sector and a decrease in the manufacturing sector. The City shall encourage more diversified business park development in some of its current light industrial areas in order to attract more high wage jobs in research, corporate development and professional services. The Land Capacity Analysis in the Appendix provides greater detail in projecting future employment growth.

The original employment target assigned to the City of Maple Valley for the years 1992-2012 was 1,233 new jobs. By 2000, a total of 810 new jobs had been created, leaving a remaining job target of 423 for the remainder of the planning period. The employment growth targets were re-evaluated by the Growth Management Planning Council for the planning period from 2002-2022,. The City of Maple Valley's targets were amended, so that the City is to accommodate 804 new jobs by 2022. Maple Valley has the land capacity to support at least 2,000 more jobs. However, it is uncertain if the market demand for employment space will absorb this capacity during the planning period. The mix of employment is expected to change somewhat with the City's share of professional services employment increasing over current levels.

Figure LU-8
Maple Valley Employment Growth Targets

JOBS IN 1998	1992-2012 EMPLOYMENT TARGET-NEW JOBS TO BE CREATED	NEW JOBS CREATED THROUGH 2000	REMAINING 2012 JOB TARGET	JOB TARGET ADJUSTED FOR 2002 - 2022
1,756	1,233	810	433	804

Source: King County Buildable Lands Report

FUTURE GROWTH ISSUES

The recommended final 20-year plan was developed with uncertainty in mind. These uncertainties include:

- the capacity of the City's street and road network to accommodate additional growth;
- meeting the affordable housing requirements of the King County CPPs;
- the regional economy and market-driven demand for housing and employment;
- the capacity for growth within the City's remaining vacant and underutilized lands;
- preserving environmentally sensitive areas and suitable park and recreation sites for open space and greenbelt corridors;

The main dilemma in considering Maple Valley's future growth is how to find a balance in the dynamic relationship between the City's requirement to help accommodate regional growth; the City's requirement to preserve its critical areas and environmental features; preserve the small-town feel of the City; and live within its means in terms of providing adequate public services and facilities. Careful planning is needed to identify and conserve areas which the community considers critical to its environmental health and identity. This may help the community to strategically accommodate growth without sacrificing the particular qualities that contribute to Maple Valley's character.

Several significant issues addressed during the planning process include:

- concern over land use, noise and air quality conflicts between industrial uses and adjacent single-family neighborhoods;
- whether to expand and/or diversify the City's commercial/industrial/office land use base;
- annexation of unincorporated areas;
- maintaining neighborhood quality of life

- maintaining infrastructure capacity commensurate with growth (e.g., sewer and water)

Land Use Phasing and Growth

- The King County Countywide Planning Policies (CPPs) require that cities within the Urban Growth Area identify methods to phase growth and development in order to bring certainty to long-term planning and development within the County. Phasing should occur within the UGA, as necessary, to ensure that services are provided as growth occurs. Development in the Urban Area will be phased to promote efficient use of the land, add certainty to infrastructure planning, and to ensure that urban services can be provided to urban development. The following plan represents the City's growth phasing methods.

- Residential Growth

  - As a first phase, continue single-family development and growth until it runs out of land supply. This should happen in a few years, well within the twenty-year horizon, probably within 5 years. Maintain densities in the City at the GMA minimum for urban residential uses through appropriate development regulations.

  - As a second phase, develop multifamily units at a low density for such units. This will encourage ownership of the units, and higher densities are not required by GMA as a result of the strategy in Phase 1. There is no guarantee that this strategy is in line with the immediate economic market for multifamily units. The strategy may result in a slower rate of growth in Phase 2.

- Commercial Growth

  - As a first phase, focus growth around the two existing centers to utilize existing capacity. Do not encourage uncoordinated enlargement of any strip (linear) commercial development along the Maple Valley Highway.

  - Conduct studies to determine the realistic capacity of the limited transportation system to support the commercial growth of the area. It may be that additional streets or connections are needed to create a "grid" of streets within the commercial areas to support the development.

  - Consider development regulations that allow for a variety of uses within the two Multiple Use areas of the City. Regulations should accommodate and focus on meeting the City's needs for the two separate areas.

- Growth Phasing

  - The City has very limited room to expand within portions of the unincorporated UGA outside of its current boundaries. In addition, the City is located entirely within the existing service areas of the independent water, sewer and fire districts that serve the City. Therefore, growth phasing is expected to occur commensurate with the rate of development, subject to the availability of capacity and service from utility providers.

  - Traffic bottlenecks are a problem during peak periods at key arterial intersections along SR 169 (Maple Valley Highway) and SR 516 (Kent-Kangley Road). The cities of Black Diamond, Enumclaw, Maple Valley and Renton and King County are participating with Washington State Department of Transportation on a study of the SR-169 corridor. These and other problems as well as improvements to these facilities are discussed in greater detail in the Transportation element. These problems will need to be addressed before expansion to the SR-169 corridor to any great degree can be considered.

Annexation and Urban Growth Boundaries

Maple Valley incorporated most of the land within the unincorporated King County/Maple Valley Urban Growth Area (UGA). Any areas that the City did not incorporate within the UGA are considered Potential Annexation Areas (PAAs). Rural areas outside the UGA are in most cases not to be considered for annexation. According to the Growth Management Act, cities are encouraged to identify PAAs within unincorporated portions of the UGA. Identification of PAAs within a city's plan indicates that the City intends to annex and provide urban levels of service to those areas within the time period of the planning horizon. Aside from this annexation policy, there is limited potential for expansion due to the proximity of the City of Black Diamond to the south and the City of Covington to the west. There are also constraints to development to the north, northwest and east of the City, including the presence of geologically hazardous areas, streams, the Cedar River, floodplains and the King County Urban Growth Boundary.

The Maple Woods development represents the largest potential annexation area into the City. This is a single family residential development, located east of the city limits, that is planned to contain approximately 575 residential units. Of additional interest is coordinating with King County regarding the rural unincorporated "island" located in the City. Surrounded by the City and the UGA, this piece of unincorporated rural King County property is of particular importance to the City's future development. The City will work with King County to ensure compatible development within and around this area as well as work toward its eventual incorporation into the City. A portion of the unincorporated "island" was designated "Urban" in the King County 2000 Comprehensive Plan update, thereby rendering it available for annexation. Maple Valley has adopted land use designations and preannexation zoning for the two parcels involved. In 2007, the remaining portion of the "island" was identified by King County to be included in the Urban Growth Area without any concurrence with the City of Maple Valley. The City has made attempts on several occasions to approach the County for an agreement for joint planning to ensure that land use designations and development within the "island" will be compatible with the surrounding areas and City goals. In response to King County not cooperating with the City, the City hired a team of consulting firms to identify the potential impacts from development to Maple Valley services. This report was accepted and received by the Maple Valley City Council in July of 2008 and presented to the King County Growth Management and Natural Resources Committee as part of their consideration of the proposed 2008 Comprehensive Plan Amendments. That report is titled, *Donut Hole Development Feasibility Report* .See Figure LU-1 for the boundaries of these potential annexation areas. There are also other areas located outside of the City limits and UGA that are important to future planning. These areas, known as the Greater Maple Valley Area and located primarily within the Tahoma School District, are influenced by growth and development within the City of Maple Valley and the City is impacted by development within these areas. Residents of these areas rely on non-governmental City services and are a part of the Maple Valley community. While annexation of lands outside of the UGA is not permitted, the City should continue to work with King County to ensure that there is cooperation and coordination between the two jurisdictions regarding growth and improvements in these unincorporated areas. To the extent possible, the City will continue to consider these areas during its planning process to insure these areas remain in harmony and in character with Maple Valley.

FUTURE LAND USE PLAN

The future land use plan is the result of Planning Commission and City Council deliberation, extensive public involvement, and environmental impact review The purpose of this section is to describe the general pattern of land uses that the City intends to achieve through adoption and implementation of the Comprehensive Plan.

Residential Land Uses

The City's existing residential neighborhoods are overwhelmingly characterized by single-family developments. Yet increasing demand for more affordable housing and means to improve the viability of transit service is driving a trend toward smaller lots. Often times poorly-sited high density developments can have adverse impacts on existing neighborhoods such as increased traffic safety concerns. The policies in this Plan are intended to protect the quality of existing neighborhoods while allowing for a broader range of residential densities in future developments. Specific locational criteria were developed to provide a basis for the designation of higher density developments in an effort to minimize the potential for conflicts with existing single-family neighborhoods.

Higher density residential uses are recommended within proposed mixed use activity centers adjacent to existing commercial nodes. The plan favors preserving higher density housing in areas in close proximity to the commercial activity centers rather than promoting new multifamily developments in established single-family neighborhoods. Preserving neighborhood quality also means ensuring that adequate water and sewer availability, streets, bike paths, trails, landscaping, stormwater drainage, pedestrian access and park and recreational facilities are provided and maintained in a timely manner. The Plan contains policies intended to establish or maintain these types of development standards. Preserving neighborhood quality also means that larger lot areas (some with agriculturally oriented uses) within the City should be protected from the inappropriate impacts of adjacent properties conversion to urban densities.

Low Density Residential

The majority of the City's population lives in detached single-family homes. The bulk of the single-family neighborhoods (including schools and religious facilities) are characterized by densities in the range of four to six units per acre. Land in this classification shall continue to be developed at a range of four to six units per acre to maintain compatibility with the existing neighborhoods. Development of attached single-family homes, including townhouses and duplexes is also allowed in these zones, as long as maximum allowed densities are not exceeded. Generally, this designation is appropriate for most land in the planning area suited for residential use, which is in close proximity to similar uses and to collector streets, with direct connections to commercial and recreational areas. These areas should be well served by recreational and open space resources, served by an internal street system and be defined by appropriate neighborhood boundaries, which may be bordered but not penetrated by major arterial roadways.

Medium-Density Residential

This designation shall provide for primarily single family residential development at a range of densities between eight to twelve units per acre In addition, townhouses and duplexes are allowed to be interspersed in existing single-family zones as long as density is maintained. Medium density development allows for a mix of housing types and provides a more affordable alternative to larger lot single-family detached housing. Neighborhoods should include compatible uses such as schools, religious facilities, and day care centers where the full range of public services exist or can be provided. Locational criteria for these kinds of development include transition areas between higher density multifamily and single-family neighborhoods and transition between single-family neighborhoods and adjacent commercial centers or employment areas. Generally, this designation is appropriate for land located adjacent to principal arterials.

High density residential development

High density residential, which allows for development at densities between 18 to 24 dwelling units per acre, is a necessary component of the City's housing mix and contributes to the overall GMA density target. High density residential development provides housing opportunities for lower income households in the City who may not yet be able to afford a home of their own, for transitional households looking for a temporary domicile, as well as many senior households looking to downsize their living space needs. This designation is appropriate for land which is located adjacent to principal arterials and major highway corridors, served by public transit and in direct proximity to business and commercial activity centers.

To encourage compatibility with adjacent single-family neighborhoods, locational criteria were developed during the planning process to evaluate adequate sites for future high density housing Locational criteria include:

- Adjacent to or within major arterial transportation corridors.
- Abutting existing or proposed streets capable of handling added traffic and served by existing or proposed transit service.
- Near similar higher density housing.

- In close proximity to major commercial centers or employment areas.
- Near existing public services, utilities and facilities with the capacity to service appropriate densities.
- Lack of critical areas.

Non-Residential Land Uses

The major components of non-residential development include commercial, office industrial and multiple use development activities. These land uses provide needed services and jobs to Maple Valley residents and also provide a major component of Maple Valley's tax base through sales and property taxes. The Plan supports diversification of the City's non-residential land uses by promoting mixed use developments and opportunities for higher wage employment through business and office park development. Other non-residential land uses also include lands useful for public purposes and essential public facilities such as parks, schools and libraries.

Community Business

This designation provides appropriate land areas that serve the City's primary shopping and service needs, provide local employment opportunities and a stable tax base structure. Community Business centers comprise larger scale and more intensive retail sales and services than found in neighborhood business centers. A broader range of uses are typically found in these areas, including those which typically require outdoor display and/or storage of merchandise, greater parking requirements, and tend to generate noise and traffic impacts as a part of their operations. Such uses include, but are not limited to shopping centers, grocery stores, and restaurants.

This designation applies to areas that are served by the full range of public services and located at the intersections of major arterial roadways and highway corridors served by public transit. They should be of sufficient size to accommodate a concentrated variety of intensive commercial activity with adequate area for buffering, landscaping, internal pedestrian and vehicle circulation, parking and safe and efficient ingress and egress. They should also be situated in areas that have adequate buffering or other features to be compatible with--and avoid or eliminate adverse impacts to – surrounding non-commercial land uses.

Neighborhood Business

Commercial centers within or adjacent to residential neighborhoods serve a useful function in providing convenient access to neighborhood residents for their "everyday" or "convenience" shopping needs. These centers can serve to reduce the number of automobile trips or at least shorten them by providing services near one's residence. For neighborhood centers to provide these benefits, attention must be paid to ensuring adequate access to these centers from the adjacent neighborhood. The Neighborhood Business designation is intended to provide for small scale commercial areas to serve local neighborhoods with a limited range of retail sales and services. Such uses typically include eating and drinking places, professional and personal services, automotive service stations, neighborhood grocery and convenience stores. Residential uses are allowed as secondary uses in Neighborhood Business areas.

This designation is characterized by areas that are served by major arterial streets but are situated in a location that is easily accessible by residents living in nearby neighborhoods. These parcels should be capable of being physically buffered from adjacent residential properties and characterized by soil, drainage and topographic features that can accommodate the construction of commercial areas without adversely impacting surrounding residential areas. Currently there are two areas zoned Neighborhood Business, both located in the southwest portion of the City.

Office

The purpose of this designation is to provide for areas used for research and development or professional and corporate offices. These uses are intended to be conducted entirely within a building and not to generate noise or vibration outside the building or generate significant adverse impacts to surrounding properties. These uses should provide for higher wage technical and professional jobs as a means for diversifying the local economy.

Designation of these uses should focus on ensuring adequate circulation, transit access, parking and compatibility with surrounding land uses. Land designated for Office uses consist of two general areas plus a larger site to be

developed for office uses when the gravel mining operations cease. All of the office zones are clustered in the northern end of the City where commute trips entering the City will not disrupt traffic on City streets for the most part.

Business Parks

Business Park uses are currently located in ~~two parts~~ one area of the City~~:~~, ~~one~~ in the south part of town near the SE 28000 block of SR 169.~~, and one concentrated in the central portion of the City in the area north of 264th Street SE, sandwiched between the Lake Wilderness Trail and the Maple Valley Highway~~. Business Park uses within this area are characterized by non-polluting manufacturing and processing, wholesaling, warehousing and distribution and similar activities. Such uses tend to require large buildings and to generate more noise and large truck traffic than do other types of land uses. ~~The central Business Park area is nearly bounded by a single family residential neighborhood on one side, but it is separated by the Lake Wilderness Trail.~~

Business Park areas should be located in close proximity to major highway corridors (i.e., truck routes) and separated or buffered as much as possible from residential neighborhoods. These sites should be characterized by adequate ingress and egress, internal street design to accommodate truck traffic, screening and design standards to minimize adverse impacts on adjacent properties. All industrial uses allowed in this district must meet the performance standards in the zoning ordinance to prevent undue adverse impacts from noise, smoke, dust, glare and other bulk controls, such as setbacks and height.

Multiple Use Development

Multiple or mixed use developments combine a range of different land uses within the same site. This is intended to promote more pedestrian and transit friendly development in the future as well as create true "activity centers" where people may be able to live, work, play and shop in close proximity.

Multiple use developments typically include housing, retail commercial and office parks or a wider range of uses usually kept separate by traditional zoning. They may be large such as for regional retail, office and entertainment, or small such as for a neighborhood retail/office building with apartments on the upper floors. They can include a wide range of different housing types aimed at different income levels within the same development. Combining the retail and residential uses in the right environment can generate an instant market to support the adjoining commercial uses. They are growing in popularity and are seen as an innovative technique to accommodate affordable housing needs and to disperse commercial activities into smaller more manageable clusters with fewer impacts than large concentrated commercial centers.

This Plan proposes ~~two distinct~~one site~~s~~ for multiple use development.~~, The first is the area immediately east of Maple Valley Highway at SE 240th Boulevard; the second is~~ immediately west of the highway across from Rock Creek Elementary. Thi~~ses~~ site~~s~~ represents one of the largest remaining parcels available for development within the SR 169 corridor. ~~Each~~ The site is ~~at least~~approximately 50 acres ~~or larger~~ in size –meaning ~~they~~ it contains enough area to accommodate significant mixed use activities such as office, residential, and pedestrian-scale professional service and neighborhood commercial uses. All of these sites are planned to accommodate higher density residential uses as an important component of their land use mix.

Regulations have been developed to identify the range of land uses allowed and the appropriate mix of intensities and densities of uses for these kinds of developments. Real estate market conditions at the time of development will also impact the feasibility of specific multiple use scenarios.

Service Commercial

The Service Commercial designation allows for a combination of commercial uses to serve the general needs of the community and surrounding areas. This land use designation is intended to encourage nonpolluting commercial uses which do not necessarily rely upon arterial visibility and may serve to provide employment and destination retail services. Example uses include; retail, vehicle sales and service, rental services, wholesale, warehousing, , self-storage, entertainment uses, brewery/winery, publishing, hotels, research and development, office and health care

facilities. Uses may also include light industrial, lumberyards, and manufacturing that is scaled, or subject to development regulations that prevent or minimize potential impacts from noise, smoke, odor, dust and glare and emissions. Service Commercial is characterized by areas in proximity to, and relatively easy access to, major arterial streets and regional highways situated in a location that is accessible by local and regional communities. This commercial oriented land use is best suited for areas where commute trips entering the City will not disrupt traffic on City streets for the most part. This area should be capable of being buffered from adjacent residential properties and characterized by features that can accommodate uses without adversely impacting surrounding residential areas. The only area designated for Service Commercial is located in the north of the City near Highway 18 and SR 169 extending from SE 240th Way northward to the east of SR 169.

Public Facilities

The City contains a great deal of lands considered useful for public purposes. There are also lands outside the City limits that have the ability to be useful for public purposes such as the unincorporated "island" known as the Donut Hole or Summit Pit site. These include but are not necessarily limited to City owned or operated administrative and maintenance facilities, school sites, Park and Ride facilities, the Regional Emergency Operations Center, fire stations, the Maple Valley Library, museums, skateboard park, **,** the Greater Maple Valley Community Center, and the potential multi-phase community center. Where feasible and permitted, the City will encourage the joint use of public facilities with City departments and other public agencies whether in the City limits or not. Some public lands and facilities are also often referred to as "essential public facilities". These are not given a separate designation by the City, but are required to be discussed. The Growth Management Act requires that jurisdictions planning under its authority develop and adopt a process for identifying and siting essential public facilities. The GMA defines essential public facilities as facilities that are typically difficult to site because they are locally unpopular, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, housing for sex offenders, solid waste handling facilities and in-patient facilities, including substance abuse facilities, mental health facilities and group homes. The GMA states that no Comprehensive Plan or development regulation may preclude the siting of essential public facilities.

Essential public facilities support the needs of the metropolitan region. As the limits of land supply are recognized, governments must exercise care in making fair decisions on locating new or expanding existing essential public facilities. The Office of Financial Management maintains a list of those essential state public facilities that are required or likely to be built within the next six years. The plan contains policies that identify and support the siting process.

Park, Recreation, Open Space

Park, Recreation and Open space land is beneficial for a wide variety of purposes: active or passive recreation, trails, critical areas protection, natural resources lands, view corridors or urban buffers. The GMA establishes the following planning goal concerning open space and recreation: *encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.* Open space lands comprise both public and private lands which are valued for their open space resource. Many are public such as Lake Wilderness Park, the Lake Wilderness Arboretum and Lake Wilderness Trail. Others are private but provide a public open space and environmental protection benefit such as private parks within subdivisions, golf courses and the wetlands associated with the Elk Run Golf Course. The City is actively pursuing additional park and recreation sites and facilities whether they are within city limits or within areas that may be suitable for future annexation – especially in the southern portion of the City. When completed they are intended to be given this designation, but not in advance of their acquisition by the City.

Recreation uses may include activities that occur within structures and do not have an open space component. Privately owned open space lands may be operated as for-profit entities with special purpose recreation facilities, such as ice arenas, swimming pools, golf courses or live performance theaters. Secondary commercial uses may be

allowed in conjunction with these facilities including eating and drinking establishments, small conference facilities and associated retail (e.g., pro shops associated with golf courses).

Undesignated Land Uses-Resource Lands

Resource lands include agricultural lands, forest lands, and mineral resource lands of long-term commercial significance. The Growth Management Act requires cities and counties to map these areas and develop regulations to protect them. However, the GMA also states that agricultural and forest lands in urban areas are not considered "of long-term commercial significance" and, therefore, do not need to be identified "unless the City or County has enacted a program authorizing transfer or purchase of development rights." Neither Maple Valley nor King County have enacted such a program for forest and agricultural lands *within the City* and, therefore, these lands have not been identified for long-term preservation. The incorporation of Maple Valley did however include with it a mineral resource site identified by the County as one of long-term commercial significance, and according to GMA, mineral resources are not exempt from resource lands protection policies. These sites are usually home to an extractive industry which mines rock, gravel, fill dirt and other useful minerals important to the continued development of the region. The existing mineral resource site in Maple Valley is a sand and gravel mine located on the northeast City boundary at approximately S.E. 231st and Witte Road S.E. According to GMA, an existing resource lands designation within an urban area *"should, in most cases, be limited to … consistency with the Comprehensive Plan, rather than revisiting the entire prior designation and regulation process."* Therefore, the future land use should be as the land use plan designates.

GOALS AND POLICIES

GOALS

LU-G1 Plan current and future land uses in accordance with the values and vision of Maple Valley residents, landowners, and business owners.

LU-G2 Preserve Maple Valley's character, human scale, and neighborhood quality as new development occurs.

LU-G3 Identify and develop plans and techniques to preserve open spaces, natural and scenic resources, and critical areas.

LU-G4 Maintain, preserve and enhance the City's historic, cultural and archaeological resources to provide a sense of local identity and history to the visitors and residents of the community.

LU-G5 Establish a land use pattern that uses land efficiently, facilitates a multi-modal transportation system and promotes the efficient provision of public services and facilities.

POLICIES

General

LU-P1 Encourage development that creates and maintains a safe, healthy and diverse community. Maple Valley should contain affordable housing, reasonable employment opportunities, and should protect the natural environment and significant cultural resources.

LU-P2 A set of design guidelines shall define the design vision for multifamily residential neighborhoods, commercial, industrial and mixed use developments. The guidelines will encourage architectural form and site design that are pedestrian in scale. The guidelines will address such design features as: sloped

roof lines, distinctive building shapes, integration of art, textures, patterns, treatment of pedestrian and public spaces, interface with the public right-of-way landscaping, signage and facade treatments.

LU-P3 The Comprehensive Plan will be consistent with the GMA and King County Countywide Planning Policies (where applicable), and will adopt land use policies, regulations and capital facility plans consistent with other elements of the Maple Valley Comprehensive Plan.

LU-P4 Growth should be directed as follows: a) first, to areas with existing infrastructure capacity; b) second, to areas where infrastructure improvements can be easily extended; and c) last, to areas requiring major infrastructure improvements.

LU-P5 Environmental standards for urban development should emphasize flexible development options to allow maximum permitted densities without compromising the intent of the standards to protect the quality of the critical area or natural resource.

LU-P6 Mitigating measures should be utilized to serve multiple purposes, such as drainage control, ground water recharge, stream protection, open space, cultural and historic resource protection and landscaping.

LU-P7 When technically feasible, all land use and environmental standards should be simple and measurable, so they can be implemented without lengthy review processes.

LU-P8 If service deficiencies, such as City, County and State roads, public water supply and wastewater treatment, are identified through planning, Maple Valley and the affected service providers shall adopt Capital Improvement Programs to remedy identified deficiencies in a timely fashion.

Potential Annexation Areas

LU-P9 Examine the feasibility of annexing any portion of the unincorporated Urban Growth Area of King County adjacent to the north and eastern boundaries of the City by taking into account site-specific considerations, zoning, as well as the concerns of adjacent cities, rural area residents, and King County.

The City has identified the unincorporated portion of the King County Urban Growth Area known as the Maple Woods development as a potential annexation area. The City intends to annex the area during the planning period.

LU-P10 The City of Maple Valley shall coordinate future planning and interlocal agreements for annexation areas with the appropriate agencies.

LU-P11 Engage King County, local agencies that provide public services, property owners and affected residents in discussion and coordination regarding the possible future annexation of the unincorporated rural island located within the city limits. The City has identified two lots adjacent to the King County gravel pit as a potential annexation area. These lots are located in the Urban Growth Area. The City intends to annex the area during the planning period.

LU-P12 Make every effort, whether by interlocal agreement or other mechanism, to ensure that land which lies within King County's jurisdiction which may become a part of the City of Maple Valley, develops according to the Comprehensive Plan policies or other development standards the City of Maple has developed.

LU-P13 Encourage a thorough joint planning process at all levels in the region to carry out the City of Maple Valley Comprehensive Plan. Accomplish this by supporting the Puget Sound Regional Council, the Growth Management Planning Council, and other regional bodies to ensure that Maple Valley's interests in long-term regional planning are represented and that the City can take into account the interests of other jurisdictions in its own long-term planning.

LU-P14 The City shall evaluate and consider the feasibility of annexing lands within the Tahoma School District and the Greater Maple Valley Area as they become urban and available for annexation, consistent with the King County Countywide Planning Policies and Urban Growth Area designations.

Residential Land Use

Residential Densities

LU-P15 Seek to achieve, through future planning efforts over the next twenty years, a minimum average net zoning density of four homes per acre through a mix of densities and housing types for residentially zoned properties.

LU-P16 Allow for a full range of residential densities, commensurate with the character of the City, to ensure the provision of affordable housing to all economic segments of the population.

LU-P17 Higher density housing should be located close to major arterials served by public transit and within walking distance of commercial activities and recreational facilities.

LU-P18 Use innovative land use techniques such as "density averaging" and/or "clustering" to preserve open space and allow more efficient land use patterns. Emphasis should be placed on using these techniques when developing single-family residential uses.

LU-P19 Common wall and zero lot line, single-family development shall be considered in areas that are:

a. transitional between single-family and higher density or intensity areas;
b. located in residential zoning of 4 to 12 units per acre; and
c. located in mixed use areas.

Infill Development

LU-P20 In order to promote infill development, accessory units, carriage houses, cottage housing and townhome development should be encouraged in areas which: 1) transition between single-family residential and other uses or densities; 2) are served by an arterial street system with sidewalks; or 3) have nearby pedestrian access to a park or public transit services.

Residential Neighborhood Design

LU-P21 Home businesses may be allowed if the business is resident owned and operated and compatible with residential uses; i.e., the business does not: 1) develop significant noise; 2) require heavy trucking; 3) significantly increase traffic or demand for parking; or 4) involve unscreened outdoor storage of materials or equipment.

LU-P22 Road standards, zoning and subdivision regulations shall encourage and facilitate the following:

a. preserve natural site characteristics;
b. protect privacy;
c. provide pedestrian safety and accessibility;
d. reduce the impact of motorized transportation; and
e. create useable open space, community space and community facilities. LU-P21 Design variety such as lot clustering, flexible setback requirements and mixing attached and detached housing is strongly encouraged in single-family areas.

LU-P23 Variation in facades, roof lines and other building design features should be used to give a residential scale and identity to multifamily developments.

LU-P24 Landscaping shall be required as a buffer between different intensities of land use, along street frontages and within parking lots. Encourage the use of native vegetation within buffers and landscaped areas.

LU-P25 Take an active role with the private sector in the development of covenants and restrictions to assure that:

a. The future maintenance and operation of private open space is guaranteed so that the City does not become responsible for future costs for maintenance.
b. Covenants and restrictions are consistent with the City's policies and regulations.

Residential Development Standards

LU-P26 Zoning and subdivision regulations shall require development proposals to include appropriate urban residential improvements which may include the following:

a. Paved streets (and alleys, if appropriate), curbs and sidewalks, bike lanes and internal walkways, when appropriate;
b. A reduction of construction of parking spaces as nearby public transportation services improve;
c. Street lighting and trees;
d. Stormwater control;
e. Public water supply; and
f. Public sewers.

LU-P27 All residential development shall provide park sites or contribute a fair share toward meeting park and outdoor recreation needs, and consider integration of surface water management facilities into park sites.

(*new section*) ***Siting Non-Essential Public Facilities***

LU-P28 Encourage the siting of institutional, educational, and governmental uses adjacent to or within residential zones so that these uses do not significantly impact nearby residences.

LU-P29 Establish a site and design review process for siting non-essential public facilities within or adjacent to residential zones that will ensure minimal impacts to nearby residences,

LU-P30 Facilities that serve the entire City shall be easily accessible from all parts of the City and should minimize and then mitigate use-generated traffic or other impacts to residential neighborhoods.

LU-P31 Facilities that serve regional needs shall be located in close proximity to regional transportation systems (freeways, arterials, or major public transit lines); such facilities shall minimize and then mitigate use generated traffic or other impacts to residential neighborhoods.

LU-P32 The visual character of buildings shall be enhanced by means of architectural design and landscape elements to create a human scale and positive visual character for the streetscape and abutting residential uses.

LU-P33 Screening of elements such as recycling and waste collection areas, compactors and dumpsters, loading and service areas, and mechanical equipment shall be required so that these elements do not create a negative impact to the streetscape and nearby residential areas.

Commercial and Business Park Land Use

Economic Development

LU-P34 Promote and maintain an atmosphere that encourages business to locate in the City and to actively pursue desirable types of commercial and/or industrial uses.

LU-P35 Ensure that permits are evaluated and processed in a timely manner.

LU-P36 Encourage capital improvement projects in commercial and business park areas to improve pedestrian and vehicular circulation systems and stimulate more intensive and concentrated activity.

LU-P37 Develop an equitable tax structure that keeps and attracts businesses while maintaining the City's ability to provide a high level of service for commercial and business park uses.

LU-P38 Work cooperatively on economic issues with the Chamber of Commerce, local businesses and industries.

LU-P39 The City of Maple Valley shall coordinate with water and sewer districts to ensure that adequate water and sewer capacity exists or is proposed within the respective District's capital facilities plan to support development throughout the City.

Multiple Use Development

LU-P40 Incorporate trail systems to connect with adjacent activities. Pedestrian and bicycle routes should be encouraged by safe and attractive walkways and bicycle lanes, and by close grouping of buildings. For example, parking lots should be compact, located behind buildings and well screened, while internal on-street parking should be encouraged.

LU-P41 Multiple use activity centers that are well designed and located with a mix of uses such as residential, offices, and specialty retail should be encouraged to promote more affordable housing opportunities, and reduce external vehicle trips and related traffic congestion patterns in the City.

LU-P42 Large-scale multiple use activity centers could include the following mix of uses:

a. Public facilities and/or open spaces;
b. Pedestrian and public transit-oriented design and circulation;
c. Specialty retail stores;
d. Professional offices;
e. Community services; and
f. A range of housing densities.

LU-P43 Individual multiple use buildings with residences or offices located along with retail uses should be encouraged in suitable areas close to public transit, pedestrian amenities and open spaces.

LU-P44 Encourage pedestrian-oriented retail uses and development in the commercial nodes and multiple use areas.

LU-P45 Higher density housing shall be required within multiple-use activity centers.

LU-P46 Landscaping shall be required between different intensities of land use, along street frontages and within parking lots, and buffers shall be required between mixed use sites and adjacent parcels.

LU-P47 Encourage the development of "Multiple Use" centers that will contribute to the social and economic base of the City.

LU-P48 Create, through appropriate zoning, the opportunity to develop a mix of uses including residential, commercial, business park, and community services uses.

LU-P49 Integrate "Multiple Use" sites as a component of the community through motorized and non-motorized links.

LU-P50 Provide residential use or open space on "Multiple Use" sites as buffers to adjacent residential uses.

LU-P51 Mix compatible land uses horizontally across a "Multiple Use" site, and vertically integrate uses in mixed use buildings.

LU-P52 Incorporate principles of pedestrian orientation throughout the site.

LU-P53 Offer development bonuses such as building height and building footprint size to projects that incorporate significant design elements such as underground parking, active public outdoor recreation space, and outdoor public plazas.

LU-P54 Ensure an active pedestrian environment by providing ground floor retail uses.

LU-P55 Establish a maximum size for retail uses.

LU-P56 Prohibit drive through facilities associated with food service businesses, including coffee. Allow walk-up service for pedestrians.

LU-P57 Encourage residential development in vertically mixed-use buildings.

LU-P58 In Multiple Use designations, provide for a maximum residential density of 12 units per acre. A density transfer of up to 4 units per acre from additional permanent open space and Community Service uses may be incorporated into residential and mixed-use projects.

LU-P59 Establish guidelines to ensure a mix of ground floor land uses on the site and to encourage an active pedestrian environment.

Commercial/Business Development Standards

LU-P60 Clustered retail commercial development shall be encouraged rather than strip commercial development.

LU-P61 The size of retail commercial centers shall be scaled to serve the needs of the City and its immediate environs rather than seeking to meet larger regional shopping needs.

LU-P62 Encourage office and business park type development with campus style design, in suitably zoned areas, including Office, Business Park and Multiple Use zones.

LU-P63 Encourage diversification of industrial and commercial areas (including the encouragement of business or office parks) while mitigating or reducing the associated impacts of these activities, particularly industrial impacts, on adjacent properties and the natural environment.

LU-P64 The City of Maple Valley's zoning and other development regulations for commercial, retail and industrial uses should foster community, create enjoyable outdoor areas and balance needs of automobile movement with pedestrian and bicycle mobility and comfort. Commercial/industrial uses shall include, but not be limited to:

a. Paved streets;
b. Sidewalks and bicycle lanes in commercial and retail areas;
c. Adequate parking for employees and business users;

d. Landscaping along or within streets, sidewalks and parking areas to provide an attractive appearance;
e. Adequate stormwater control, including curbs, gutters and stormwater retention facilities;
f. Public water supply;
g. Public sewers; and
h. Controlled traffic access to arterials and intersections.

LU-P65 Flexibility in standards should be allowed to encourage the type of development envisioned by the City's commercial design policies. Trade-offs between different required site features and amenities should be allowed depending on the type of development, its anticipated market, and the desires of the surrounding communities. The scale of site improvements should be consistent with the type of development served.

LU-P66 Establish and adhere to community design standards that promote compatibility with surrounding land uses and to ensure high quality development. Urban design elements shall include aesthetic building facades, signage and landscaping, efficient pedestrian and vehicular circulation movement, transit opportunities, passive open spaces, and underground utilities.

LU-P67 Utilize setbacks and landscaping requirements to protect wetlands, shorelines, and streams from adjacent intense land uses such as business park development, other impervious developments, and high-traffic land uses.

LU-P68 Commercial and industrial uses requiring heavy trucking and handling of materials (such as assembly, fabrication, heavy repair, storage or outside sales) shall be carefully controlled. New commercial and industrial uses which require additional heavy trucking shall be discouraged due to potential conflicts with retail and office use.

Development Incentives

LU-P69 Incentives should encourage developers to provide innovative affordable housing, additional open space, historic preservation and energy conservation measures exceeding City and state requirements.

LU-P70 Develop incentives to encourage preferred development through a variety of regulatory and financial strategies that may include, but are not limited to:

a. Transfer of density credits;
b. Streamlined permit process through area-wide State Environmental Policy Act (SEPA) review;
c. Road system reclassification;
d. Flexible, hardship-based variances from sideyards and setbacks for greater land coverage;
e. Reduced mitigation fees; and
f. Reduced impact fees.

LU-P71 Develop City investment incentives to encourage infill development in commercial areas. Investments may include improved sidewalks and outdoor public spaces such as urban parks or small public squares. Other public investment incentives include facilities such as a performing arts center, permanent public market space, daycare facilities, and community centers.

Open Space

LU-P72 Consider the following features for inclusion in an open space system:

a. Natural or scenic resource areas;
b. Natural drainage areas;
c. Golf Courses under the Public Benefit Rating System;
d. Urban landscaped areas such as cemeteries and parks;
e. Land reserved as open space or buffer as part of development, including parcels subject to density averaging;
f. Critical areas as defined in the Environmental Quality Element of the Comprehensive Plan;

g. Rivers and streams;
h. Areas designated as environmentally sensitive, like stream corridors; and
i. Lands designated as open space under the Current Use taxation–open space established according to King County for tax assessment purposes.

LU-P73 Encourage the preservation of open space through the Current Use Taxation - Open Space program.

LU-P74 Use a variety of land development techniques including density averaging or clustering to preserve and maintain open space corridors. These corridors define urban growth boundaries and provide separation between communities, and between differing land use densities.

LU-P75 New residential development shall contribute its fair share to open space preservation through mitigation funds or acreage.

LU-P76 Work with private organizations and service clubs to encourage the development of special purpose recreation facilities (e.g., ice arenas, swimming pools, golf courses, live performance theaters, etc.).

LU-P77 The City's development regulations shall include provisions that adequately consider the development of publicly and privately owned recreation space.

Historic Resources

LU-P78 Encourage the protection, preservation, recovery and rehabilitation of significant archaeological resources and historic sites.

LU-P79 Consider the impacts of new development on historical resources as part of its environmental review process.

LU-P80 Encourage efforts to rehabilitate sites and buildings with unique or significant historic characteristics.

LU-P81 Encourage the incorporation of open space into the design and preservation of historic properties.

LU-P82 Coordinate with the Maple Valley Historical Society regarding its future visions and plans, including the following:

a. Build a Heritage Center across from the Fire Engine Museum.

b. Prevent the demolition and to possibly restore the Gaffney family-owned buildings on Lake Wilderness.

LU-P83 Reflect the pioneering history of Maple Valley in its civic architecture and conform to the City's design standards.

Essential Public Facilities

Essential public facilities will be prioritized, coordinated, planned, expanded and sited through an interjurisdictional process. A facility must be considered an essential public facility before initiating a siting process and must adhere to the following policies:

LU-P84 Proposed new, or expansions to existing, essential public facilities should be sited consistent with the King County Comprehensive Plan.

LU-P85 King County, the City and neighboring cities and special purpose districts, if advantageous, should share essential public facilities to increase efficiency of operation.

LU-P86 King County and the City should ensure that no racial, cultural or class group is unduly impacted by essential public facility siting or expansion decisions.

LU-P87 King County and the City should strive to site essential public facilities equitably Countywide. No single community should absorb an undue share of the impacts of essential public facilities. Siting should consider environmental equity and environmental, technical and service area factors.

Evaluating proposed new, or expansions to existing, essential public facilities through the interjurisdictional process will ensure that the facility will support Countywide land uses and economic development activities, achieve policies LU-P1 through LU-P4 and help reduce costs and environmental impacts. The following policies will be used to site essential public facilities within King County:

LU-P88 A facility may be determined to be an essential public facility if it has one or more of the following characteristics:

a. The facility meets the Growth Management Act definition of an essential public facility;
b. The facility is on a State, County or local community list of essential public facilities;
c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system; or
d. The facility is difficult to site or expand.

LU-P89 Siting proposed new, or expansions to existing, essential public facilities shall consist of the following:

a. An inventory of similar existing essential public facilities, including their locations and capacities;
b. A forecast of the future needs for the essential public facility;
c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;
d. An analysis of the proposal's consistency with Policies LU-P1 through LU-P4;
e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
f. An analysis of alternative sites based on siting criteria developed through an interjurisdictional process;
g. An analysis of environmental impacts and mitigation; and
h. Extensive public involvement.

18.40.040 Densities and dimensions – Commercial, Office and Business Park zones.

A. Table.

Density and Dimensional Standards	Zones								
	Office	**Neighborhood Business**	**Community Business**	**Multiple Use**	**Business Park**	**Public**	**Park Recreational Open Space**	**Master Planned Community**	**Service Commercial**
Maximum Density	12 du/ac[1]	12 du/ac[1]	12 du/ac[1]	12 du/ac[7]	N/A	N/A	N/A	N/A[10]	N/A
Minimum Street Setback[5, 9]	10 feet	10 feet[2]	10 feet[2]	10 feet[8]	25 feet	20 feet	20 feet	N/A[10]	10 feet[2]
Minimum Interior Setback[5]	20 feet[3]	20 feet[3]	20 feet[3]	20 feet[3]	20 feet[3]	20 feet	20 feet	N/A[10]	20 feet[3]
Maximum Height[6]	45 feet	35 feet	35 feet	45 feet[4]	35 feet	35 feet	35 feet	65 feet[10]	45 feet[11] 100 feet[12]
Maximum Impervious Surface Coverage	80%	80%	80%	80%	80%	80%	80%	70%	80%

B. Specific Requirements.

1. These densities are allowed only in conjunction with a permitted principal use and not for stand-alone residential development.

2. Service station pump islands shall be placed no closer than 25 feet from the right-of-way.

3. This setback is required only from property lines abutting Residential zones. No interior setback is required from property lines in Commercial zones that abut nonresidential zones. Building code and fire code setback or building separation requirements may apply.

4. Structures, or those portions of structures, within 50 feet of property lines adjoining Residential zones shall not exceed 35 feet in height. An additional 10 feet of building height may be earned through the amenity incentive system, for a total of 55 feet for buildings greater than 100 feet from property lines adjoining Residential zones.

5. Projections may extend into required setbacks as follows:

a. Fireplace structures, bay or garden windows, enclosed stair landings, closets, utility meters and vaults or similar architectural features may project into any setback, provided such projections are:

i. Limited to two per facade;

ii. Not wider than 10 feet; and

iii. Not more than 18 inches into an interior setback or 24 inches into a street setback.

b. Uncovered porches and decks which exceed 18 inches above the finished grade may project 18 inches into interior setbacks and five feet into the street setback.

c. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the property line.

d. Eaves may not project more than 18 inches into an interior setback or 24 inches into a street setback.

6. The maximum height allowed may be increased pursuant to incentives in MVMC 18.40.130(J)(9).

7. Transfer of residential density is allowed, up to four units per acre, from portions of a "multiple use" site dedicated to open space uses, and also from other community service uses that do not have a residential component. Residential development may not exceed 16 dwelling units per acre.

8. The street setback in a "multiple use" site is zero for commercial buildings, except a 20-foot setback applies along the Maple Valley Highway frontage.

9. Street setbacks may be reduced or modified in accordance with the commercial design standards in MVMC 18.70.030.

10. Refer to MVMC 18.120.080(B) for density, setback and height standards.

11. Structures, or those portions of structures, within 50 feet of ~~property lines adjoining~~ Residential zones shall not exceed 35 feet in height.

12. Structures dedicated to manufacturing, educational/vocational, and office uses may be allowed up to 100 feet in height subject to the following restrictions:

a. On sites of 10-acres or more, and

b. The required setbacks from residentially zoned properties shall be 20 feet and increased three feet horizontally for each foot of building height exceeding 35 feet, and

c. The required landscape buffers in MVMC 18.40.130.F.4 shall be increased .25 feet (three inches) for each foot of building height exceeding 35 feet.

This page is intentionally left blank.

DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 320
MAPLE VALLEY, WA 98038
(425) 413-8800

CITY OF MAPLE VALLEY
NOTICE OF DETERMINATION OF NONSIGNIFICANCE (DNS) AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

Description: Adoption of amendments to the City of the Maple Valley Comprehensive Plan. Changes have been made to the Land Use Element and Future Land Use Map.

Proponent: City of Maple Valley

Location: The non-project proposal affects property identified as the Brandt property consisting of approximately 50-acres located generally in the northern part of the City east of the Maple Valley Hwy and north and south of SE 240th Street.

Titles and dates of documents being adopted: City of Maple Valley Comprehensive Plan Draft Environmental Impact Statement, dated March 1, 1999, City of Maple Valley Comprehensive Plan Final Environmental Impact Statement, dated June 11, 1999.

Description of document (or portion) being adopted: Environmental review documents prepared in conjunction with adoption of original Comprehensive Plan for the City of Maple Valley.

If the document being adopted has been challenged (WAC 197-11-630), please describe: N/A, the document has not been challenged.

The document is available to be read at: Maple Valley City Hall, 22017SE Wax Road, Suite 200, Maple Valley, WA 98038 from 8 a.m. to 5 p.m., Monday through Friday.

Lead Agency: City of Maple Valley

The City of Maple Valley has determined that this non- project action does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, public comment and other information on file with the City. This information is available to the public on request.

This DNS is issued under WAC 197-11; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by: **August 28, 2012**

Appeals: There is not any administrative appeal of this SEPA threshold decision. (MVMC 14.10.170.A.3.)

Name of agency adopting document: City of Maple Valley
Responsible Official/Title: Ty Peterson, AICP, Director of Community Development
Address: 22017 SE Wax Road, Suite 200, P.O. Box 320, Maple Valley, WA 98038

For further information, contact Ty Peterson, Director of Community Development, in the Department of Community Development at (425) 413-8800.

This page is intentionally left blank.

DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 320
MAPLE VALLEY, WA 98038
(425) 413-8800

CITY OF MAPLE VALLEY
NOTICE OF DETERMINATION OF NONSIGNIFICANCE (DNS)

Description: Adoption of amendments to the City of the Maple Valley Municipal Code regarding the increase of allowed building height, increased setbacks and increased landscaping buffers in the Service Commercial zone.

Proponent: City of Maple Valley

Location: The non-project proposal would apply to all properties zoned Service Commercial (SC) within the City of Maple Valley

The document is available to be read at: Maple Valley City Hall, 22017SE Wax Road, Suite 200, Maple Valley, WA 98038 from 8 a.m. to 5 p.m., Monday through Friday.

Lead Agency: City of Maple Valley

The City of Maple Valley has determined that this non- project action does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, public comment and other information on file with the City. This information is available to the public on request.

This DNS is issued under WAC 197-11; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by: **August 28, 2012**

Appeals: There is not any administrative appeal of this SEPA threshold decision. (MVMC 14.10.170.A.3.)

Name of agency adopting document: City of Maple Valley
Responsible Official/Title: Ty Peterson, AICP, Director of Community Development
Address: 22017 SE Wax Road, Suite 200, P.O. Box 320, Maple Valley, WA 98038

For further information, contact Ty Peterson, Director of Community Development, in the Department of Community Development at (425) 413-8800.

This page is intentionally left blank.