



**CITY OF MAPLE VALLEY, WASHINGTON  
CITY COUNCIL**

**MINUTES OF SPECIAL MEETING  
JANUARY 28, 2019**

Tahoma School District Central Services  
25720 Maple Valley Black Diamond Rd SE

**1. CALL TO ORDER**

Mayor Kelly called the meeting to order at 6:00 p.m.

Councilors present: Linda Olson, Les Burberry, Erin Weaver, Linda Johnson, Syd Dawson, Deputy Mayor Dana Parnello, and Mayor Sean Kelly

Planning Commission present: Gregory Wood, Robert Tykoski, Andrew Johnson, Candace Tucker, Richard Axtell, Jonathan Miller, Dave Pilgrim, Michael Pearce

Staff Present: City Manager Laura Philpot, Community Development Manager Matt Torpey, City Attorney Jeffery Taraday, City Clerk Shaunna Lee-Rice

**2. PUBLIC COMMENTS**

Jeff Potter, 27203 216<sup>th</sup> Avenue SE, Integrity Land Group, he reviewed the recommended revisions to the Municipal Code zoning changes and is concerned with the allowed uses for residential, TC and CB Zoning. He feels that Maple Valley is not the place to mandate vertical mixed use, structured parking, and mandating three-bedroom apartments. He thanked Council and staff for attending the Monarch

Brett Habenicht, 25620 272<sup>nd</sup> Avenue SE, Ravensdale, he spoke about a conceptual idea about a downtown for Maple Valley. He would like to see a multi-generational main street, which is the heart and gathering place for Maple Valley. He suggested the area just south of the Legacy Site, which he believes is part of the Town Center overlay zoning.

Layne Barnes, P.O. Box 1319, Maple Valley, discussed the residential aspect of TC and CB zoning which was discussed extensively on the Community Facebook.

**4. Discussion of Planning Commission Recommendation Regarding Mixed Use Developments in Commercial Zones**

Commission Chair Greg Wood presented the recommendation to Council. There was extensive discussion regarding this recommendation by the Planning Commission regarding structured



parking in TC and CB zoning, the two and three bedroom residential recommendation, incentives and business development.

## **5. 2019 Planning Commission Work Plan**

There was discussion regarding the Work Plan regarding (g) Tree and Landscape to be moved up on work plan, Legacy Site, elevator requirements, therefore the Council and the Planning Commission will have another work session in February or March.

## **6. PUBLIC COMMENTS**

Brett Habenicht, 25620 272<sup>nd</sup> Avenue SE, Ravensdale, WA stated that he understands it is easy to struggle with big decisions like a town center. He wants Council to consider not just the highest and best use but the highest and best use for Maple Valley. He feels it will take a very special and specific plan to have lasting effects on the City.

Alicia Bush, 24907 249<sup>th</sup> Street SE, Maple Valley, here to speak about hate and racism and the City's response and assistance with cleaning up racist graffiti as well as working with her to work with the community to fight hate. She thanked the Council and staff for their support in trying to stop hate and racism while working together to be an inclusive community.

David James, 24717 247<sup>th</sup> Ave SE, Maple Valley, safety concern by Library crossing intersection is dangerous. He would like a lighted crosswalk indicator similar to the one on Kent Kangley near Four Corners and the high school.

## **7. ADJOURNMENT:**

The meeting was adjourned at 7:14 p.m.

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Shaunna Lee-Rice  
City Clerk