

**CITY OF MAPLE VALLEY, WASHINGTON
PLANNING COMMISSION
MINUTES OF MEETING
September 5, 2018
Tahoma School District #409
Central Services Board Room
25720 Maple Valley-Black Diamond Road SE**

1. Call to Order

Chair Greg Wood called the meeting to order at 6:30 PM.

2. Roll Call

Commissioners present: Chair Greg Wood, Vice Chair Robert Tykoski, Richard Axtell, Andrew Johnson, Johnathan Miller, Robert Palmer, and Candace Tucker arrived at 6:33.

Alternate Commissioner Carladenise Edwards was absent and staff was notified.

Staff present: Senior Planner Matt Torpey and Administrative Assistant Debi Yankeh.

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

None.

4. Approval of Agenda

MOTION to approve the agenda was made by Commissioner Palmer, seconded by Commissioner Tykoski, and carried 7-0.

5. Approval of Minutes – July 18, 2018

Edits requested by Commissioner Johnathan Miller will be made by Matt Torpey and will be included for approval in the next meeting.

6. Public Hearing

None.

7. Continued Business

MOTION as follows made by Commissioner Axtell and seconded by Commissioner Tucker as final recommendation by Planning Commission to City Council:

~~2. The first floor of vertical mixed uses in the TC zone shall have commercial uses on the entirety of the ground floor. Horizontal mixed uses shall incorporate a minimum of 25 percent of~~

~~the site footprint to include commercial uses. Retail and office uses shall be oriented to the street frontage. Rental offices, private gymnasiums, conference rooms, recreation areas, and other nonpublic spaces shall not count toward the required commercial area. All multifamily and mixed-use development in the TC zone shall be constructed as vertical mixed-use structures, with the entire first floor dedicated to business or commercial uses. Retail and office uses shall be oriented to the street frontage. Rental offices, private gymnasiums, conference rooms, recreation areas, and other nonpublic spaces shall not count toward the required commercial area. 50% of the required parking shall be located in a parking garage located under the primary building(s) or in a shared, above grade parking garage located to serve one or more than one building. The remaining parking may be accommodated in paved ground level parking areas or along the streets serving the development. Parking garages shall be designed to look similar in architecture, materials, and fenestration to the building(s) they serve and are limited to a height of 55 feet. For all mixed-use developments, units are limited to studio, one bedroom, and two bedroom only.~~

~~11. The first floor of vertical mixed uses in the CB zone shall have commercial uses on the entirety of the ground floor. Horizontal mixed uses shall incorporate a minimum of 25 percent of the site footprint to include commercial uses when the site has frontage on SR 169, SR 516, or Witte Road. Commercial uses shall be oriented to the street frontage. Horizontal mixed uses not fronting on the above streets shall incorporate a minimum of 10 percent of the site footprint to include commercial uses. Retail and office uses shall be oriented to the street frontage. Rental offices, private gymnasiums, conference rooms, recreation areas, and other nonpublic spaces shall not count toward the required commercial area. Multi-family and mixed-use developments that front on SR-169, SR-516, or Witte Road shall be vertical mixed-use and shall have the entire first floor dedicated to business or commercial use. All other CB zoned parcels may be either vertical or horizontal mixed-use. If horizontal mixed-use, a minimum 20% of the total footprint of all structures must be commercial or business uses. Retail and office uses shall be oriented to the street frontage. Rental offices, private gymnasiums, conference rooms, recreation areas, and other nonpublic spaces shall not count toward the required commercial area. 25% of the required parking shall be located in a parking garage located under the primary building(s) or in a shared, above grade parking garage located to serve one or more than one building. The remaining parking may be accommodated in paved ground level parking areas or along the streets serving the development. Parking garages shall be designed to look similar in architecture, materials, and fenestration to the building(s) they serve and are limited to a height of 55 feet. For all mixed-use developments, units are limited to studio, one bedroom, and two bedroom only.~~

Motion carried 6-1. Chair Wood will present to Council at the October 8, 2018 City Council meeting.

8. New Business

None.

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

None.

10. Commission/Staff Reports/Work Plan Items

None.

11. Announcements of Upcoming Meetings

- **September 19, 2018 – Cancelled**
- **October 3, 2018 – Cancelled**
- **October 17, 2018 – Cancelled**
- **November 7, 2018 – Cancelled**
- **November 21, 2018 – Cancelled**
- **December 5, 2018 – Cancelled**
- **December 19, 2018 – Cancelled**
- **January 2, 2019 – Cancelled**
- **January 16, 2019 – Cancelled**
- **Next Regular Meeting – Wednesday, February 6, 2019 at 6:30 PM**
Lake Wilderness Lodge
22500 SE 248th Street
Maple Valley, WA 98038

12. Adjourn

The meeting was adjourned at 7:08 PM.

Debi Yankeh
Administrative Assistant