



King County

2008 King County Comprehensive Plan Update Maple Valley Summit Pit Area Zoning Study

**Executive Recommended
Department of Development and Environmental Services**

Summary

This area zoning study was carried out in response to a docket request to redesignate a property owned by King County Department of Transportation's (DOT) Road Services Division (Tax Parcel Number 3422069006) from Rural Area to Urban. Currently the property is designated as Rural Residential with RA-5, one home per five acres, zoning. The property is used by the Road Services Division as a regional maintenance facility and contains nine holes of the Elk Run Golf Course. King County has determined the site is surplus to the land inventory needs of the county and the maintenance facility should be relocated.

Background

The 156 acre Maple Valley Summit Pit property is owned by the King County Department of Transportation (DOT) Road Services Division. The unincorporated property is often referred to as the 'doughnut hole' due to it being surrounded entirely by the incorporated area of the City of Maple Valley. SE 280th Street forms the southern border of the site, which extends to SE 272nd Street in the north. The western edge is formed by 228th Avenue SE to approximately 236th Avenue SE in the east.

The King County DOT Road Services Division uses the site as a regional maintenance facility. Current uses at the property include materials processing, Vector Waste Receiving, sand and gravel extraction, Coordinate Reduction of Waste (CROW), Street Waste Alternative Program (SWAP), a fueling station, 24 hour emergency and storm response, and road maintenance material storage. The entrance to the site is off 228th Avenue SE near SE 272nd Street. Nine

holes of the Elk Run Golf course are also on the site.

Properties designated Urban Residential, Medium Density, 4-12 homes per acre with single family housing development surrounds the Summit Pit property on all sides. This extension of the Summit Pit site is within the City of Maple Valley. South of this property, separated by single family homes, is the Glacier Elementary School of the Tahoma School District. The other nonresidential neighboring use is nine holes of the Elk Run Golf Course and clubhouse.

Applicable King County Comprehensive Plan Policies:

U-174 Sites for potential Urban Planned Developments (UPDs) may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two UPD areas have been designated by the county: the Bear Creek UPD area, comprised of Redmond Ridge (formerly known as Northridge) UPD, Trilogy at Redmond Ridge (formerly known as Blakely Ridge) UPD, and the proposed Redmond Ridge East UPD; and Cougar Mountain Village UPD. Future UPD sites in the Urban Growth Area shall be designated through a subarea planning process, or through a comprehensive plan amendment initiated by the property owner.

U-175 The creation of Urban Planned Developments (UPDs) is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design as well as providing for public benefits which shall include:

- a. Open space and critical areas protection;
- b. Diversity in housing types and affordability;
- c. Quality site design; and
- d. Transit and nonmotorized transportation opportunities.

U-116 King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least seven to eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.

Applicable King County Code Provision:

21A.38.070 Special district overlay - Urban planned development (UPD) purpose and designation.

A. The purpose of the UPD special district overlay is to provide a means for community, subarea or neighborhood plans to designate urban areas which are appropriate for development on a large scale basis:

B. In designating an overlay district, the comprehensive plan, subarea plan, neighborhood plan or area zoning shall delineate UPD overlay district boundaries.

C. The community plan, subarea plan, neighborhood plan; or area zoning shall designate and adopt urban residential zoning consistent with comprehensive plan policies.

D. In designating an overlay district, the community plan, subarea plan, neighborhood plan or area zoning may:

1. Set a maximum or range of the number of dwelling units within the UPD; and
2. Incorporate project description elements or requirements to the extent known, including but not limited to the following: conceptual site plan; mix of attached and detached housing; affordable housing goals and/or programs; major transportation or other major infrastructure programs and the UPD's participation therein; and any other provision or element deemed appropriate.

Analysis:

The King County Department of Transportation (DOT) Road Services Division is planning to relocate the facilities at the Maple Valley Summit Pit. As owner and operator of the site, King County has determined the property will be surplus to the land inventory needs of the county once the DOT ceases to use the site. It is likely that King County will sell this surplus property, making it available for private development.

Development of the property under the existing Rural land use designation and zoning is problematic from both a land use and a service delivery perspective. Developing the Maple Valley Summit Pit at the residential density of one home per five acres required by the existing Rural zoning would create an island of new low density Rural Residential development that would be surrounded by existing Urban neighborhoods. The island of rural land must be served by on-site waste disposal systems in an area surrounded by existing Urban development on sewers.

The current Rural land use designation of the site would result in King County being the service provider to any new development. The site's location, surrounded by incorporated City of Maple Valley, makes the provision of these services by King County inefficient and costly

The King County Comprehensive Plan policy R-175 recognizes that development of large properties may offer the public and the property owner opportunities to realize mutual benefits when development is coordinated as an Urban Planned Development (UPD). It should be noted that King County Code Chapter 21A.38.080 establishes a minimum site size of 200 acres for UPD designation.

Conclusion:

The Maple Valley Summit Pit is a Rural Residential designated property surrounded by the City of Maple Valley's incorporated area. The King County Department of Transportation (DOT) Road Services Division's ownership and long-term use of the site as a maintenance facility has

continued as the surrounding area has incorporated and been developed with Urban uses and services.

Relocation of the King County maintenance facility and a change in ownership requires a reevaluation of the land use designation and zoning of the property. Retention of the Rural land use designation and the requirement that future development be at Rural density and service levels would create an inefficient land use pattern that requires King County to continue to provide costly public services to an area surrounded by an incorporated city.

Designation as Urban Area would allow for future annexation and service delivery by the City of Maple Valley. An Urban designation would allow a full range of Urban services, including sewers, to be provided. This would be consistent with the services provided to the existing surrounding neighborhoods.

The area surrounding the Summit Pit property is predominately single family residential land use. A land use redesignation from Rural to Urban Residential, Medium Density, 4-12 homes per acre, would provide consistency with the surrounding properties. R-8 zoning would be consistent with King County Comprehensive Plan (KCCP) policy U-116.

The size of the single property provides an opportunity for development consistent with the planning goals of retaining open space, housing diversity, and non-motorized transit opportunities. The Urban Planned Development (UPD) designation requires this type of development according to KCCP policy U-175. Consistent with KCCP policy U-174, a site may be designated as a UPD through the subarea planning process. Currently the minimum size eligible for a UPD is 200 acres. Designation of the 156 acre Maple Valley Summit Pit property as a UPD would require an amendment to King County Code 21A.38.080 to lower this minimum size requirement.

Executive Staff Recommendation:

Amend King County Code 21A.28.080 to allow Urban Planned Development designation on sites with a minimum size of 100 acres.

Include parcel 3422069006 in the Urban Growth Area and the City of Maple Valley's Potential Annexation Area.

Amend the King County Comprehensive Plan Land use Map designation for parcel 3422069006

from Rural Residential to Urban Planned Development.

Amend the zoning designation for parcel 0622079051 from RA-5, Rural Area, one home per five acres, to R-8 SO, Urban Residential, eight homes per acre, within a Special District Overlay.



Maple Valley - Summit Pit

Executive Recommended Land Use Map

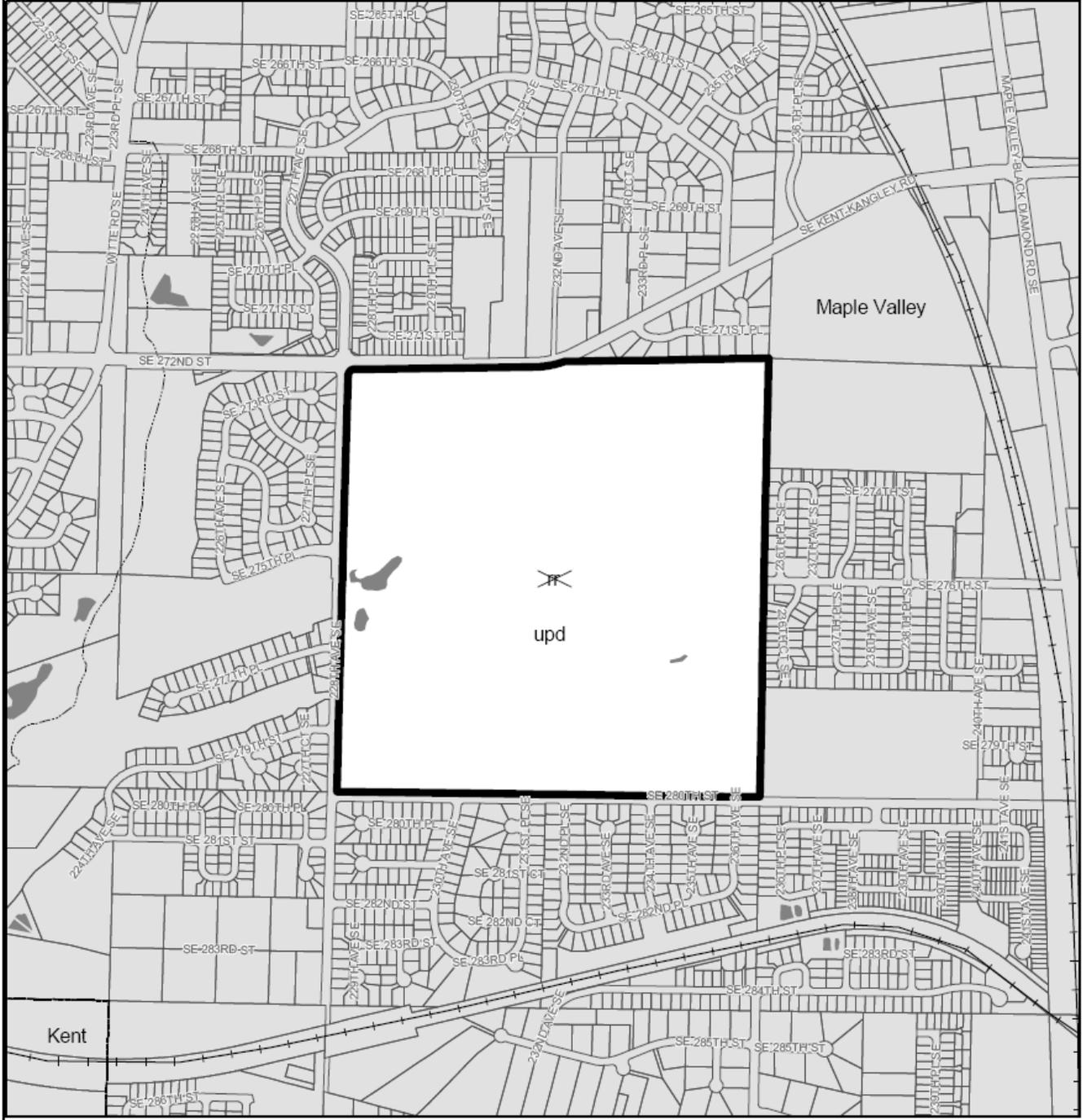


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-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area
-  Rural Residential 1du/2.5-10acres
-  Urban Planned Development



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Maple Valley Summit Pit Parcel

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3422069006	Rural Residential	Urban Planned Development	RA-5	R-8	156.48	King County	Elk Run Golf Course, DOT shop (4 buildings), Class 1 aquifer recharge, Jenkins and Covington Creek Basin	TR-P44 (Repealed)

Appendix 2:

The following is an analysis of King County's compliance with the King County Comprehensive Plan Policies.

A brief overview of GMA is helpful to understand this evaluation. The Washington State Legislature found that it is in the public interest for communities, local governments, and the private sector to cooperate and coordinate with one another in comprehensive land use planning. Chapter 36.70A of the Revised Code of Washington is the Growth Management Act (GMA). The GMA requires all cities and counties in the state to plan for urban growth to preserve rural communities, and to protect critical areas from development. The GMA requires that the cities be the providers of urban services, and that the counties and cities work cooperatively using a 20-year planning horizon to forecast and plan for population growth and its impacts on land use, housing, utilities, transportation, parks and capital facilities.

The GMA refers to King County and the cities within its boundary as "Fully Planning Counties". The basic steps that counties and cities must follow for planning under the GMA include:

- Agreement on county-wide planning policies to guide regional issues, for example, public facilities and public housing.
- Plan for urban growth within the urban growth areas that are adopted by each county, based on forecasts provided by the state Office of Financial Management
- Adopt comprehensive plans that fit / are consistent with each other.
- Identify lands useful (available) for public purposes and essential public facilities, such as airports, educational facilities and utility and transportation corridors.

As a result target areas in which growth is to occur are called "Urban Growth Areas" (UGA). These buildable land areas are to contain adequate development capacity to accommodate growth as indicated in each City and County Comprehensive Plan.

http://www.cted.wa.gov/portal/alias_CTED/lang_en/tabID_375/DesktopDefault.aspx

An analysis of King County's compliance with its own "Comprehensive Plan" is an analysis that looks at policies on annexation, zoning, and urban growth boundary changes. It is a comparative analysis of "Docket Request #17 for the year 2008, Amendments to King County Comprehensive Plan;" according to policies already established by the "2004 King County Comprehensive Plan" document. The degree of compliance has been captured using a rating system ranging from "Highly Compatible" to "Highly Incompatible."

“++” Highly Compatible	“+” Somewhat Compatible	“S” Subjective	“-” Somewhat incompatible	“- -” Highly Incompatible	“NA” Not Applicable	✓ To Be Done
COMPATIBILITY OF PROPOSAL #17 KING COUNTY COMPREHESIVE PLAN 2008 UPDATE WITH THE GOALS AND POLICES OF KING COUNTY						

A2.1–2008 King County Proposed Amendment Compatibility Matrix

The following is an analysis of King County’s compliance with the King County Comprehensive Plan polices with regards to Docket Request #17, defined on page B.1 in Chapter B of this report.

	King County Regional Planning (RP) Framework Planning	
RP-101	King County shall strive to provide a high quality of life for its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible urban communities, retain rural character and rural neighborhoods, support economic development, maintain resource lands and preserve the natural environment.	-
	<i>King County Executive has been in direct negotiations with the Yarrow Bay Group of Kirkland for two years. Using the authority of the “Unique Circumstances Ordinance” King County has sought to both negotiate for a direct sale to the Yarrow Bay Group and to purchase from them a natural area around Icy Creek for conservation land. During the two years of negotiation between the County and the Yarrow Bay Group, the City of Maple Valley was not provided the opportunity to participate in these negotiations. Due to the fact that the Summit Pit site is not within the UGA, the Summit Pit site has not been considered by the City of Maple Valley as a Potential Annexation area. The GMA, RCW 36.70A.110, requires that the County attempt to reach agreement with each city concerning the addition of urban growth areas.</i>	-
RP-102	King County shall actively solicit citizen participation from individuals and organized groups, including Unincorporated Area Councils, in the development and implementation of its plans.	-
	<i>It is unknown whether King County has satisfied this policy goal as to organized groups. King County has held public hearings on its proposed 2008 Comprehensive Plan Amendment, consistent with its requirements under the Growth Management Act.</i>	-
RP-104	King County's planning should strengthen communities by addressing all the issues, resources and needs that make a community whole, including land use, transit, health, human services, natural environment and the provision of infrastructure and other services.	-
	<i>King County has not strengthened the community of Maple Valley by refraining from discussion with the City on the effects of the proposed Docket Number 17. Comprehensive planning by the City or the County has not included “urban density” development at Summit Pit because the site was designated rural, and outside the Urban Growth Area. King County, the municipal owner and planning authority did not make its plans known to abandon its use of the site as a road maintenance facility, to redesignate the land as urban, and to rezone it at urban densities until after the County adopted the “Unique Circumstances Ordinance.”</i>	- -
RP-106	The Urban Growth Area line is considered long-term and can only be amended consistent with Countywide Planning Policy FW-1, and comprehensive plan policies contained in this plan.	-
	<i>There has not been a request by King County to the City of Maple Valley for inclusion of Summit Pit into the Urban Growth Area.</i>	-

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RP-201	King County's planning should include multi-county, countywide, subarea and neighborhood levels of planning. Working with citizens, special purpose districts and cities as planning partners, the county shall strive to balance the differing needs identified across or within plans at these geographic levels.	-				
	<i>The amendment to the King County Code 21A.38.070 to change the land area of the Urban Planned Development from 200 to 100 acre minimum is a significant reduction in land area requirements. The impetus for the amendment is a “Unique Circumstance” declared by King County Ordinance, and did not include a county-wide level of planning. No county wide impact analysis of this change has been made. The County’s plan to amend the UPD code has not addressed such questions as: how many 100 acres sites are there in the County?, and what would be the impact on county-wide policies in regards to buildable lands, population, & housing supply forecasts?</i>	- -				
RP-202	King County shall implement the Countywide Planning Policies through its comprehensive plan and through Potential Annexation Area, pre annexation and other interlocal agreements with the cities.	-				
	<i>No interlocal agreement has been made with the City of Maple Valley for fire, police protection or other City supplied services.</i>	-				
RP-203	Subarea plans provide detailed land use plans for local geographic areas. Subarea plans implement and shall be elements of the King County Comprehensive Plan and shall be consistent with the plan's policies, development regulations and Land Use Map. The subarea plans should be consistent with functional plans' facility and service standards. The subarea plans may include, but are not limited to: a. Identification of policies in the comprehensive plan that apply to the subarea; b. Review and update of applicable community plan policies; c. Specific land uses and implementing zoning, consistent with the comprehensive plan; d. Identification of the boundaries of Unincorporated Activity Centers and Rural Towns; e. Recommendations for the establishment of new Unincorporated Activity Centers, Community and Neighborhood Business Centers, if appropriate; f. Recommendations for additional Open Space designations and park sites; g. Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses; h. Resolution of land use and service issues in Potential Annexation Areas; i. Identification of new issues that need resolution at a countywide level; and, j. Identification of all necessary implementing measures needed to carry out the plan.	- -				
	<i>There has been no subarea plan for the Summit Pit site land use re-designation from rural to urban. The surrounding land use and infrastructure carrying capacity has not been carefully analyzed nor considered.</i>	-				
RP-204	Functional plans for facilities and services should: a. Be consistent with the comprehensive plan and subarea and neighborhood plans; b. Define required service levels for the Urban Growth Area, Rural Area and Natural Resource Lands; c. Provide standards for location, design and operation of public facilities and services; d. Specify adequate, stable and equitable methods of pay for public facilities and services; e. Be the basis for scheduling needed facilities and services through capital improvement programs; and f. Plan for maintenance of existing facilities.	- -				
	<i>GMA requires coordination of City and County Comprehensive Plans. The site is surrounded</i>	-				

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	<i>by the City hence the name “Donut Hole.” Studies showing the current level of services and comparison to what is expected with new development at urban densities have not been provided by King County, nor has a subarea plan for this site been completed by King County.</i>	
RP-206	King County shall prepare functional plans to identify countywide facility and service needs and define ways to fund these consistent with the King County Comprehensive Plan. Independent special purpose districts and other public agencies also prepare functional plans which should be considered by King County.	--
	<i>Assessment of the capacity of Maple Valley Schools to support additional students has not been undertaken. The Tahoma School District has voiced concerns at stakeholder meetings held with the City staff present. Impacts of increased population and traffic on Maple Valley streets, parks and recreation facilities have not been assessed.</i>	--
RP-207	Neighborhood plans should provide detailed land use, infrastructure, and development plans for neighborhoods which are generally less than two square miles in size. These plans shall be elements of and consistent with the comprehensive plan. These plans should also be consistent with functional plans' facility and service standards. Neighborhood plans may include, but are not limited to: a. Identification of policies in the comprehensive plan and applicable Community Plan that apply to the neighborhood; b. Specific land uses and implementing zoning, consistent with the comprehensive plan; c. Identification of locations and conditions for special overlay districts; d. Recommendations for additional open space designations and park sites; e. Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses; f. Identification of new issues that need resolution at a countywide level; and g. Identification of all necessary implementing measures needed to carry out the plan. h. Specific land uses and zoning that encourage healthy, livable communities by promoting physical activity of walking and bicycling.	-
	<i>Land use, infrastructure and development regulation by the City of Maple Valley have not included Summit Pit. The site is less than two square miles. The requested change of land use and zoning will affect the schools & circulation adjacent to the site with new transportation and circulation patterns through City neighborhoods.</i>	
RP-302	Through the amendment process, King County Comprehensive Plan policies and supporting development regulations shall be subject to review, evaluation, and amendment according to an annual cycle and a four-year cycle in accordance with RCW 36.70A.130 (1) and (2). <i>The four-year process is currently underway</i>	+
RP-303	The annual cycle shall consider proposed amendments which do not require substantive changes to comprehensive plan policies and development regulations, or which do not alter the Urban Growth Area (UGA) Boundary. If the proposed amendments are necessary for the protection and recovery of threatened and endangered species, then subarea plans and proposals for a 4 to 1 project can be considered as part of the annual cycle.	++
RP-304	The four-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to comprehensive plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policy FW-1.	+
RP-305	In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as applicable, King County shall ensure public participation in the amendment process for comprehensive	--

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	plan policies and development regulations. King County shall disseminate information regarding public involvement in the comprehensive plan amendment process, including, but not limited to, the following: description of procedures and schedules for proposing amendments to comprehensive plan policies and development regulations; guidelines for participating in the docket process; public meetings to obtain comments from the public or other agencies; provision of public review documents; and dissemination of information relating to the comprehensive plan amendment process on the Internet or through other methods.	
	<i>The amendment process to change the “UPD” minimum acreage for all of King County began under a “Unique Circumstances” Ordinance, for the sale of the property, however the proposed change to the UPD code will affect more than just the Summit Pit site. The applicant, King Co. Department of Transportation, has not met the need for broad participation and public understanding.</i>	
RP-307	Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following elements: a. A detailed statement of what is proposed to be changed and why; b. A statement of anticipated impacts of the change, including geographic area affected and issues presented; c. A demonstration of why existing comprehensive plan guidance should not continue in effect or why existing criteria no longer apply; d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements; e. A statement of how the amendment complies with the Countywide Planning Policies; f. A statement of how functional plans and capital improvement programs support the change; and g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.	--
	<i>The City of Maple Valley is not persuaded that all the cumulative effects of the change from “rural” to “urban” designation have been considered. King County has entered into a process which clears the way for an Urban Planned Development without showing how the amendment complies with Countywide GMA goals and policies; or how the functional plans and capital improvement programs of Maple Valley will support the change.</i>	
RP-308	Proposed amendments to the comprehensive plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the plan.	
	<i>Functional plans of the City of Maple Valley and other urban service providers, and the Maple Valley capital improvements budget have not been adjusted for the impact of the population that is expected if development at urban densities occurs. The reason this has not occurred is because the City of Maple Valley cannot legally do such planning when the property under discussion is not located within the Urban Growth Area.</i>	-
RP-309	King County should identify the financial costs and public benefits of proposed subarea, functional and neighborhood plans prior to adoption to ensure that implementation can be appropriately prioritized.	--
	<i>Identification of financial cost & public benefits has not been submitted at this time.</i>	

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RP-401	King County shall, in conjunction with the cities in accordance with the Countywide Planning Policies, conduct a Review and Evaluation Program to determine whether it is achieving needed urban densities within the Urban Growth Area. If necessary, the evaluation should also identify measures, other than adjusting the UGA that can be taken to comply with the GMA.	- -
	<i>Review and evaluation of the existing UGA of southeast King County, with other sites requesting Annexation has not been conducted in relationship to the addition of these 156 acres; however, had such review and evaluation occurred, it would be apparent from easily available data that Maple Valley has exceeded its adopted Housing Targets for the 20-year planning period.</i>	- -
2004 KING COUNTY COMPREHENSIVE PLAN CHAPTER TWO URBAN COMMUNITIES		
U-101	Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.	-
	<i>The total number of dwelling units being proposed on the site remains unclear. The County’s proposed amendments would allow up to 12 dwelling units per acre, or 1872 dwelling units. If the County amends the UPD code to allow a UPD overlay for sites of 100 acres in size, the inclusion of affordable housing will be required. In addition County programs allow the transfer of development credits, also increasing allowed density on the site. Impacts on the schools, parks and open space have not been determined.</i>	-
U-102	The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria. a. Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years; b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services; c. Respect topographical features which form a natural edge such as rivers and ridge lines; d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions; e. Are included within the Bear Creek Urban Planned Development (UPD) sites; and f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.	+
	<i>Roads, water, sanitary sewer and storm drainage are in close proximity to Summit Pit. However capacity analysis has not been provided to the City of Maple Valley. Development standards in place within the County regulate environmental impacts on the site.</i>	
U-106	Most population and employment growth should locate in the contiguous Urban Growth Area in western King County, especially in cities and their Potential Annexation Areas.	S
	<i>Analysis of current employment inside of Maple Valley to support the current residence has not been undertaken by King County. Travel outside of Maple Valley to work will likely increase, placing greater demand for roads in the City and southeast King County.</i>	S

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U-107	King County supports land use and zoning actions that promote public health by increasing opportunities for every resident to be more physically active. Land use and zoning actions include: concentrating growth into the Urban Area, promoting urban centers, allowing mixed-use developments, and adding pedestrian linkages.	+	
U-108	King County supports the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote health. Strategies may include exploring opportunities for Joint Development or Transit Oriented Development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.	- -	
	<i>An UPD at Summit Pit requiring retail & commercially zoned land per 21A.39.080c has not been analyzed for impacts to the City of Maple Valley where the urban center and mixed use zoning has been established by the Comprehensive Plan of Maple Valley.</i>		
U-109	King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance.	- -	
	<i>Based on a UPD developer agreement between King County and a buyer, Maple Valley will have the responsibility to provide police, fire and human services without agreement on sharing development fees.</i>		
U-110	King County shall work with cities, especially those designated as urban centers, in collaborative efforts that result in transfers of density from the Rural Area.	- -	
	<i>King County has not demonstrated a collaborative effort.</i>		
U-111	Development standards for urban areas should emphasize ways to allow maximum permitted densities and uses of urban land while not compromising the function of critical environmental areas. Mitigating measures should serve multiple purposes, such as drainage control, groundwater recharge, stream protection, air quality, open space preservation, cultural and historic resource protection and landscaping preservation. When technically feasible, standards should be simple and measurable, so they can be implemented without lengthy review processes.	+	
U-112	Land use policies and regulations shall accommodate a growth target of approximately 13,400 households and approximately 7,900 jobs by 2022, established in the Countywide Planning Policies for the unincorporated portion of the Urban Growth Area.	+	
U-113	King County shall provide adequate land capacity for residential, commercial and industrial growth in the urban unincorporated area. This land capacity shall include both redevelopment opportunities as well as opportunities for development on vacant lands.	S	
	<i>Adequate land supply can come from other King County locations. It has not been demonstrated that the Summit Pit site is mutually beneficial to the City of Maple Valley as a UPD.</i>		
U-114	King County shall use household and employment targets to implement the Comprehensive plan in urban communities. The targets allocated to subareas of unincorporated King County will be monitored and may be refined through future planning that includes communities, affected cities and service providers.	-	
	<i>King County has not demonstrated that it is willing to plan with the City of Maple Valley.</i>		
U-115	New residential development in the Urban Growth Area should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area should have a variety of housing types and prices, including mobile home parks multifamily development, townhouses and small-lot, single family development.	S	
	<i>Maple Valley's job to household ratio is lower than King County and the region. Relative to</i>		

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	<i>other communities Maple Valley is a bedroom community. For every housing unit in Maple Valley there are 0.5 jobs thus Maple Valley residents are going to other communities to work. Growth of the UGA and annexation will not provide the lowest public cost to the residents of King County at this time.</i>					
U-116	King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least seven to eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment. <i>This is consistent with requested Comprehensive Plan Change</i>	+				
U-117	King County should apply the urban residential, low land use designation: to protect floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and urban separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre. <i>Any user of the Summit Pit site must apply Best Management Practice standards to developing within this aquifer recharge area.</i>	S				
U-118	Multifamily housing in the Urban Growth Area should be sited as follows: a. In or next to unincorporated activity centers or next to community or neighborhood business centers; b. In mixed-use developments in centers and activity areas; and c. On small, scattered parcels integrated into existing urban residential areas. New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.	+				
U-120	King County should apply minimum density requirements to all urban residential zones of four or more homes per acre, <u>except</u> under limited circumstances such as the: a. Presence of significant physical constraints, or b. Implementation of standards applied to a property through a property specific development condition, special district overlay, or subarea plan. <i>Docket # 17 is consistent with the implementation of this policy.</i>	+				
U-122	King County shall not approve proposed zoning changes to increase density within the Urban Area unless: a. The development will be compatible with the character and scale of the surrounding neighborhood; b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards; c. The proposed density change will not increase unmitigated adverse impacts on environmentally sensitive areas, either on site or in the vicinity of the proposed development; d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; and e. The proposal is consistent with the adopted city comprehensive plan for the Potential Annexation Area where the rezone is located if the proposed density exceeds eight dwelling units per acre. If the city is not planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies, then this paragraph shall not apply.	- -				

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	<p><i>The action being assessed is for redesignation from Rural to Urban.</i></p> <p>a) <i>The City has not been asked if the Docket request #17 UPD would be compatible with the city’s goals and policies.</i></p> <p>b) <i>Transportation Concurrency issues have existed in most areas surrounding Maple Valley. Several surrounding areas have failed King County transportation concurrency, thereby limiting development. * Monitored Corridor segments within cities having transportation concurrency. Interlocal agreements with King County are included in the Monitored Corridor testing; 164th Ave. SE to Maple Valley city limits is one of these. A trip generation study has not been seen for the docket request.</i></p> <p>c) <i>Based on the information available, an environmental impact assessment can not be made until design plans are submitted.</i></p> <p>d) <i>The information provided in the analysis of the King County Countywide Planning Policies indicates that the proposal is not consistent with the Comprehensive Plan.</i></p> <p>e) <i>The proposed zoning is not consistent with the surrounding neighborhood and City’s Comprehensive Plan in the adjoining city limits.</i></p>	
U-123	<p>King County, when evaluating rezone requests for increases in density, shall notify adjacent cities, special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.</p> <p><i>The evaluation of a rezone initiated by the applicant King County has not complied with this Policy.</i></p>	- -
U-124	<p>King County supports increases in urban residential density through a rezone or a proposal to increase density through the density transfer or density incentive programs when the proposal will help resolve traffic, sewer, water, parks or open space deficiencies in the immediate neighborhood or will help promote physical activity by providing trail linkages and connections to services.</p> <p><i>Support of re-designation from Rural to Urban is equivalent to a rezone. The UPD Proposal with R8 zoning does not resolve traffic, sewer, water, park or open space deficiency.</i></p>	- -
U-126	<p>Density incentives should encourage private developers to provide innovative affordable housing, significant open space, trails and parks; to locate close to transit; to participate in historic preservation; and to include energy conservation measures exceeding state requirements.</p> <p><i>King County could/ has encouraged affordable housing for this site. The closest transit lot is north of Summit Pit at the WSDOT Park & Ride located on Highway 169 and the Park & Ride located at SE 231st Street. These are not locations close to the Summit Pit site.</i></p>	-
U-133	<p>Urban residential neighborhood design should preserve historic and natural characteristics and neighborhood identity, while providing privacy, community space, and safety and mobility for pedestrians and bicyclists.</p> <p><i>The design has not been determined, but the proposed density does not preserve the established neighborhood identity of the City surrounding the site, most of which is zoned R-6.</i></p>	S
U-134	<p>Site planning tools, such as clustering, shall be permitted in order to allow preservation or utilization of unique nature features within a development.</p>	+
U-136	<p>Residential developments should provide a variety of housing types and lot patterns through lot clustering, flexible setback requirements and mixed attached and detached housing.</p>	+

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U-138	Multifamily residential development should provide common and private open space, variation in facades and other building design features which may include varying window treatments, building colors and materials, and light fixtures that will give a residential scale and identity to multifamily development.	+	
U-139	King County should support infill and redevelopment proposals that serve to improve the overall character of existing communities or neighborhoods.	-	
	<i>King County is supporting an entirely new residential development in the middle of an existing City. Inclusion of retail / commercial at that site will impact the existing community and neighborhood and may interfere with the subarea planning process currently underway in the City of Maple Valley for the Four Corners area, located immediately east of the Summit Pit site.</i>		
U-140	Residential developments within the Urban Growth Area, including mobile home parks, shall provide the following improvements. a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate; b. Adequate parking and consideration of access to bus service and passenger facilities; c. Street lighting and street trees; d. Stormwater control; e. Public water supply; f. Public sewers; and g. Landscaping around the perimeter and parking areas of multifamily developments.	+	
	<i>The Development Agreement “21A.39.040” which defines the conditions of permit approval will include these improvements.</i>		
U-141	Common facilities such as recreation space, internal walkways that provide inter and intra-connectivity, roads, parking, solid waste and recycling areas should be included in multifamily developments.	+	
U-142	Recreation space based on the size of the developments shall be provided on site, except that in limited cases, fee payments for local level park and outdoor recreation needs may be accepted by King County.	+	
	<i>The area / size of Summit Pit would indicate that recreation space of a development could be achieved on site.</i>		
U-143	Recreation spaces located within a residential development, except those for elderly or other special needs populations, shall include a child's play area.	+	
U-144	Recreation spaces located in residential developments in the Urban Area should include amenities such as play equipment, open grassy areas, barbecues, benches, trails and picnic tables.	+	
U-174	Sites for potential Urban Planned Developments (UPDs) may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two UPD areas have been designated by the county: the Bear Creek UPD area, comprised of Redmond Ridge (formerly known as Northridge) UPD, Trilogy at Redmond Ridge (formerly known as Blakely Ridge) UPD, and the proposed Redmond Ridge East UPD; and Cougar Mountain Village UPD. Future UPD sites in the Urban Growth Area shall be designated through a subarea planning process, or through a comprehensive plan amendment initiated by the property owner.	-	
	<i>The potential Urban Planned Development (UPD) is not within an established Urban Growth Area.</i>		

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U-175	<p>The creation of Urban Planned Developments (UPDs) is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design as well as providing for public benefits which shall include:</p> <ul style="list-style-type: none"> a. Open space and critical areas protection; b. Diversity in housing types and affordability; c. Quality site design; and d. Transit and non motorized transportation opportunities. 	-
	<i>A parcel size of 200 plus acres gives a model which can achieve a mix of uses and which can include a, b, c, & d by definition. A parcel size of 100 acres changes the scale of retail and commercial space necessary to meet the appropriate development pattern. However, in its proposal to amend the UPD code, King County has not proposed to change the ratio of one acre of retail / commercial area per 2500 projected UPD residents.</i>	
U-201	<p>In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in rural areas, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial.</p>	-
	<i>Based on this policy “King County shall encourage annexation” if the Summit Pit site were to be brought into the UGA as an urban unincorporated area.</i>	
U-202	<p>To help create an environment that is supportive of annexations, King County shall work with cities and with Unincorporated Area Councils, neighborhood groups, local business organizations, public service providers and other stakeholders on annexation-related activities. King County will also seek changes at the state level that would facilitate annexation of urban unincorporated areas.</p>	- -
	<i>No County coordination with of the City of Maple Valley has occurred to date.</i>	
U-203	<p>The Interim Potential Annexation Areas Map adopted by the Growth Management Planning Council illustrates city-designated potential annexation areas (PAAs), contested areas (where more than one city claims a PAA), and those few areas that are unclaimed by any city. For contested areas, the county should attempt to help resolve the matter, or to enter into an interlocal agreement with each city for the purpose of bringing the question of annexation before voters. For unclaimed areas, King County should work with adjacent cities and service providers to develop a mutually agreeable strategy and time frame for annexation.</p>	- -
	<i>A mutually agreeable strategy and time frame for annexation has not been determined.</i>	
U-204	<p>King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, and when the area proposed for annexation is wholly within the annexing city’s officially adopted PAA, and is not part of a contested area.</p>	- -
	<i>Countywide Planning Policies and the Washington State Growth Management Act both support mutual planning for consistency and capital improvement funding. This support has not been present in the re-designation of Summit Pit from Rural to Urban Residential.</i>	

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U-205	<p>King County shall not support annexation proposals that would:</p> <ul style="list-style-type: none"> a. Result in illogical service areas; b. Create unincorporated islands unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner; c. Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included; d. Move designated Agricultural and/or Forest Production District lands into the Urban Growth Area; or e. Apply zoning to maintain or create permanent, low -density residential areas, unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate. 	- -
	<p><i>a) No reason for lack of support for annexation has been demonstrated. It is logical for the site to be annexed. b) The site is an unincorporated island that warrants correction. c) Exclusion of another area is not an issue. d) the site is not a designated agricultural and or forest production district. e) the City is not attempting to create a permanent low density residential area.</i></p>	
U-207	<p>King County shall work with cities to jointly develop preannexation agreements to address the transition of service provision from the county to the annexing cities. The development of such agreements should include a comprehensive public involvement process. Pre-annexation agreements may address a range of considerations, including but not limited to:</p> <ul style="list-style-type: none"> a. Establishing a financing partnership between the county, city and other service providers to address needed infrastructure; b. Providing reciprocal notification of development proposals in PAAs, and opportunities to identify and/or provide mitigation associated with such development; c. Supporting the city’s desire, to the extent possible, to be the designated sewer or water service provider within the PAA, where this can be done without harm to the integrity of existing systems and without significantly increasing rates; d. Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the county’s behalf prior to annexation, as well as the feasibility and/or desirability of the county continuing to provide some local services on a contract basis after annexation; e. Exploring the feasibility of modifying development, concurrency and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued; f. Assessing which county-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place; g. Transitioning county employees to city employment where appropriate; h. Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services, affordable housing, and transportation; the protection of critical areas; and the long-term protection of urban separators; 2-25 September 2004 i. Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory; j. Maintaining existing equestrian facilities and establishing equestrian linkages; and k. Establishing a timeline for service transitions and for the annexation. 	- -
	<p><i>The City of Maple Valley as the provider of urban services for the Summit Pit site has had formal correspondence with King County on several occasions, requesting consideration of a joint planning process. As of the date of this report, no joint planning process has occurred.</i></p>	✔

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U-208	King County shall consider initiating new subarea planning processes for the urban unincorporated areas to assess the feasibility of allowing additional commercial, industrial and high-density residential development through the application of new zoning.	- -				
	<i>Initiating a new subarea planning process may be appropriate in an area which is <u>not</u> an isolated island surrounded by a City, this is not the situation at Summit Pit.</i>					
U-301	King County has a long-term commitment to sustainable economic development. Sustainable economic development shall mean economic development that does not exceed the ability of the natural or built environments to remain healthy while sustaining growth over the long term.	+				
U-304	King County shall work to ensure that maximum economic benefit accrues to local businesses and workers when public funding is included in the construction or operation of large projects.	++				
U-308	Within the unincorporated area, King County should partner with local businesses, unincorporated area councils, and others, as appropriate, to development and implement policies, programs, and strategies that promote appropriate local economic development.					
	<i>Adding commercial/ retail through a UPD will not support the local business of Maple Valley or support strategies appropriate for fostering retail activity where the City has determined under its Comprehensive Plan that commercial/retail activities should be located in another area of the city.</i>	-				
U-401	King County shall work with cities and the private sector to encourage a wide range of housing within the Urban Growth Area to meet the needs of our diverse population, support economic growth, ensure an equitable and rational distribution of low-income and affordable housing throughout the county and provide housing choices for people of all income levels.	+				
	<i>The City of Maple Valley will work with King County to ensure housing choices for people of all income levels.</i>					
U-404	King County should work with cities to increase opportunities for affordable housing development by assuring there is sufficient land capable of being developed for multifamily housing, small lot single-family homes and townhouses, and manufactured housing parks, and other types of housing, such as accessory dwelling units, that tend to be affordable to low-, moderate- and middle-income households.	+/-				
	<i>The policy is supported by Maple Valley but King County has not demonstrated action toward its accomplishment during this Comprehensive Plan Update of 2008.</i>					
U-405	King County shall provide opportunities for attached and detached accessory dwelling units in urban residential areas and shall encourage all jurisdictions within King County to adopt provisions to allow accessory dwelling units in their communities.	+				
U-406	King County should work with other jurisdictions to eliminate barriers for low income and special needs housing development.	+				
U-411	King County shall provide opportunities and encourage other jurisdictions to provide opportunities for housing types that provide lower-cost ownership opportunities including manufactured housing, condominiums, townhouses and cottage-style housing.	+				
	<i>The policy is supported by Maple Valley but King County has not demonstrated action toward its accomplishment during this Comprehensive Plan Update of 2008.</i>					
U-456	King County should support cottage-style housing development that clusters a limited number of small scale detached units around a common green space at a density level that is up to twice that allowed by base density. The general character and size of cottage-style development should be controlled in the same manner that creates compatibility with a single-family neighborhood.	+				

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U-457	King County should encourage development of residential communities that achieve lower prices and rents through shared common houses, open spaces and community facilities.	+				
U-463	King County shall work with the Growth Management Planning Council or its successor and the private sector to support development of an adequate supply of housing commensurate with job growth within the county and its cities. To attain this goal, King County shall: a. Support job and household growth targets and policies established in the Countywide Planning Policies; b. Establish performance measures to gauge how jurisdictions are accommodating growth; c. Participate in buildable lands inventories, market analyses and other studies to evaluate if sufficient land capacity is available for residential development; and d. Work with cities to ensure additional actions are taken throughout the county to accommodate and promote residential development when job growth causes great demand for housing and severe shortages in the availability of housing for new workers in the county. <i>The County has not engaged in any studies to determine whether Maple Valley has met or exceeded its Housing Targets for the 20-year planning period.</i>	-				
2004 KING COUNTY COMPREHENSIVE PLAN CHAPTER THREE RURAL LEGACY						
R-103	King County’s Rural Area is considered to be permanent and shall not be re-designated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130 (3)) and Countywide Planning Policy FW-1. <i>The City of Maple Valley does not consider this Comprehensive Plan docket item #17 to have been treated consistent with the Growth Management Ac, or the Countywide Planning Policies.</i>	- -				
KING COUNTY COMPREHENSIVE PLAN CHAPTER FOUR ENVIRONMENT 2004						
E-101	King County should coordinate with local jurisdictions, federal and state agencies, federally recognized tribes, citizen interest groups, special districts, and citizens to develop Water Resource Inventory Area plans for all areas of King County. <i>Coordination with the City and other urban service providers has been avoided by King County since the “Unique Circumstances” Ordinance declared an exemption from the County’s usual code process for the sale of surplus property.</i>	- -				
E-152	King County shall identify areas in unincorporated King County that are considered Critical Aquifer Recharge Areas and maintain a map that designates these areas. The county shall update this map periodically with new information from adopted groundwater and wellhead protection studies and other relevant sources. <i>The Summit Pit site is designated as a Critical Aquifer Recharge Area on the King County Map.</i>	+				
2004 KING COUNTY COMPREHENSIVE PLAN CHAPTER FIVE PARKS, OPEN SPACE, AND CULTURAL RESOURCES						
P-109	King County will manage its natural areas to protect, preserve and enhance important natural resource habitat, biological diversity, and the ecological integrity of natural systems	+				
P-129	In the Urban Area, King County shall work in partnership with other jurisdictions to facilitate annexation and transfer of local parks, trails and other open spaces to cities or other providers to ensure continued service to the community. <i>King County has failed to partner with the City of Maple Valley.</i>	- -				

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App2.2 Analysis of City of Maple Valley Comprehensive Plan Goals and Policies

The following is an analysis of the “King County Scenario” and how the proposed development is or is not compatible with the City of Maple Valley’s Comprehensive Plan.

LU-G1	Plan current and future land uses in accordance with the values and vision of Maple Valley residents, landowners, and business owners.	-
	<i>Maple Valley cannot legally plan for the land use of the Summit Pit site, while it remains outside the Urban Growth Area.</i>	
LU-G2	Preserve Maple Valley’s character, human scale, and neighborhood quality as new development occurs.	-
	<i>The prevailing density of the area surrounding Summit Pit is R-6, at this zoning multiplier the net site will yield 936 units. Current housing targets require only 300 additional housing units within Maple Valley in order to meet the 2022 goal established under UGA. This goal has already been met and the number of housing units that have been provided exceeds 300. The “UPD Overlay” density of R-8 will more than double the holding capacity of the site to 1800 households, when housing units are not needed under the housing targets.</i>	
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.	-
	<i>Establishment of zoning, maximum density and “density transfer” from adjacent rural land is under the authority of King County because the land is rural and located outside the Urban Growth Area. If the land is brought within the Urban Growth Area and re-designated as urban, the City has legal authority to begin planning that will address this goal.</i>	
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.	+
	<i>The King County Goals are consistent with those of Maple Valley</i>	
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.	- -
	<i>The City of Maple Valley does not and is not allowed by GMA to have” rural” designated land within its city limits. Therefore the Transfer of Development Rights i.e. development credits for both a rural sending and urban receiving site rests in the control of King County. With this in mind; density regulation and capital facility plans within Maple Valley have never anticipated the timing or need for additional capacity which is outside of its influence. This is inconsistent with GMA and Countywide Planning policy. The requirement for retail/commercial development as a requirement for the UPD has not been a planning or urban design consideration of the City of Maple Valley.</i>	
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.	-
	<i>All new development proposals in KC 21A.28.020 which permit “UPD” Overlay areas are required to show adequate capacity for sewer, water, surface water management,</i>	

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	<i>roads, fire protection service and schools. Concurrency and capacity must be demonstrated to / by King County before the UPD is granted. King County has not identified the existing capacity nor has it adequately addressed the infrastructure needs of any future development.</i>					
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.					+
	<i>The R-8 designation does allow for flexible development options but ignores the existing City zoning and surrounding density. King County applicants must be in compliance with County and State Environmental regulations.</i>					
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.					- -
	<i>King County has taken the position through execution of a UPD application and agreement to have a developer of the site identify and remedy deficiencies. Maple Valley has not been asked to contribute to this process.</i>					
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.					+
	<i>Amending the King County Comprehensive Plan to bring the site within the Urban Growth Area, and re-designate it as urban will provide a legal basis for the City to not only begin land use planning for the site, but to work with King County on annexing the site.</i>					
LU-P10	The City of Maple Valley shall coordinate future planning and interlocal agreements for annexation areas with the appropriate agencies.					S
	<i>An interlocal agreement for annexation with the City of Maple Valley would be necessary if annexation is sought. RCW 35A.14.470.</i>					
LU-P11	Engage King County, 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.					S
	<i>Previous areas identified for future annexation have not included Summit Pit. King County has not engaged the City of Maple Valley in an annexation discussion. Affected residents have been given input opportunity to Docket Item #17 at King County public hearings; however this did not address potential annexation.</i>					
LU-P12	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.					S
	<i>The possible annexation of Summit Pit will affect the feasibility of annexing other lands within the Tahoma School District due to the corresponding cost of services which will limit the City’s ability to pay for expansion of facilities in more than one area simultaneously.</i>					

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Residential Land Use / Residential Densities			
LU-P13	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.	-	
	<i>R8 density can yield 1872 units with transfer of development rights on 156 acres (or 12.0 units per acre). This density could result in overdevelopment due to vacant lands within the City which are already zoned for future growth.</i>		
LU-P14	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.	-	
	<i>R8 zoning ignores the surrounding land use. And the transfer of development credits and incentives will increase the density even higher. R8 zoning that allows up to R12 with the transfer of development rights is not compatible with the character of the surrounding City at this location.</i>		
LU-P15	Higher density housing should be located close to major arterials served by public transit and within walking distance of commercial activities and recreational facilities.	-	
	<i>The City of Maple Valley Comprehensive Plan has directed higher density housing to the north and east of Summit Pit. The King County Scenario does not consider prior City planning.</i>		
LU-P16	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.	S	
	<i>Use of a King County UPD will allow innovative techniques and use of clustering to preserve open space.</i>		
LU-P17	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.	-	
	<i>The UPD would create a new mixed use area in an area of the city zoned single family. The City of Maple Valley is currently undertaking a subarea planning process immediately to the east of the Summit Pit site, in the Four Corners Area. Creating a new, mixed use area within the Summit Pit site may prove incompatible with the City’s vision for the Four Corners Area.</i>		
Infill Development			
LU-P18	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.	S	
	<i>These development options could be present in a UPD - KCC 21A3.34.040 6</i>		
Residential Neighborhood Design			
LU-P20	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	S	

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COMPARED TO THE COMPREHENSIVE PLAN OF MAPLE VALLEY**

	e. create useable open space, community space and community facilities.		
	<i>The general provisions and the specific provisions of the development agreement of an Urban Planned Development shall apply to govern the plan. See KCC 21A.39.030. All of the above following could be met by a UPD. Item (b) Protection of privacy doesn't appear in the Development Standards of KCC 21A.28.012, but it does appear in U-133 page 11) Open space, & trails do appear in KCC 21A.34.040.</i>		
LU-P24	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	- -	
	<i>The City does not have the authority to take a role in issuing permits or entitlements for this property while it is located within King County's jurisdiction. Covenants and restrictions are currently established by King County.</i>		
Residential Development Standards			
LU-P25	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.	+	
	<i>The King County UPD regulations will require many of these items to be at a standard similar to that of Maple Valley. The Engineering, Public Works and Transportation Departments of King County will assess the improvements based on its criteria. Overlapping State and County Code will require that regulations for paving, lighting, stormwater and domestic water be met</i>		
LU-P26	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.	++	
	<i>On site recreation shall be provided KCC 21-A.14. This is consistent with King County Development Standards 21A39.020.1 Drainage Mater Plan</i>		
Commercial/Business Development Standards			
LU-P53	Clustered retail commercial development shall be encouraged rather than strip commercial development.		
	<i>UPD will be subject to King County staff review for site plan review for retail / commercial areas. Examples at Redmond Ridge indicate clustering would occur. The UPD would impose retail/commercial requirements for this site in area of the city that Maple Valley has determined to be single family, and that may be incompatible with the subarea plan that is currently being evaluated for the Four Corners Area of the City.</i>	-	
LU-P54	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.		
	<i>The population of an UPD will determine the size of retail commercial space necessary to meet the requirement for land devoted to this use per KCC 21A.39.050c. One acre of retail / commercial land per 2,500 projected residents living in the UPD is now the requirement and under the amendment change. However the impact of the requested</i>	S	

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	<i>change of the UPD - 200 acre minimum vs. the proposed 100 acre minimum area – has not been assessed. The number of residents will be lower by the number of acres in the development but it has not been determined if the resulting population ratios need this capacity of land devoted to retail / commercial. At this time this question is not a topic covered in the Comprehensive Plan Amendment by King County.</i>					
LU-P55	Encourage office and business park type development with campus style design, in suitably zoned areas, including Office, Business Park and Multiple Use zones. <i>The UPD design has not been demonstrated to be of any specific style. It is likely that it will be mixed use with commercial on the first floor with residential above.</i>	-				
LU-P56	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. <i>Industrial activity now occurs on the Summit Pit site. The nine holes of the golf course buffer and mitigate the associated activities from view by the surrounding neighbors. The re-designation to “urban” proposes to end the current industrial use.</i>	S				
LU-P57	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. <i>The King County Development Standards 21A.39.070- 120 to 180 require onsite recreation, transportation road and school adequacy, road design standards, stormwater management, plus commercial use standards subject to CB zones located in King County.</i> <i>Building Modulation, Floor area ratios, street corner treatment, entrances and tree canopies are not specified in the UPD as they are in the MV design standards.</i>	S				
LU-P58	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. <i>The development envisioned for the City of Maple Valley commercial design policies will not be reviewed by the City in the UPD. Flexibility in the standards which equates to trade-offs due to site features and amenities will be considered and consistent with King County urban design policy.</i>	S				
LU-P59	Establish and adhere to community design standards that promote compatibility with surrounding land uses and to ensure high quality development. Urban design elements	-				

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	shall include aesthetic building facades, signage and landscaping, efficient pedestrian and vehicular circulation movement, transit opportunities, passive open spaces, and underground utilities.					
	<i>The features and amenities will be considered and consistent with King County urban design policy for UPD for the site if it remains unincorporated.</i>					
LU-P60	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	++				
	<i>Environmental policy and best management practices use setbacks and buffers to protect wetlands.</i>					
Development Incentives						
LU-P62	Incentives should encourage developers to provide innovative affordable housing, additional open space, historic preservation and energy conservation measures exceeding City and state requirements.	++				
	<i>This is consistent with King County Development Standards and the Urban Planned Development regulations. 21.A.39.010-.130</i>					
LU-P63	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 side-yards and setbacks for greater land coverage; e. Reduced mitigation fees; and f. Reduced impact fees.	+				
	<i>This is consistent with King County Development Standards. However the City of Maple Valley has yet to determine to what degree mitigation or impact fees will be coming to the City, if any. KCC 21A.39.030 E</i>					
LU-P64	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.	- -				
	<i>Compliance with permit conditions under the UPD will require commercial areas within Summit Pit to be developed. This will impact the currently zoned “Commercial Area” within Maple Valley. This will result in new areas of commercial activity not an investment incentive to those now in place.</i>					
Open Space LU-P65	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	+				

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	i. Lands designated as open space under the Current Use taxation–open space established according to King County for tax assessment purposes.					
	<i>The UPD will require the assessment of the existing natural and development environment under a SEPA / EIS requirement.</i>					
LU-P67	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.	S				
	<i>The land development technique of King County to define this site as an “Overlay” is a technique which uses these goals but was initiated to save and preserve open space corridors in rural King County and increase density inside of Maple Valley.</i>					
LU-P68	New residential development shall contribute its fair share to open space preservation through mitigation funds or acreage	- -				
	<i>Mitigation funds are currently directed to be paid to King County</i>					
LU-P70	The City’s development regulations shall include provisions that adequately consider the development of publicly and privately owned recreation space.	- -				
	<i>The privately owned share of the Golf Course has not been adequately considered.</i>					
GOALS						
HO-G1	To provide a range of housing types and to encourage an adequate choice of living accommodation for those desiring to live in Maple Valley, regardless of income level.	+				
HO-G2	To provide fair and equal opportunity access to housing for all persons	+				
HO-G3	To ensure strong, stable residential neighborhoods through public investment in capital facilities and public services and the preservation of existing housing stock.					
	<i>Introduction of over 1800 residential units and commercial space will require the City of Maple Valley to make public investments to serve the new community. It is undetermined at this time if the density incentives created by the use of the special overlay district will initiate the distribution of any affordable housing program funds, which require the involvement of the City of Maple Valley.</i>	-				
	KCC 24.04.010 Policy. It is declared to be the policy of King County to partner with the cities and towns in King County for planning the distribution and administration of federal community development block grant, HOME investment partnership and emergency shelter grant funds, as well as local regional affordable housing program funds generated by Chapter 24, Laws of Washington 2002, and other federal, state or local funds that may become available in the future to serve the needs of very low-, low- and moderate income households and communities throughout King County.					
HO-G5	To preserve the City’s historic rural character and wilderness theme.					
	<i>Design review is under the authority of King County in the UPD process until such time as the City annexes the site.</i>	-				
HO-P3A	The City will strive to minimize the impacts of new development on the character, lifestyle, and quality of existing neighborhoods.					
	<i>Under the authority of King County in the UPD application and review process the County remains separated from the existing neighborhood. The R8 density with commercial and retail with totally change the character of the existing neighborhood.</i>	-				
Housing Choice						
HO-P4	The City of Maple Valley shall provide for a variety of housing types and prices including, but not limited to multifamily development, townhouses and small-lot, single-family development.	S				
	<i>The City has located small-lot and multifamily development to occur in other areas</i>					

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	<i>outside of the Summit Pit area. The R-8 zoning proposed by the KC Comprehensive Plan Amendment will result in a more dense land use than the surrounding neighborhoods</i>					
HO-P6	The City of Maple Valley shall adopt provisions for the allowance of accessory housing units in single family residences. This ordinance shall develop design standards which address traffic generation, parking, noise, health and safety standards, and owner occupancy.	S				
HO-P8	The City of Maple Valley should explore land use and investment strategies to stimulate mixed use and mixed-income developments as a way to integrate neighborhoods and increase housing choices.		- -			
	<i>Re-designation from Rural to Urban dictates the location of this strategy without exploring the impacts on the balance of the Maple Valley Community.</i>					
HO-P9	Especially large housing developments (e.g., in excess of 100 units) should provide a mix of housing types and densities, including housing that is affordable to moderate- and middle-income households.	+				
	<i>Re-designation from Rural to Urban with the UPD overlay would provide a mix of housing types and densities, as well as address household income levels.</i>					
Utility GOALS						
UT-G1	To ensure that utility services are managed and/or available to serve the projected population growth within the planning area in a manner which is fiscally and environmentally responsible, aesthetically acceptable to the community, and safe for nearby inhabitants.		-			
	<i>Establishment of the adequacy of public facilities and services is required by GMA and King County Code. KCC 21A.28 The growth within Summit Pit would be in excess of that provided for in the City planning process, previously determined through GMA-required population forecasting.</i>					
Sewer and Water						
	<i>The Covington Water District Provides the Potable Water to the Summit Pit area. The Soos Creek Water and Sewer District is the provider of sewer service for the area surrounding Summit Pit.</i>					
UT-P6	The City of Maple Valley shall coordinate phasing of development of sewer and water services according to future land use needs and to meet GMA concurrency requirements, in coordination with the Soos Creek Water and Sewer District, the Cedar River Water and Sewer District, and the Covington Water District.		-			
	<i>Coordination has not been achieved with King County for the increase of households.</i>					
UT-P7	The City of Maple Valley shall require all new subdivisions (including short plats) to connect to public sewer and water systems, where available.	S				
	<i>Urban zoned unincorporated land must have adequate facilities in place, or underway and bonded before construction can begin. See KCC 21A.39.090.</i>					
UT-P9	The City of Maple Valley should encourage connection of all existing development to public sewer and water facilities by the end of the 20-year planning horizon so long as it is physically feasible and fiscally responsible to implement, and complies with environmental regulations and the Natural Environment Element of the Comprehensive Plan. Existing on-site wells and septic systems may continue to serve existing residents as long as they are properly functioning, well maintained, and meet King County Health Department requirements. Future connections to public water or sewer facilities, where required by King County Health Department, should be done in coordination with the Soos Creek Water and Sewer District, the Cedar River Water and Sewer District, and the Covington Water District, as appropriate.		- -			
	<i>The impact of development at R-8 has not been assessed in the 20 year planning horizon</i>					

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	<i>or weighted in light of the long-range capacity to be supplied by Covington Water District and the Soos Creek Water & Sewer District.</i>					
UT-P10	New development shall avoid or mitigate adverse impacts to functioning potable water systems.					
	<i>The Summit Pit site is in an aquifer recharge area. Adverse impacts to the supply of water to the local utilities must be a consideration of the landowner and permitting agencies. This has not been demonstrated.</i>					
UT-P11	New development shall avoid or mitigate adverse impacts to functioning septic systems.					
	<i>Development as an UPD Overlay requires sewer service.</i>					
Electricity and Gas						
	Puget Sound Energy (PSE) (formerly Puget Sound Power and Light Company [Puget Power] and Washington Natural Gas Company) provides electrical and gas service within the entire City of Maple Valley.					
UT-P12	The City of Maple Valley shall, where feasible, use collocation of major utility transmission facilities within shared utility corridors, such as high voltage electric transmission lines with water and natural gas trunk pipelines.					
	<i>Shared utility corridors reduce cost. Co-location is desirable to all parties. Site plan review by King County must address right of way and easement issues. These would be the same as those that the City may encounter, e.g. the high voltage right of way crossing the site.</i>					
UT-P14	Where found to be safe, the City of Maple Valley shall promote open space preservation or recreational use of utility corridors, such as trails, sport courts and similar activities.					
	<i>A shared utility corridor is available at Summit Pit.</i>					

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App2.3 Analysis of City of Maple Valley Comprehensive Plan Goals and Policies

The following is an analysis of **Scenario 2** and how the proposed development is or is not compatible with the City of Maple Valley’s Comprehensive Plan.

LU-G1	Plan current and future land uses in accordance with the values and vision of Maple Valley residents, landowners, and business owners.	++
	<i>Scenario 2 is in accordance with the values and vision of the City of Maple Valley.</i>	
LU-G2	Preserve Maple Valley’s character, human scale, and neighborhood quality as new development occurs.	++
	<i>The Maple Valley Comprehensive Plan and zoning map has been adopted following Washington State Growth Management policy and requirements, which included citizen participation to establish a vision of the character and scale of development within Maple Valle. The acreage surrounding Summit Pit is zoned and has been developed at almost exclusively R-6.</i>	
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.	++
	<i>City elected leaders, historical patterns, and GMA policy, along with citizen participation have established both short term and long-range planning policy in Maple Valley. Current City zoning reflects plan review and budget choice, each promoting the efficient use of public services and facilities. Pre-annexation zoning for the Summit Pit site, compatible with surrounding neighborhoods, will be likely be considered by the City Council, due to the County’s plans for the site.</i>	
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.	S
	<i>. No development has been proposed for the Summit Pit site as of the date of this report.</i>	
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.	N/A
	<i>The Capital Facility plans and budgeting forecasts in Maple Valley have not included any demand for public services by the 156 acres development of the Summit Pit site because Maple Valley is not legally allowed to plan for sites that are located outside the Urban Growth Area.</i>	
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.	+
	<i>Environmental protection established by SEPA, along with site plan review of the permit applications will ensure critical area preservation. Development atR-6 zoning is the same base density as most of the City neighborhoods surrounding Summit Pit.</i>	
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.	-
	<i>Service deficiencies and capital improvement necessary to remedy deficiencies have not been</i>	

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	<i>completed or identified by King County for either R-6 or R-8. This feasibility report is the first to consider these items.</i>	
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.	-
	<i>The site has never been included in an unincorporated UGA area by the City of Maple Valley for consideration of growth management impacts. This feasibility is now being considered as a result of the 2008 King County Comprehensive Plan updates.</i>	
LU-P10	The City of Maple Valley shall coordinate future planning and interlocal agreements for annexation areas with the appropriate agencies.	S
	<i>An interlocal agreement with the appropriate agencies will be necessary. Future planning by the City of Maple Valley will occur if the Summit Pit site is brought within the Urban Growth Area.</i>	
LU-P11	Engage King County, 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.	-
	<i>Previous areas identified did not include Summit Pit which is owned by King County and has been outside the Urban Growth Area. Maple Valley has been trying to engage King County in joint planning efforts for the re-designation of this site as urban.</i>	
LU-P12	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.	S
	<i>Development of Summit Pit will affect the feasibility of annexing lands within the Tahoma School District due to the corresponding cost of services which will limit the City’s ability to pay for expansion of facilities in more than one area simultaneously.</i>	
Residential Land Use Residential Densities		
LU-P13	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.	+
	<i>The Maple Valley Comprehensive Plan adopted in 2005 achieved this net zoning density. A UPD will not affect minimum average net zoning if the site remains in unincorporated King County. Scenario 2 will yield 936 units on 156 acres, at a density of 6 dwelling units per acre.</i>	
LU-P14	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.	+
	<i>R-6 is equal to the zoning surrounding Summit and is therefore more commensurate with the character of the city. Maple Valley allows a full range of densities. These may be seen on the present land use map.</i>	
LU-P15	Higher density housing should be located close to major arterials served by public transit and within walking distance of commercial activities and recreational facilities.	++
	<i>Higher density housing zoned R8 and R12 is located east of the Summit Pit property along the Maple Valley Black Diamond Road and the Lake Wilderness Trail.</i>	
LU-P16	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	+

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	these techniques when developing single-family residential uses.	
	<i>Scenario 2 is consistent with this policy.</i>	
Infill Development		
LU-P18	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.	+
	<i>These development options could be present in a UPD - KCC 21A3.34.040 6</i>	
LU-P20	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.	+
	<i>All of the above following could be met by Scenario 2. Protection of privacy doesn't appear in the Development Standards of UPD - King County Code 21A.28.012.</i>	
LU-P21	Design variety such as lot clustering, flexible setback requirements and mixing attached and detached housing is strongly encouraged in single-family areas.	+
	<i>This policy could be achieved with R-6 zoning.</i>	
LU-P22	Variation in facades, roof lines and other building design features should be used to give a residential scale and identity to multifamily developments.	+
	<i>This policy could be achieved with R-6 zoning.</i>	
LU-P23	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.	+
	<i>This policy could be achieved with R-6 zoning.</i>	
LU-P24	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	+
	<i>Covenants and restrictions should be established by Maple Valley instead of King County.</i>	
Residential Development Standards		
LU-P25	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.	+
	<i>Overlapping State and County Code will require that regulations for paving, lighting, stormwater and domestic water be met. The City will place standards that are consistent with its own municipal code. These can differ from those of King County.</i>	
LU-P26	All residential development shall provide park sites or contribute a fair share toward meeting	

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	park and outdoor recreation needs, and consider integration of surface water management facilities into park sites.					
	<i>On site recreation shall be provided in UPD per KCC 21-A.14. This is consistent with King County Development Standards 21A39.020.1 Drainage Mater Plan. Development under R-6 zoning can be designed to satisfy this policy.</i>	+				
Multiple Use Development						
LU-P41	Create, through appropriate zoning, the opportunity to develop a mix of uses including residential, commercial, business park, and community services uses.	+				
	<i>Scenario 2 is a planning level analysis, and has not been adopted by Maple Valley as of the date of this report.</i>					
Commercial/Business Development Standards						
LU-P53 thru LU-P61	<i>Commercial retail, office and industrial uses are not currently allowed in a single family zone R-6 within the City of Maple Valle.</i>					
Development Incentives						
LU-P62	Incentives should encourage developers to provide innovative affordable housing, additional open space, historic preservation and energy conservation measures exceeding City and state requirements.	++				
	<i>This is consistent with King County Development Standards and the Urban Planned Development regulations. 21.A.39.010.130 and the Maple Valley Scenario.</i>					
LU-P63	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 side-yards and setbacks for greater land coverage; e. Reduced mitigation fees; and f. Reduced impact fees.	S				
	<i>This is consistent with King County Development Standards and Scenario 2. However, the City of Maple Valley has been unable to determine to what degree mitigation or impact fees will be coming to the City, if any. KCC 21A.39.030 E.</i>					
LU-P64	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.	+				
	<i>R-6 zoning of the site will not adversely affect the commercial areas already developed in the City of Maple Valley and the city center. Commercial UPD requirements by King County will result in competition for resources within the City’s commercial areas.</i>					
LU-P65	Open Space: 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;	+				

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	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.	
	<i>Scenario 3 will have the option of considering the Summit Pit open space, golf course and power right of way in an overall park land use design.</i>	
LU-P67	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.	+
	<i>A density of R-6 may permit the City to manage the absorption of some 956 households rather than 1800 under the Scenario 1.</i>	
LU-P68	New residential development shall contribute its fair share to open space preservation through mitigation funds or acreage	+
	<i>The City of Maple would be able to enforce fair share contributions if the site is developed at the same base density as the City area surrounding the site.</i>	
LU-P70	The City’s development regulations shall include provisions that adequately consider the development of publicly and privately owned recreation space.	+
	<i>A seven year plan would allow the City & County to adequately consider the leased portion of the site to Elk Run.</i>	
GOALS		
HO-G1	To provide a range of housing types and to encourage an adequate choice of living accommodation for those desiring to live in Maple Valley, regardless of income level.	+
HO-G2	To provide fair and equal opportunity access to housing for all persons	+
HO-G3	To ensure strong, stable residential neighborhoods through public investment in capital facilities and public services and the preservation of existing housing stock.	+
	<i>The ability and responsibility of Maple Valley to determine which and what capital investments are necessary will not be compromised as severely if the area is zoned R-6.</i>	
HO-G4	To increase home ownership opportunities for those desiring to live in Maple Valley.	+
HO-G5	To preserve the City’s historic rural character and wilderness theme.	+
	<i>A new community at R-6 is in keeping with Maple Valley and would conform to this goal.</i>	
Housing Choice		
HO-P4	The City of Maple Valley shall provide for a variety of housing types and prices including, but not limited to multifamily development, townhouses and small-lot, single-family development.	+
HO-P8	The City of Maple Valley should explore land use and investment strategies to stimulate mixed use and mixed-income developments as a way to integrate neighborhoods and increase housing choices.	+
HO-P9	Especially large housing developments (e.g., in excess of 100 units) should provide a mix of housing types and densities, including housing that is affordable to moderate- and middle-income households.	+
	<i>R-6 zoning without commercial and business use, and with minor zoning code amendments could provide a mix of housing types i.e.: cottage housing and senior housing alternatives.</i>	
Reduce Housing Costs		
HO-P13	The City of Maple Valley shall evaluate the cumulative impact of fees, off-site mitigation, permit process, regulations (e.g., zoning, building, fire codes) and fees in an effort to reduce negative impacts on housing costs without compromising environmental protection, public safety design and public review.	+
HO-P14	The City of Maple Valley shall continue to improve development standards to allow flexibility of housing types in all residential zones, in order to best accommodate the environmental conditions on the site and the surrounding neighborhood.	+
HO-P15	The City of Maple Valley shall evaluate the use of flexible zoning regulations for residential development.	+

“++” Highly Compatible	“+” Somewhat Compatible	“S” Subjective	“-” Somewhat Incompatible	“- -” Highly Incompatible	“NA” Not Applicable	✔ To Be Done
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**SCENARIO 2
COMPARED TO THE COMPREHENSIVE PLAN OF MAPLE VALLEY**

HO-P17	The City of Maple Valley shall seek to minimize the time necessary to process development permits, but in a manner so as to not jeopardize the integrity of the permitting process.	+
Utility GOALS		
UT-G1	To ensure that utility services are managed and/or available to serve the projected population growth within the planning area in a manner which is fiscally and environmentally responsible, aesthetically acceptable to the community, and safe for nearby inhabitants.	+
	<i>Establishment of the adequacy of public facilities and services is required by GMA. Maple Valley may as a condition of providing service require that any development conform to city land use standards.</i>	
Sewer and Water		
	The Covington Water District Provides the Potable Water to the Summit Pit area. The Soos Creek Water and Sewer District is the provider of Sewer Service for the area surrounding Summit Pit.	
UT-P6	The City of Maple Valley shall coordinate phasing of development of sewer and water services according to future land use needs and to meet GMA concurrency requirements, in coordination with the Soos Creek Water and Sewer District, the Cedar River Water and Sewer District, and the Covington Water District.	+
	<i>Coordination & phasing can be achieved at the R-6 density with far less impact than an UPD at R-8. Each water and sewer districts is far more able to maintain concurrency with less households.</i>	
UT-P7	The City of Maple Valley shall require all new subdivisions (including short plats) to connect to public sewer and water systems, where available.	+
	<i>Urban zoned, unincorporated land must have adequate facilities in place, or underway and bonded before construction can begin. K.C.C. 21A.39.090.</i>	
UT-P9	The City of Maple Valley should encourage connection of all existing development to public sewer and water facilities by the end of the 20-year planning horizon so long as it is physically feasible and fiscally responsible to implement, and complies with environmental regulations and the Natural Environment Element of the Comprehensive Plan. Existing on-site wells and septic systems may continue to serve existing residents as long as they are properly functioning, well maintained, and meet King County Health Department requirements. Future connections to public water or sewer facilities, where required by King County Health Department, should be done in coordination with the Soos Creek Water and Sewer District, the Cedar River Water and Sewer District, and the Covington Water District, as appropriate.	+
	<i>Any proposed development would be required to connect to public water and sewer. The development must be at a density where the existing infrastructure and capacity can be met by the providers.</i>	
UT-P10	New development shall avoid or mitigate adverse impacts to functioning potable water systems.	+
	<i>The surrounding residents receive potable water from the Covington Water District. The Summit Pit site is in an aquifer recharge area. Adverse impacts to the water supply are a consideration which shall be managed under GMA regardless of the density.</i>	
Electricity and Gas Provider Puget Sound Energy / WA Natural Gas		
UT-P12	The City of Maple Valley shall, where feasible, use collocation of major utility transmission facilities within shared utility corridors, such as high voltage electric transmission lines with water and natural gas trunk pipelines. – Provider Puget Sound Energy / WA Natural Gas	++
	<i>Shared utility corridors reduce cost. Co-location is desirable to all parties. Site plan review must address right of way and easement issues. These would be the same as those that the</i>	

“++” Highly Compatible	“+” Somewhat Compatible	“S” Subjective	“-” Somewhat incompatible	“- -” Highly Incompatible	“NA” Not Applicable	✔ To Be Done
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**SCENARIO 2
COMPARED TO THE COMPREHENSIVE PLAN OF MAPLE VALLEY**

	<i>County may encounter where feasible. I.e. the high voltage electrical right of way crossing the site.</i>		
UT-P14	Where found to be safe, the City of Maple Valley shall promote open space preservation or recreational use of utility corridors, such as trails, sport courts and similar activities.	++	
	<i>A shared utility corridor is available at Summit Pit.</i>		