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PLANNING COMMISSION AGENDA

January 6, 2010

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

7:00 p.m.

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- | | |
|---|-------------|
| 1. Call to Order | Chair |
| 2. Roll Call | Clerk |
| 3. Public Comment (not related to a public hearing) | Chair |
| 4. Approval of Agenda | |
| 5. Approval of Minutes – December 16, 2009 | Chair |
| 6. Continued Business | Chair/Staff |
| 7. New Business | Staff |
| <ul style="list-style-type: none">• Election of Officers (Chair /Vice Chair)• Review 2010 Work Plan items | |
| 8. Public Comment (not related to a public hearing) | Chair |
| 9. Commission/Staff Reports | Chair/Staff |
| <ul style="list-style-type: none">• City Hall move January 8-11 | |
| 10. Announcements of upcoming meetings: <ul style="list-style-type: none">• Next regular meeting January 20, 2010 (staff is recommending cancelling)• Short Course on local planning at Covington
City Hall Council Chambers 6:30 pm on January 21, 2010 | |
| 11. Adjourn | Chair |

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

PRELIMINARY

**CITY OF MAPLE VALLEY, WASHINGTON
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
December 16, 2009**

Tahoma School District #409
Central Services Board Room
25720 Maple Valley-Black Diamond Road SE

1. Call to Order

Chair Erin Weaver called the meeting to order at 7:00 p.m.

2. Roll Call

Commissioners present: Mark Dillon, Brennan Taylor, Cindy Lowden, Glenn Akramoff, Larry Lindstrand, Vice Chair Dana Parnello, Chair Erin Weaver, and Alternate Commissioner Essie Hicks.

Staff present: Director of Community Development Ty Peterson, Senior Planner Matt Torpey, and Deputy City Clerk Bonnie Barney.

3. Public Comment None

4. Approval of Agenda

MOTION: Commissioner Lowden made a motion to approve the agenda, and Vice Chair Parnello seconded the motion. MOTION CARRIED 7 - 0.

5. Approval of Minutes November 18, 2009 and December 2, 2009

MOTION:

The following change was made: On page 6, in the next to the last paragraph, change January 20th to January 21st.

MOTION TO APPROVE THE NOVEMBER 18th MINUTES AS CORRECTED CARRIED 7 – 0.

MOTION: Vice Chair Parnello made a motion to approve the minutes for the December 2nd meeting; and the motion was seconded by Commissioner Lowden. MOTION TO APPROVE THE DECEMBER 2nd MINUTES AS SUBMITTED CARRIED 7 – 0.

6. Continued Business

- **Review revised Summit Place Sub-area Plan**
- **Recommendation on Summit Place Sub-area Plan and Comprehensive Plan amendment**

Mr. Peterson stated that replacement pages for pages 18 and 19 of the draft sub-area plan had been placed on the dais for Commissioners. He reviewed some of the changes made to the draft and responded to questions as follows:

- Page 12, added more clarifying language in the second paragraph of the zoning section.
- Page 12, SP G-5, contains the City Attorney's edits.

PRELIMINARY

- Page 17, in the residential development section, staff included a range instead of a specific number.
- The Alternative 2 Concept map has been replaced by a revised version to make the map more general.
- Page 18, staff inserted language regarding commercial uses accessible to neighborhood residents.
- Clarification from Mr. Peterson that the PUB classification is for property that is owned by and currently in or anticipated to be public use. Public uses are still allowed in other zoning classifications. There are public uses as well as parks that are allowed in other zoning classifications. If not in public ownership the City is not going to zone property as public. You could still zone it residential, but plan for it to be what you want it to be, but not restrict it to those uses exclusively. Some preliminary findings of the feasibility studies that the City has done identified this location as an ideal location for park use, but there might be other associated issues, such as a parking lot that serves also as a park and ride lot or has a library kiosk, etc.
- Regarding questions about reference to “master planned community” in the draft, on page 18, Mr. Peterson confirmed that the City’s development regulations do not currently use the term “master planned community.” He stated that there are references in the Comprehensive Plan for things that cannot be found in the development code. Staff specifically did not refer to neighborhood zoning, but “similar to” the City’s current neighborhood business zoning. There is a distinction between allowed commercial uses in the MU zone and NB or CB. It could be characterized as similar to NB.
- Mr. Peterson stated that, in terms of development, the main distinction between Alternatives 2 and 3 is overall yield of units. The yield under Alternative 2 is about 70 percent lower than the yield under Alternative 3. In terms of acreage, Alternative 2 is about 60 or 70 percent of Alternative 3 for commercial. In gross acreage, it would be about 15 acres under Alternative 2, but 25 under Alternative 3. The idea of Alternative 2 was to have a moderate redevelopment characterization as opposed to the greatest change.
- Alternate Commissioner Hicks stated that the consensus of women in her Renton-Maple Valley Moms’ Club is that they want a better place in this community to bring children to for an outing. Now they go to Pickering Place, Kent Station, Renton; they go elsewhere. There is not much to do in Maple Valley except the library, but it is too crowded. They go to the Covington library because it is a bigger library. She stated that her 16 year old does not have much to do either. She has to drive him to Issaquah or Kent Station and leave him there and then go get him. In Maple Valley, teenagers are wandering around getting stoned, and that is not good. She stated that she would rather be in a hub where there are lots of people around and lots of things for him to do, be more visible for police and safer. They want something bigger; they don’t want a hub that is more like Four Corners where there are medical offices, H & R Block. What is there to do except shoplift at Safeway or eat at McDonalds? She would rather give them \$20 and have them go to the Rock and have pizza. They may end up wandering around Covington, but that is better because it is well-lit and more visibility. She thinks the mothers in Maple Valley would support something a little bit bigger. They go to North Bend where there are parks and a wetland, there are teenage shops while she takes her kids to the park and walk to the grocery store, the library and have lunch, and then drive home to Maple Valley. They would rather be able to walk home. People have moved to Maple Valley because of the schools. It is a nice small town place, but a bigger hub like what is in Covington would work for Maple Valley. People in Issaquah are very happy with what they have there. They have a theater, all kinds of activities for children, and walkable area. She said that she supports Alternative 2 for something a little bit bigger, a hub, or gathering place.
- Regarding the use of “should” or “shall,” Mr. Peterson explained that unless it is of the utmost certainty or a requirement of law, he would advise not using the word “shall” in a

PRELIMINARY

comprehensive plan goal or policy statement. It can create a specific duty to do something. The use of “should” does not convey regulatory effect, it is just a guide.

- Mr. Peterson explained that this draft is for a planning document. With the process, the City will have adopted pre-annexation zoning before the property annexes to the City. That would be in the second step of the process after the planning document. As the annexation occurs, the zoning is declared, and it becomes effective on the date of annexation.
- The language in the Commercial section on page 18 is worded to provide more flexibility.
- The size is implicit in the language.
- Some Commissioners like the language as it is in the draft.
- Alternate Commissioner Hicks disagrees and thinks it should be something larger. If it is limited to something smaller, the residents may not see what they want in the City.
- Mr. Peterson stated that from a technical standpoint, if the Commissioners want to keep the options wider, then strike the reference to NB zoning. The characterization is such that it is going to be smaller scale commercial development than the other two centers in the City. Without the NB zoning, something different or unique could be created. The language just says “similar to” neighborhood business zoning just to provide some guidance. At the code development stage, the policies will reduce down to the actual code regulation. That does not have to be done here.

[Commissioner Hicks left the meeting at 8:18 p.m.]

- Mr. Peterson stated that parameters can be set up for a planned community regulation, and there is no need to reference the specificity of a neighborhood business zoning type. Alternative 2 is something mildly less than Alternative 3, and staff took into account the direction for leaving centers where they are and come up with a variation that references NB.
- Commissioner Dillon stated that it is early enough in the process to leave the language as it is. Vice Chair Parnello concurred.

[Alternate Commissioner Hicks returned to the meeting at 8:02 p.m.]

- Mr. Peterson stated that the joint plan was a document that was intended to apply to both jurisdictions. It necessarily repeated policies and goals from both jurisdictions’ comprehensive plans. The language for goals of a vibrant, walkable, liveable community is in the City’s comprehensive plan. When goals were developed for Alternatives 1 and 2, staff focused on what is missing from the comprehensive plan that might be relevant to this site. The joint plan alternative embodied the planning goals and policies for the site to apply regardless of the jurisdiction that it is in.
- Commissioner Lowden noted that the paragraph above the goals on Alternative 3 states that the difference is that this is a proposed well-planned, defined, alternative, whereas Alternative 2 is much broader and general in lieu of Alternative 3 not being adopted that has a plan in place that went similarly with the goals and master plan.
- Mr. Peterson stated that if pre-annexation zoning were being written up under Alternative 2, it would not include commercial unless it was part of a master planned community.

MOTION: Commissioner Lindstrand made a motion to recommend the document as it is to City Council. The motion was seconded by Commissioner Akramoff. MOTION CARRIED 7 – 0.

7. New Business

- **Discuss Multiple Use Zone issues (staff memo to be provided at meeting)**

PRELIMINARY

Mr. Peterson stated that there are copies of a December 16th staff memo on the dais for Commissioner, which summarizes the Council direction. There is not yet a schedule for this. Staff anticipates bringing something forward in the first quarter of 2010, but all of the department work plans are in a state of flux with the City Manager's office. Because the issue is intended to address legal concerns of which the Commission has not been privy to, when the item is brought forward, legal council would be scheduled to meet with the Planning Commission, either in executive session or open session, depending upon the topic.

In response to a question about whether or not there is a way to solve the legal issues with the MU zone, Mr. Peterson responded that the strategies are ways to solve the legal issues.

Commissioner Lindstrand stated that he liked the creativity of the planned unit development MU zone much better than rigid specifics. Vice Chair Parnello agreed.

Mr. Peterson explained that the idea of a multiple use zone or a master planned community is to make it easier, more flexible to develop, so someone is not restrained by the rigid requirements of R-4 zoning or CB zoning. They might have new ideas about how to do something. The current framework of the MU zone creates so much flexibility it is unpredictable, and that creates a whole different problem. He is hoping that something can be done to achieve better balance between the flexibility and the predictability with amendments next year.

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

Jamie Balint, 30009 SE 384th Street, Enumclaw, WA 98022, stated that she is speaking more from a personally note than from a professional note as Director of Legal Affairs for Yarrow Bay. She found tonight's discussion to be frustrating. When the Commission embarks on zoning, it is exercising its police power. Commissioners are supposed to regulate and protect public health, safety, and welfare. When Commissioners make decisions, they are supposed to have a rational basis for the decision. Ms. Balint did not see a rational basis in terms of why commercial space should be limited. If she owned any of the commercial land at Four Corners, she would be happy because her interests were really being protected by the City. She did not think it is intentional, but it is really good for them because their interests are being protected. To say that commercial space should be limited because there is already commercial space is not really a rational basis. That does not mean that the City cannot have more or that more would be bad; it does not mean there would be negative impact from more. So what is the rational basis? She does not see it. As a resident of the area, there is a deficiency. Ms. Balint travels to Issaquah for shopping and entertainment, two or three times a month. She is happy because in the next couple of years she will not have to do that any more. She will not be going to Summit Place under Alternative 2 where commercial would be limited to 10 acres of commercial. The City is not going to get a community gathering place on 10 acres. It is not big enough. It will be a small type of development. Ms. Balint said that, thankfully, Black Diamond embraced the concept; they are going to have a master plan. She will go there, and a lot of people will go there. Maple Valley is going to lose a lot of its tax revenue to Black Diamond. Ms. Balint stated that her recommendation is to really think through this idea. Vice Chair Parnello said that the goals of Alternative 3 are embraced so "Why would they not apply to Alternative 2?" Ms. Balint did not think his questions were ever answered. The Commissioners can talk about the process, and how the goal was reached, but it does not explain why it is not a good goal, even if you do not have a joint plan. She does not know what to say; Commissioners have already made a decision about what to recommend to the Council. She hopes that the Council rethinks it. This is a missed opportunity, not just for Yarrow Bay, but for the residents and the City of Maple Valley.

PRELIMINARY

Bob Castagna, 22731 244th Ave. S.E., wished Happy Holidays and Happy New Year and congratulations to Councilor-elect Erin Weaver and the Commission Chair-to-be. He stated that they met with Ty Peterson and David Johnston yesterday to discuss a memo that came out. If things progress like they are hoping, it looks like option 2 will be the preferred option that was presented tonight in the memo. According to Mr. Peterson, they cannot go ahead with a master site plan while the underlying zoning is being considered. That was good news to them. Regarding the Summit Place plan, Mr. Castagna stated that he would concur with Ms. Balint on the opportunity that may be missed if commercial is limited on the site. That will be taken to Council and that will be at the next level to be discussed. If the plan goes together as everyone is hoping, option 2 will not even be considered. Discussion tonight may have no bearing on the future. He hopes 2010 will be a good year for the City.

Susan Harvey stated that the major small cities that surround Maple Valley, like Auburn, Kent, Issaquah, North Bend, have all been intrinsic, sustaining cities for decades. When they move out and have these areas, they are moving out to the suburbs from a center core, which they have identified. Maple Valley, by contrast, was developed basically as a resort area early on, then developed on the Cedar River with a few shops, and then another spurt here, another there, etc. It is a City looking for a center, and the opposite of what other cities are going through. It is a major vision problem because, as Maple Valley with two centers, people do not go to two centers in Issaquah, there is a downtown Renton. She would like to say that Maple Valley is pulled together with the Legacy Site, maybe, as a center, then the spokes would be Summit Place. Whether Maple Valley succeeds as a city or does not is more dependent on the center core that it creates. What happens in Summit Place, best case or worst case, the core will be established, and the City can set the roads and pull it together. Ms. Harvey thinks that is what Maple Valley needs. It has back-to-back parks, it can pull the walkway through. It is all so possible just by grabbing that and visualizing the center starting, and get going on that center so that the City can proactively say how the City will be structured. When the developers come in, what the City wants has been placed. Do not fear what might happen. A city should be able to direct itself. You have some basic issues of identity centering and growing. It is hard being conflicted with developers coming in. A common core is the way to pull Maple Valley together. Black Diamond is a major development coming in, and Maple Valley will be impacted. Ms. Harvey thinks it would be healthy to get together with Black Diamond and know what is coming. Do not wait and then say, "How do we react"? The City needs to be thinking regionally and build on strengths. She stated that she serves on the Economic Development Committee (EDC). Someone on the EDC said that if Maple Valley is going to be a bedroom community and resident just want stuff to do with their families. Ms. Harvey stated that if Maple Valley is going to be a bedroom community, it needs to be the best darn bedroom community there is. The City has opportunities that perhaps Issaquah or North Bend do not have.

Chair Weaver thanked the speakers for their comments. Whether comments are positive, negative, or otherwise are always appreciated. It helps the Commissioners.

9. Commission/Staff Reports

- **Scheduled Staff introduction of the PC recommendations on Summit Place Sub-area Plan to City Council on January 4, 2010**
- **Feedback from Council on recommendation for area zoning study in the BP/c and O/c areas**
- **Dana Parnello becomes PC Chair at the 01/06/10 PC meeting**
- **Election of new officer (vice chair) to occur at the 01/06/10 PC meeting**

Mr. Peterson reported the following:

PRELIMINARY

Staff will introduce the Commission's recommendation regarding Summit Place at the Council on January 4, 2010. Hopefully, the Commission Chair will be available for that meeting. Vice Chair Parnello advised that he will attend the meeting.

There is a tentative public hearing scheduled before the Council on January 19. This has not been confirmed. There is an alternative date scheduled for January 25.

Council had lively discussion and ultimately did provide direction to staff and the Planning Commission to proceed with an area zoning study as the Commission had recommended. Vice Chair Parnello will become Chair of the Planning Commission on January 1. There will have to be an election for the Chair and the Vice Chair. The Vice Chair will become the Chair until such time as an election can occur. Alternate Commissioner Hicks will move into the vacant Commission seat. The City has received applications for the Alternate Commissioner position, but interviews will probably not occur until January.

Mr. Peterson expressed his appreciation and commendation to Chair Weaver. She has been elected to the City Council and will take over that roll, leaving her position on the Commission. He stated that it has been a pleasure to work with Chair Weaver. She has always been supportive of staff and the Commission and always had a can-do attitude and a very open mind about doing things in the City, even when sometimes the time frames and the mountains that had to be climbed over seemed very imposing and difficult. It is that kind of person that inspires professionals like him to work in government and work in policy making. On behalf of the City, Mr. Peterson presented to Chair Weaver a Certificate of Appreciation. He extended best wishes to her for new role and endeavor.

10. Announcements of upcoming meetings

- **Next regular meeting January 6, 2010**

The next meeting will be January 6, 2010.

Chair Weaver wished everyone a happy holiday. She stated that the Commissioners are the very best Planning Commission she has ever worked with. The Commissioners engage in really good discussions, people do not feel like they have not been heard and left feeling that the meeting was fruitful. They all have compassion for the City. She thanked everyone and said that she did not want to stop coming here. Staff has been a pleasure to work with. It has to be frustrating working with people who are not planners or even government by nature. Meetings have gone way past 9:00 and staff is still smiling every week. It has truly been an honor.

11. Adjourn

The meeting was adjourned at 8:51 p.m.

Bonnie Gillen Barney
Deputy City Clerk



Date: January 6, 2010
To: Chair Parnello and Planning Commissioners
From: Ty Peterson, Director of Community Development
Subject: January 6, 2010 Planning Commission Meeting

Enclosed you will find the Planning Commission meeting agenda, minutes from the December 16, 2009 meeting, and documents related to the election of Officers.

Continued Business

None.

New Business

Election of Officers: Staff has included information on the election of Officers. Dana Parnello will chair the meeting until such time as an election for Chair occurs. Following the election of a Chair, an election for Vice Chair will take place.

Staff will present the updated Planning Commission work plan and identify staff goals and priorities for work plan items for the 2010.

Staff is recommending that the January 20th meeting be cancelled. Staff will not be ready to present on any of the items on the work plan, the City Hall move and the scheduled training on January 21st have combined to cause delay and conclude meeting would have little productive use.

Commission / Staff Reports

Staff will provide the Commission with a verbal report regarding the Summit Place Sub-area plan and transmittal of the PC recommendation from the January 4, 2010 City Council meeting.

City Hall is moving to the former DCS building just south of the Maple Valley Post Office on January 8-11. City Hall will be closed on January 8th and the 11th. Please be patient as there may be some limited short-term disruption in computer and phone service to and from City Hall. The move will also likely disrupt Planning Commission agenda packet work and distribution for the January 20th meeting.

Essie Hicks will take over the remaining duration of the Commissioner seat left vacant by former chair Erin Weaver.

Please let me know if you have any questions. You may contact Ty Peterson at ty.peterson@maplevalleywa.gov or Matt Torpey at matt.torpey@maplevalleywa.gov - or telephone 425-413-8800 (City Hall).

PROCEDURES FOR ELECTION OF OFFICERS

The Clerk of the Commission will call for nominations for the office of Chair.

No one Commissioner may nominate more than one person for office until every member wishing to nominate a candidate has an opportunity to do so.

Nominations do not require a second.

The Clerk will repeat each nomination and call for additional nominations.

When it appears there are no further nominations, the Clerk will ask once more for further nominations.

If there are no further nominations, nominations will be closed. No motion is necessary to close the nominations.

Voting takes place in the order nominations were made.

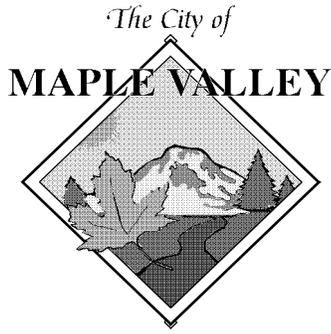
Commissioners will be asked for a voice vote and a raise of hands.

As soon as one of the nominees receives a majority vote (4), the Clerk will declare the Chair elected. No vote will be taken on remaining nominees.

If none of the nominees receives a majority vote, the Clerk will call for nominations again and repeat the process until a single candidate receives a majority vote. A tie vote results in a failed nomination.

If there is only one nominee, the Clerk will declare that person elected. No vote will be necessary.

Once the Chair has been elected, the Clerk will turn the Chair over to the elected Chair and the Chair will open nominations for the Vice Chair and follow the election process as for Chair.



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CITY OF MAPLE VALLEY PLANNING COMMISSION WORK PLAN

The Planning Commission suggests the Work Plan not be linked to any calendar year, but instead, is reviewed, amended, and prioritized at Council's direction as needed.

Draft Work Plan items are in a suggested priority generally in the numeric and bulleted order presented.

1. Comprehensive Plan revisions:

Priority when available for Planning Commission

- Summit Place Sub-area Plan & Comprehensive Plan amendments (potential for future work associated with this topic)
- Summit Place Pre-annexation Zoning map and text amendments
- Area Zoning Study of north end BP/c and O/c zones
- Further recommendations on MU zoning – possible Comprehensive Plan map, policy and Zoning text changes
- Work with the EDC and review any proposals related to creation of a new Economic Development Element to the City's Comprehensive Plan.
- Privately initiated Comprehensive Plan amendment applications or proposals.

Priority filler work during gaps

- Update Housing, Utilities, Capital Facilities and Public Services elements as needed.

2. Four-corners Sub-Area Planning:

- Work with the EDC in evaluating and processing sub-area plan components.
- Review and provide input to staff and consultants on sub-area planning throughout the process including ultimately forwarding a recommendation(s) to Council.
- Potential for processing Comprehensive Plan amendments and /or code revisions associated with Council-directed outcomes of the sub-area plan.

3. Development regulation review:

- Review staff developed list of possible zoning text amendments that include parking regulations, review processes, design standards, tree protection, other.

4. Additional Development Regulations review:

- Review and consider regulations pertaining to limiting or prohibiting commercial vehicular parking in residential zones.
- Low Impact Development-evaluate options for development of new regulations, including those associated with the visual impacts of stormwater detention facilities and Landscape standards; coordinate these efforts with the Public Works Department.

2009 Planning Commission Highlights

Meetings:

- The Planning Commission held or participated in 23 formal meetings, including 6 formal public hearings and 2 special meetings.
- Nearly 200 volunteer hours logged thus far – just for meetings.

Key Accomplishments:

- Summit Place Joint Plan (Donut Hole) review and recommendations
- Summit Place Subarea Plan, Comprehensive Plan amendments review and recommendations
- Finalized recommendations on amendments to the Multiple Use (MU) Zoning
- Recommendations on zoning amendments affecting drive-throughs in the Neighborhood Business (NB) Zone
- Reviewed and made recommendations on City Hall uses in Office and PUB zones.
- Reviewed and made recommendations on proposals related to Comprehensive Plan and Zoning changes concerning the Office and Business Park zones at or near the Hayes Gravel Pit.