



P.O. Box 320 • 22017 SE Wax Road • Maple Valley, WA 98038

Phone: 425-413-8800 • Fax: 425-413-4282

OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WA  
King County Courthouse, Room 1200  
516 Third Avenue

Attention Hearing Examiner Pro Tem Alison Moss

**SUBJECT:** Department of Permitting and Environmental Review file no. MAMD13001  
**RAINIER RIDGE**  
Site-Specific Land Use Amendment

Dear Madam Examiner

The City of Maple Valley, upon review of your initial findings on the above-sited project and your request for information on a number of items, would like to submit the following information.

As indicated in my October 31, 2013 letter in the record (Exhibit 12), the City supports the proposed urban growth area expansion under the Four-to-One program on condition that the proposed urban area is annexed to the City prior to platting of the property and developed under City codes and standards. The City understands that, consistent with Countywide Planning Policy DP-17(f), the City will need to enter into a Potential Annexation Area Agreement with King County to add the proposed urban area to the City's Potential Annexation Area once the proposal is approved by King County. The City fully intends to do so.

The City also supports potential urban zoning of the proposed urban portion of property at a residential density of six units per acre, which would be consistent with the residential urban density that the City intends to adopt for the proposed urban area upon annexation to the City. The City anticipates that any other issues relating to annexation and development of the property would be addressed in a pre-annexation agreement with the County.

The City of Maple Valley currently has no designated Potential Annexation Area and soon will use up its available supply of residential land that can be developed. I have included a recent inventory of buildable lands within the City boundaries that illustrates that the inventory will soon

be gone, possibly within three years. Consistent with Countywide Planning Policy DP-17(a), the proposed urban area is no larger than necessary to promote urban residential development that will accommodate the City's anticipated growth needs.

As you know Maple Valley is a vibrant growing community and we have a need for more work force housing in the near future to remain a place to live, work and recreate.

Thank you for the opportunity to submit these additional comments.

Sincerely,



David W. Johnston  
City Manager  
City of Maple valley

## RESIDENTIAL SUBDIVISIONS AND AVAILABLE LOTS

File Number	Plat Name	Preliminary Plat Approval Date	Pre-Plat Expiration Date	Potential Lots	Final Plat Approval Date	Approved Lots	Building Permits Issued			Available Building Lots
							Prior to 2013	2013	2014	
CD0609-002	Sawyer's Crest	2/10/2005	N/A	50	5/14/2007	50	47	3	0	0
CD0811-001	Sawyer's Crest 2	1/25/2006	N/A	30	2/9/2009	30	26	4	0	0
CD0812-002	Elk Run III	5/4/2006	N/A	75	3/23/2009	75	28	27	0	20
CD0806-004	Mountain View	5/31/2005	N/A	43	4/12/2010	43	39	4	0	0
CD1103-001	Rock Creek Meadows	8/15/2006	N/A	34	9/26/2011	34	16	18	0	0
CD1307-002	Reserve at Maple Valley	9/28/2005	N/A	60	11/13/2013	60	0	9	0	51
CD0406-013	Ridge at Lake Wilderness	6/30/2004	N/A	11	2/25/2005	11	6	1	0	4
CD1308-005	Arboors at Rock Creek Ph 1	7/18/2007	N/A	44	Pending	44	0	1	0	43
CD1309-002	Jordan's Crossing	7/31/2007	N/A	15	Pending	15	0	2	0	13
CD1308-004	Yellow Rock Road	In review	N/A	6	No					
CD1308-001	Terrace at Maple Woods	In review	N/A	35	No					
CD0601-007	Mystic Meadows	9/1/2006	8/30/2015	25	No					
CD0601-010	Wilderness Hills 3	12/11/2007	12/8/2017	22	No					
CD0601-011	Wilderness Hills 4	9/11/2008	9/10/2015	16	No					
CD0702-001	South Fork	7/31/2007	7/28/2016	10	No					
CD0702-010	Malloy	10/5/2007	10/2/2016	44	No					
CD0711-002	Sun Ridge at Elk Run 4 D 2	9/19/2012	9/18/2019	6	No					
CD0804-004	Sun Ridge at Elk Run 4 D 1	6/12/2012	6/11/2019	59	No					
<b>Total</b>				<b>585</b>		<b>362</b>	<b>162</b>	<b>69</b>	<b>0</b>	<b>131</b>