

September 20, 2024



City of SeaTac
Planning Division
4800 S 188th Street
Seatac, WA 98188

Project: Valley View Early Learning Center Expansion, AHBL No. 2230708.31
Subject: Response to Minor CUP Criteria

Dear Staff:

Highline School District is submitting an application for a Minor Conditional Use permit for the Valley View Early Learning Center Expansion project. Below are responses to the applicable criteria set forth in SMC 15.115.020(D).

Responses to Minor CUP Criteria per SMC 15.115.020(D)

1. The proposed use is listed as a conditional use under SMC 15.205.040, Use Chart.

The proposed early learning center is not defined within the City of SeaTac Municipal Code. School uses are split into two types: "Elementary/Middle School" and "High School.", which are both listed as conditional uses in the UL-7,200 zoning district. The proposed use most closely fits within the "Elementary/Middle School" use category and is therefore considered a conditional use within the UL-7,200 zoning district. Additionally, the Early Learning Center was previously determined a conditional use by the Hearing Examiner in the August 6, 2007 decision.

2. The site is adequate in size and shape for the proposed project and the use conforms to the general character of the neighborhood.

The 6.47-acre site is an adequate size for the proposed additions and the proposed development will be in compliance with the maximum building lot coverage, height, setbacks, and all development regulations required in the UL-7,200 zoning district per SeaTac Municipal Code. The proposed building will result in a net increase of approximately 800 square feet of building area. Additionally, the proposed use is the same as the existing use on the site and will not impact neighborhood character.

3. The unique character of topography, arterial streets and adjacent land use complement the proposed conditional use.

The proposed use is an existing use on the site, and the proposal does not include any additional uses that are not currently on-site. Therefore, the proposal will not be detrimental to surrounding uses and is complementary to the character of the project site.

4. The conditional use would not be detrimental to surrounding land use.

The early learning center Conditional Use Permit was previously approved by City staff in 2007, and the projected enrollment numbers for this proposal are below the maximum number conditioned at the time of the previous CUP approval. The proposed use is the same as the existing. The proposal does not include any additional uses. No additional students are proposed. Per the Trip Generation Analysis prepared by Heath and Associates dated September 6, 2024, the project will not result in additional vehicle traffic and bus operations associated with the school are anticipated to remain the same as existing. The project will not be detrimental to surrounding uses.

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Structural Engineers

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5. *Modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this code.*

The proposal will be in compliance with all requirements of the UL7-200 zoning district and all other applicable requirements per SeaTac Municipal Code. No modifications to standards are requested at this time.

6. *The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.*

The proposal will use the same pedestrian and vehicular access as existing. The proposal includes the addition of new emergency vehicle access off of Military Road S (south of the existing emergency vehicle access point) and will improve current circulation on site. The project includes ADA accessibility upgrades from the existing and proposed buildings to the existing parking lot. The project proposes to provide the same number of classrooms and enrollment that is currently provided on the site. Per the Trip Generation Analysis prepared by Heath and Associates dated September 6, 2024, the project will not result in additional vehicle traffic and bus operations associated with the school are anticipated to remain the same as existing. The project will not conflict with existing and anticipated traffic in the vicinity of the site.

7. *The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area unless conditions can be established to mitigate adverse impacts.*

The proposed use is the same as the existing and will not require additional public services and facilities other than those already provided on site. The existing Early Learning Center has two half-day classes and the current enrollment is 141 students in the morning and 132 students in the afternoon, for a total of 273 students. The project proposes to provide the same number of classrooms and enrollment that is currently provided and will therefore not require additional public services. Public services will be enhanced through the addition of the new emergency vehicle access.

8. *The minor conditional use must conform to the criteria as set forth in this section and all other requirements of this code (SMC 15.115.020(E)).*

The proposal is in compliance with all Conditional Use requirements of SMC 15.115.020(D), demonstrated above and the criteria of SMC 15.115.020(E)(2) demonstrated below in response #9.

9. *To allow the expansion of an existing, legal conditional use which has previously been permitted within the zone classification, provided the requested expansion of the existing conditional use is either:*

- a. *No greater than twenty percent (20%) of the gross floor area of the existing conditional use; and***
- b. *Exempt from environmental review under the State Environmental Policy Act (SEPA).***

The proposed expansion is approximately 3% of the existing school, as the portables will be removed (decrease of 3,000 SF) and the new building will result in a total gain of 800 SF. Per SMC 16A.23.060(C)(3), the SEPA categorical exemptions include the construction of a school building with less than 12,000 SF of GFA and associated parking facilities for less than 50 cars. The proposal includes a new 3,800 SF building and does not propose any additional parking. Therefore, the project is SEPA exempt. The proposal meets the criteria requirements of a Minor Conditional Use Permit.



If you have any questions, please call me at (253) 383-2422.

Sincerely,

Anisa Thaci
Planner, AHBL

AT/

c: Vy Buck, Highline Public Schools
Sam Rosendahl and Calvin Gasaway, Greene Gasaway