AGENDA

MAPLE VALLEY CITY COUNCIL
SPECIAL MEETING

Monday, June 17, 2024
6:00 p.m. – 8:00 p.m.

Lake Wilderness Lodge
22500 SE 248th Street

THIS IS ALSO OFFERED AS A ZOOM WEBINAR. CALL IN AND JOINING INFORMATION AS FOLLOWS:

https://maplevalleywa.zoom.us/j/82144955088?pwd=nuwNg2gABBSo8UnDlti5wTtVJUGEnr.1

Dial In Option: 1-253-215-8782 Meeting ID: 821 4495 5088 Password: 864477

1. CALL TO ORDER
2. DISCUSSION – 2024 Comprehensive Plan
   - (a) Parks Element
   - (b) Environmental Quality Element
   - (c) Utilities Element
3. FOR THE GOOD OF THE ORDER
4. PUBLIC COMMENT

   Oral public comment shall be accepted at this meeting. Written public comment will also be accepted and shall be included with the minutes. Written public comment should be submitted by email to city@maplevalleywa.gov by 10:00 AM June 17, 2024 should include name and address of commenter.
5. ADJOURNMENT

Americans with Disabilities Act (ADA) reasonable accommodations provided upon request. Please call Andrew Dacuag, City Clerk, at 425-413-8800.



PARKS & RECREATION ELEMENT
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INTRODUCTION

The Parks and Recreation Element is the City's most recently adopted Parks, Recreation, Arts, & Open Space (PRAOS) Plan. It is adopted by reference in this Comprehensive Plan. The 2020 PRAOS is provided in Appendix D. The following pages provide a summary of key information from the City's 2020 PRAOS Plan. They also offer recommended updated policy language for consideration when the PRAOS Plan is next updated.

The PRAOS Plan is the City's guiding planning document for parks. The PRAOS Plan details the City's path forward for providing high quality, community-driven parks, trails, natural areas, and recreational opportunities throughout Maple Valley. It provides a vision for the City's park and recreation system, describes the City's inventory of parks and recreation facilities, discusses community demand and future needs, provides goals and policies, and offers a capital facilities plan and implementation strategies to further enhance the City's parks system.

The recreation facilities and services available within Maple Valley are a major community asset and support the physical, mental, and social health of community members. Residents of Maple Valley benefit from a diverse array of natural areas, public and private parks, and recreation facilities in and around the City. Maple Valley has over 700 acres of park and open space lands located within the City and in the immediate vicinity; this includes lands owned by the City, King County, Tahoma School District, private organizations, and homeowner associations. The City also provides recreation programs ranging from youth and adult sports, fitness, music, dance, and special events.

In addition to offering recreation programs through its own Parks and Recreation Department, the City has established partnerships with area service providers including the Greater Maple Valley Community Center (GMVCC), as well as private vendors to provide a wide variety of programs and services to the community.

The City adopted and has been following the former King County policy of requiring dedication and construction of neighborhood parks by residential developers. These parks are then transferred to a private homeowner's group to maintain and manage. The current park dedication requirement is more than adequate for the provision of small neighborhood parks, but it is inadequate for a park system as a whole. Large, multi-use community parks and indoor recreation facilities are needed to provide for the variety of recreation interests and activities requested by residents. Identifying, securing, and financing community parkland and indoor recreation facilities remains a challenge as urban development makes large blocks of usable land increasingly rare.



Relationship to Previous Planning Efforts

Several planning documents and studies have been prepared since the City was incorporated in 1997 that have influenced parks and recreation services in the City. A summary of each of these is listed below.

Maple Valley Parks, Recreation, Arts, & Open Space (PRAOS) Plan (2020)

The 2020 PRAOS Plan built upon the 2014 Parks, Recreation, Cultural and Human Services Plan. It provides a vision for the City's park and recreation system; proposes updates to City service standards; and addresses departmental goals, objectives and other management considerations toward the continuation of quality recreation opportunities, programs and facility enhancements to benefit residents and visitors of Maple Valley.

Downtown Design Standards and Guidelines (2019-2023)

In May and June of 2019, the City held two visioning workshops to explore ideas and opportunities to create a future downtown with vitality, local scale, environmental integrity and sense of place that draws people to want to visit. City Council is collaborating with the Economic Development Commission and Planning Commission to develop a plan for the future of the downtown. This visioning work was codified with development of Design Standards which involved significant public involvement. The Design Standards require walkable mixed-use development in this currently underutilized area of the City.

Legacy Site Planning (2005 - 2022)

In 2022, a draft conceptual master plan report was prepared for the Legacy Site by a consultant team on behalf of the City of Maple Valley. This report built on previous studies and incorporated new work on site analysis, program considerations, conceptual site planning, and master plan scenarios. The draft report includes a suggested master plan concept and three execution scenarios for realizing this concept.

Prior studies for the Legacy Site were conducted from 2005-2018. The first site planning study was led by a project citizen advisory committee, which concluded in 2005. Their report provided a blueprint for the future use of this 54-acre site, and discussed the site's history, findings and conditions related to the potential development of the site. In early 2016, City Council established a new Legacy Site Task Force to research, study and make recommendations for the future use of the site. Additional studies were conducted by the Urban Lands Institute and the University of Washington.

At the November 2, 2019 City Council retreat, the Council prioritized a list of objectives for the Legacy Site based on the Legacy Site Task Force recommendations. The following program preferences were identified (in order of priority):

1. Active forest with unique outdoor recreation activities
2. Indoor year-round Farmers'/Public Market
3. Civic Green for public gatherings
4. Water Feature (e.g. spray park that would draw children to the site)
5. Indoor Recreation Center

Additionally, the City Council indicated they would allow the following for-profit developments within the Legacy Site:

- Commercial spaces with unique retail establishments (no national chains)
- Destination "brew house" type restaurant
- Innovative offices and collaborative workspaces
- Small cabins for lodging

King County Open Space Plan (2016)

The 2016 King County Open Space Plan: Parks, Trails, and Natural Areas (2016 Open Space Plan), a functional plan of the King County Comprehensive Plan, provides the policy framework for the county's acquisition, planning, development, stewardship, maintenance, management, and funding of its complex system of 200 parks, 175 miles of regional trails, and 28,000 acres of open space. The Open Space Plan reflects changes that King County's Parks and Recreation Division (Parks) has undergone in recent years (since last 2010 plan). This 2016 plan addresses the King County Strategic Plan goals of achieving environmental and social justice, public engagement, sustainability and regional collaboration. The plan also incorporates the policy direction from the King County Strategic Climate Action Plan.

Maple Valley Non-Motorized Transportation Plan (2013)

This plan provides information and guidance on existing and planned pedestrian and bicycle facilities throughout Maple Valley. It addresses the non-motorized elements within the Maple Valley Comprehensive Plan and proposes projects and programs to enhance the system of alternative transportation within the City. The plan identifies three broad goals for the planning, design and coordination for pedestrian and bikeway connections across the City. This plan was utilized to help formulate the trail goals in the PRCHS Plan and this Element.

Green to Cedar Rivers Trail Feasibility Study (2012)

This feasibility study is a high level overview that is intended to identify key considerations for future development of two trail corridors. The Green to Cedar Rivers Trail and Covington Highlands Trail are proposed to connect from the Green River to the existing Cedar River Trail, and between the Soos Creek Trail and the Green to Cedar Rivers Trail.



Summit Park Master Plan (2010)

The master plan established a design blueprint for the future development of the site which included ball fields, tennis courts, basketball court, playgrounds, skate spot and parking. The master planning process identified the challenges, opportunities, constraints and cost allowances for project implementation.

Lake Wilderness Park Master Plan (2007)

This site master plan provides a layout of the entire Lake Wilderness Park and the Lodge. Proposed improvements include a new dock and remodeled bathhouse at the swimming beach, new trails and waterfront promenade, amphitheater and band-shell, improvements to the Lodge rental facilities, shoreline enhancements and low impact development stormwater features.

Growth Management Act

The Growth Management Act (GMA) is intended to help communities deal efficiently with the challenges of growth to ensure their long-term sustainability and high quality of life. The Act identifies 15 broad planning goals to guide the development of comprehensive plans and development regulations (codified in RCW 36.70A). Four of these goals directly influence the development and implementation of the City's parks, recreation and cultural programs.

- Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities. RCW 36.70A.020(9)
- Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. RCW 36.70A.020(10)
- Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. RCW 36.70A.020(13)
- Adapt to climate change and become more resilient, advancing environmental justice and protecting the community's environment, economy, and human health and safety. RCW 36.70A.020(14)
- Carry-out the goals of the Shoreline Management Act with regards to shorelines and critical areas. RCW 36.70A.020(15)

PROAS Vision Statement

The vision statement from the PRAOS Plan is listed below. This vision has been carried forward from the 2014 park system plan and was developed based on community member feedback regarding their interests, needs, and preferences for parks and recreation services. This vision remains relevant today as a guiding force for City efforts.



The Maple Valley Community will provide a carefully and progressively integrated range of parks, recreation, cultural, and human services. The City shall endeavor to foster creative partnerships and be responsible to the evolving needs of a growing community.

This vision provides the foundation for the City's parks policies and service standards.

CURRENT PARKS & RECREATION SERVICES

Park Classifications

Parkland is classified to assist in planning for the community's recreational needs. The Maple Valley park system is composed of a hierarchy of various park types, each offering recreation and/or natural area opportunities. Separately, each park type may serve only one function, but collectively the system serves the full range of community needs. Classifying parkland by function allows the City to evaluate its needs and plan for an efficient, cost effective, and usable park system that minimizes conflicts between park visitors and adjacent uses. The classification characteristics are meant as general guidelines addressing the intended size and use of each park type. The following four classifications are used by the City of Maple Valley and are defined as follows:

- Community Parks
- Neighborhood & Pocket Parks
- Special Facilities
- Greenways & Natural Areas

Community Parks

Community parks are larger sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 15 to 80 acres in size, should meet a minimum size of 15 acres when possible and serve residents within a 1 - 2 mile drive, walk or bike ride from the site. In areas without neighborhood parks, community parks can also serve as local neighborhood parks.

In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities. Developed community parks typically include amenities such as water access, court sports (e.g., basketball, tennis, pickleball), covered activity areas, multi-sport athletic fields, and bike and pedestrian trails. Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities should be provided.

Neighborhood & Pocket Parks

Neighborhood and pocket parks are generally considered the basic unit of traditional park systems. Neighborhood parks are small park areas designed for unstructured, non-organized play and limited

active and passive recreation. Pocket parks are smallest sites used to address limited or isolated recreational needs and typically only provide a small tot lot or other limited amenities. The primary distinction between these two park types is that of usable, functional recreation space. Maple Valley's standing policy is that these parks are provided for and maintained by private entities and homeowner associations as new residential construction occurs throughout the City.

They are generally 0.5 - 6 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity. These parks are intended to serve residential areas within close proximity (ranging from ¼- to ½-mile walking or biking distance) and should be geographically distributed throughout the community. Access to these parks is mostly pedestrian and bicycle, and they should be located such that people living within the service area can reach the park safely and conveniently. Park siting and design should ensure visitors do not have to cross a major arterial street or other significant natural or man-made barrier to get to the site, unless safe pedestrian crossings are provided. Neighborhood and pocket parks should be located along road frontages to improve visual access and community awareness of the sites. Connecting and frontage streets should include sidewalks with a safe crossing nearby. Additionally, street plans should encourage maximum connectivity and public access to park sites. Locating neighborhood and pocket parks adjacent to other park system components, such as recreational trails, is also desirable.

Generally, developed neighborhood and pocket parks may include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for informal play, sport courts or multi-purpose paved areas and landscaping. Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA-accessible parking stall(s) may be provided.

Maple Valley's standing policy is that neighborhood and pocket parks are provided for and maintained by private entities and homeowner associations as new residential construction occurs throughout the City. For these parks that are owned and maintained by homeowners associations, they may serve only the members of the respective homeowners association and may not be accessible and available to the general public. To address potential parkland distribution or equity concerns about private neighborhood parks, the City may choose to acquire additional land to provide the City's residents access to publicly-held land of this park type.

School grounds in Maple Valley play a limited role in its overall park system. While school sites may offer an open field or play equipment, daytime access is restricted by school use and limited for security concerns. School facilities do provide access to recreational opportunity, but that access is limited and priority is given to the student population.

Special Facilities

Special facilities include single-purpose recreational areas or stand-alone sites designed to support a specific, specialized use. This classification includes stand-alone sports field complexes, golf courses, recreation centers, sites of historical or cultural significance, such as museums, historical landmarks and structures, and public plazas in or near commercial centers. Specialized facilities may also be

provided within a park of another classification. No standards exist or are proposed concerning special facilities, since facility size is a function of the specific use.

Greenways & Natural Areas

Greenways provide green connections between parks, schools, natural areas and other destinations. Greenways provide for connected or linked open space corridors that can support broader ecological functions than stand-alone properties. Greenways may serve as trail corridors, and provide for low-impact or passive activities, such as walking and nature observation.

Natural areas are individual tracts of open space that are not connected to a larger greenway network. These lands are usually owned or managed by a governmental agency, which may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as part of greenways or natural areas and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.

Recreation Facilities

Please see the Capital Facilities Element for a description of Maple Valley's current parks and recreation facilities. A list summarizing City-owned facilities is provided below:

- Community Parks
    - Lake Wilderness Park
    - Summit Park
- Neighborhood Parks
    - Take-A-Break Park
- Special Facilities
    - Lake Wilderness Golf Course
    - Gaffney Gove Disc Golf Course
    - Skate parks at Summit Park and 22010 SE 248th St
    - Greater Maple Valley Community Center
- Greenways and Natural Areas
    - Elk Run Natural Area
    - Legacy Site
    - Henry's Switch Open Space
    - Fernwood Natural Area
    - Lake Wilderness Arboretum



In addition to City-owned facilities, the following are an important part of the City's parks and recreation system:

- School fields and playgrounds that are open to the public
- Neighborhood parks owned and maintained by homeowner associations
- Regional trails

Recreation Programs

Existing Programs

Recreational programs are available to Maple Valley residents through a combination of public and private service providers. The City currently offers or promotes programming, including fitness, education and general interest classes, outdoor recreation, day camps and special events to reflect the wide ranging diversity of the Maple Valley community. Programs and classes are offered at existing, available locations, which include school gymnasiums, the Community Center and the Lake Wilderness Lodge, among others.

Aquatic facilities are accessible within a five to 25 minute drive at the Covington, Kent Meridian or Renton aquatic centers or several different YMCAs. Adult fitness opportunities range from private specialized women's and cross-training facilities to facilities and programs offered by YMCAs and public park and recreation providers. Boys and Girls clubs are known for their youth programming offered through a variety of schools and community centers to enhance learning, fitness and social development of school age children. Youth and adult sports leagues offer individual sport team experiences that require fields, courts or gyms that are distributed in various locations, mostly outside of Maple Valley. Senior programming and age-specific facilities are available, but they are dispersed across multiple locations and are often separated from intergenerational uses.

Types of programming offered by the City include youth, adult, special needs, and senior programming.

Youth Programs

Youth programs provide opportunities for recreation, socialization, community involvement, leadership development and education for youth 18 years and younger. These programs include fitness, school break day camps, sports, dance, art and enrichment programs.

Adults Programs

Maple Valley offers a variety of adult recreational programs, including sports, fitness and enrichment classes (e.g., music, art). The Department has expanded offerings to make use of and promote newer facilities, such as pickleball and disc golf, but the City is limited by available facilities.

Special Needs Programs

Recreation departments often offer special needs programs in partnership with local or regional jurisdictions and service agencies in order to provide high-quality, cost-effective programs. The City's current programs offering inclusive recreation include dance, art and music. There is demand for additional special needs programming to serve the Maple Valley community.

Senior Programs

The Greater Maple Valley Community Center is the primary provider of programming specifically targeted toward adults over 50 and seniors, and the City offers additional programs to adults of all ages, ranging from sports to fitness to music. The Center offers a lunch program, Meal on Wheels, trips, events, exercise and activities, among others.

PARK SYSTEM NEEDS

Capital Facilities

Please see the Capital Facilities Element for a description of needed capital facility investments for Maple Valley's parks and recreation system. This includes needs for maintaining and improving existing parks and recreation facilities, as well as acquiring land and building new facilities. One key capital facility need for the City's parks system is a new indoor facility to support recreational programming, as discussed below.

Recreational Programs

The City began offering recreation programs in 2003, and the number of program options has increased substantially since inception. However, the City has reached its limit in its ability to offer new programs due to facility and staffing limitations. With the ability to search out, travel to and afford the desired recreation services, Maple Valley residents can find most of the opportunities they may need. However, no single facility within Maple Valley provides the full range of recreation and fitness opportunities, programs or facilities to accommodate the recreational needs of residents across all generations, income levels or for the entire family.

To continue to provide attractive, responsive and productive programs, the City should continue to:

- Enhance the diversity of programs offered, focusing on programs that are in high demand or serve a range of users;
- Meet the needs of diverse users, including at-risk communities or those with special needs;
- Improve the accessibility of programs, by holding classes and activities at locations throughout the community and maintaining affordable rates;
- Monitor local and regional recreation trends to ensure community needs and interests are addressed by available programming.

Specific programming needs to better serve youth, adults, people with special needs, and seniors are identified in the PRAOS Plan.

The City's primary obstacle regarding the provision of recreation programming is the lack of centralized, indoor facility space. The City must secure additional indoor recreational space to be in a position to expand its offerings. The construction of a new, expanded community center to replace the facility that GMVCC is currently using has been a long-discussed potential. Expanding indoor recreation space is a high priority because of the community's need for additional human services and flexible indoor recreational space. The City should continue to explore the potential to site and finance an indoor facility and should consider conducting an indoor recreation feasibility study to explore the options of siting, sizing, programming needs and local partnerships.

In the meantime, the City should maintain and expand partnerships with the school district, community-based providers, private fitness clubs, and local businesses to provide recreation services. The City should also promote and coordinate recreational opportunities provided by its partners to help connect residents with options to learn and recreate.

IMPLEMENTATION STRATEGIES

Capital Facilities Planning

Capital facilities planning is one of the key methods for implementing the City's PRAOS Plan. Please see the Capital Facilities Element for a description of Maple Valley's parks and recreation capital facilities plans, including a list of projects planned in the next six years and anticipated costs and funding sources.

Securing Additional Funding

Parks operations and capital improvements are funded from a variety of sources including the general fund, park impact fees, real estate excise taxes, grants and user fees. A number of strategies exist to enhance and expand park and recreation service delivery for the City of Maple Valley; however, clear decisions must be made in an environment of competing interests and limited resources. A strong community willingness to offer financial support is necessary to bring many of the projects in the PRAOS Plan to life, especially longer-term projects not already planned in the next six years capital plan.

The recommendations for park and recreation services in the PRAOS Plan may trigger the need for funding beyond current allocations and for additional staffing, operations, and maintenance responsibilities. Given that the operating and capital budget of the Parks and Recreation Department is finite, additional resources may be needed to leverage, supplement, and support the implementation of proposed objectives, programs and projects. While grants and other efficiencies may help, these alone will not be enough to realize many ideas and projects in the PRAOS Plan. The

following recommendations and strategies are presented to offer near-term direction to realize these projects and as a means to continue dialogue between City leadership, local residents and partners.

Partner Collaboration

Partnerships are a key part of implementing the City's vision for parks and recreation services. As noted earlier, the City should maintain and expand partnerships with the school district, community-based providers, private fitness clubs, and local businesses to provide recreation services. The City should also promote and coordinate recreational opportunities provided by its partners to help connect residents with options to learn and recreate.

Inter-Departmental Coordination

Internal coordination with the Public Works and Community Development Departments can increase the potential of discrete actions toward the implementation of the proposed recreational trail network, which relies in part on street right-of-way enhancements, and in the review of development applications with consideration toward potential parkland acquisition areas, planned trail corridors, and the need for easement or set-aside requests.

Volunteer & Community-based Action

Volunteers and community groups already contribute to the improvement of parks and recreation services in Maple Valley. Volunteer projects include tree planting and community event support, among others. Maple Valley should maintain and update a revolving list of potential small works or volunteer-appropriate projects for the website, while also reaching out to the high schools to encourage student projects. While supporting organized groups and community-minded individuals continues to add value to the Maple Valley parks and recreation system, volunteer coordination requires a substantial amount of staff time, and additional resources may be necessary to more fully take advantage of the community's willingness to support park and recreation efforts.

Enhanced Local Funding

According to the City budget, Maple Valley maintains reserve debt capacity for councilmanic bonds and voter approved debt. Community conversations regarding the need for a community recreation center and the potential to bundle several projects from the capital facilities plan warrant a review of debt implications for the City, along with the need to conduct polling of voter support for such projects.

Park Impact Fees

Park Impact Fees (PIF) are imposed on new development to meet the increased demand for parks resulting from the new growth. PIF can only be used for capacity projects, such as parkland acquisition, planning, and/or development. They cannot be used for operations, maintenance or repairs of parks and facilities. The City of Maple Valley currently assesses impact fees, but the City should review its PIF ordinance and update the methodology and rate structure as appropriate to be best positioned to

obtain future acquisition and development financing from renewed residential development. The City should prioritize the usage of PIF to secure additional neighborhood parkland or development of a new indoor recreation facility and consider the potential to match PIF with a councilmanic or voter-approved bond to have the requisite capital to purchase key properties and/or develop new park amenities or indoor recreation facility.

Grants

Several grant programs are available on a competitive basis, including Washington State Recreation Conservation Office's WWRP and ALEA and federal USDA programs. Pursuing grants is not a panacea for park system funding, since grants are both competitive and often require a significant percentage of local funds to match the request to the granting agency, which depending on the grant program can be as much as 50% of the total project budget. Maple Valley should continue to leverage its local resources to the greatest extent by pursuing grants independently and in cooperation with other local partners.



GOALS & POLICIES

The Parks and Recreation Element of Maple Valley's Comprehensive Plan is the City's most recently adopted Parks, Recreation, Arts, & Open Space (PRAOS) Plan. It is adopted by reference in this Comprehensive Plan. The following goals and policies are from the 2020 PRAOS Plan, with some recommended modifications to clarify the relationship between the Comprehensive Plan and the PRAOS Plan and to support greater equity in the City's provision of parks and recreation services. When the City next updates its PRAOS Plan, it should consider adopting this policy language.

Planning & Community Involvement

Goal PR-1: Adopt the City's PRAOS Plan as the Parks and Recreation Element of Maple Valley's Comprehensive Plan, and ensure that members of the Maple Valley community are actively engaged in the planning, design and stewardship of the City's parks, recreation facilities, and cultural and human services.

Policies:

PR-P1.1 The City shall encourage and support active and ongoing participation by all community members in the planning and decision-making for parks and recreation through robust and culturally responsive community engagement.

PR-P1.2 The City shall develop and maintain system-wide and site-specific plans for the development and management of the park and recreation system to guide future actions.

Active Use Parks

Goal PR-2: Maple Valley's park system meets local recreation and active transportation needs, supports the health and well-being of residents, and enhances the environmental and visual quality of the community.

Policies:

PR-P2.1 The City shall encourage developers to provide public connections to existing and planned active transportation facilities and parks and recreation facilities, as part of site design.

PR-P2.2 The City shall strive to provide and maintain a developed community park within a 2-mile travelshed of all residents to provide multi-use recreation areas.

PR-P2.3 The City shall endeavor to provide special facilities and use areas to accommodate a variety of recreation uses, such as golf courses, sport field complexes, sites for community centers, etc.

PR-P2.4 The City shall support the preservation and improvement of state, county and municipal parks, trails, and facilities that provide park and recreational opportunities to City residents.

PR-P2.5 The City shall endeavor to continue providing and installing ADA play equipment at all City parks.

Natural Area Preservation and Restoration

Goal PR-3: Maple Valley's natural areas are protected, support healthy habitat and native wildlife, and provide opportunities for residents to experience nature.

Policies:

PR-P3.1 The City shall endeavor to preserve significant natural areas to provide opportunities for residents to recreate and connect with nature and to meet habitat protection needs, with a focus on areas with higher proportions of residents with low incomes.

PR-P3.2 The City shall strive to manage City-owned natural areas to protect and enhance their ecological health, sensitive habitats, and native species.

Trail and Pathway System

Goal PR-4: Maple Valley's system of interconnected shared-use paths, trails, sidewalks, and pedestrian and bicycle corridors connect residents to parks, schools, businesses, and key destinations throughout the city. The City's trail and pathway system builds upon the existing Cedar to Green River Trail and integrates with the city's active transportation network to ensure safe, convenient, and accessible transportation options for the community.

Policies:

PR-P4.1 The City shall develop a network of shared-use trails and neighborhood greenways that connect within and between parks, nearby neighborhoods, key community destinations, and major routes for pedestrians, bicyclists, and people who use wheelchairs or other mobility devices as identified in the Non-Motorized Transportation Plan.

PR-P4.2 The City shall develop and implement a network of neighborhood greenways that increase pedestrian, bicycle, and ADA access to parks and greenspace through the City's existing paved and unpaved facilities, greenways, forested paths, and facilities along the City's roadway network.

PR-P4.3 The City shall ensure the City's trail and pathway network is accessible, identifiable, convenient, and safe for users of all ages and abilities.

Site Design, Development, and Management

Goal PR-5: Maple Valley's park and recreation system is efficient to maintain and operate, and provides a high level of user comfort, safety, aesthetic quality and protects the public's capital investment.

Policies:

PR-P5.1 The City shall design, develop, and manage the City's park sites and facilities to ensure the safety and enjoyment of users, maximize recreational experience, and minimize maintenance and operational costs.

PR-P5.2 The City shall strive to reduce barriers to participation and ensure facilities and programs are accessible and welcoming to all users.

PR-P5.3 The City shall provide informative, convenient, and consistent signage, communication, and informational materials to help residents fully utilize the City's recreational resources.

Recreation Facilities and Programming

Goal PR-6: Maple Valley's sports fields, courts and other recreation facilities provide high-quality places for children, teens, adults, and seniors to recreate and play.

Policies:

PR-P6.1 The City shall provide a diversity of recreational facilities, including sports fields, courts (both indoor and outdoor)and specialized facilities (e.g. golf courses, skateparks, off-leash areas, disc golf) to meet a wide range of community needs, interests, and abilities.

PR-P6.2 The City shall endeavor to develop recreation facilities that provide maximum flexibility for current uses and can be adapted for emerging sports.

PR-P6.3 The City shall explore options with the community for developing enhanced facilities for all age groups and abilities.

PR-P6.4 The City shall collaborate with sport groups, the Tahoma School District, and other providers to facilitate the development of a variety of affordable recreation facilities and options for residents of all ages and abilities.

PR-P6.5 The City shall maintain and manage recreation facilities to ensure the safety and enjoyment of participants and protection of the City's capital investment.

Recreation Facilities and Programming, Cont.

Goal PR-7: The City of Maple Valley offers residents a diverse array of recreational activities and programs that promote the health and well-being of residents of all ages, abilities, incomes, and interests.

Policies:

PR-P7.1 Expand and promote inclusive programming.

PR-P7.2 The City shall foster positive, collaborative relationships with recognized athletic and recreational providers and organizations to provide recreational programs.

PR-P7.3 Analyze equity impacts for online registration of recreational programming and consider offering differing registration methods or times of day to more equitably reach the whole community.

PR-P7.4 Develop a financial aid process including reserving space within all recreational programs for financial aid awardees.

Public Art, Cultural, and Heritage

Goal PR-8: Maple Valley's parks, recreation facilities, and community events bring residents together and foster community pride, identity, and livability.

Policies:

PR-P8.1 The City shall work with the community and recognized organizations to foster and support a greater number and variety of cultural events and community celebrations that are relevant to our diversifying community.

PR-P8.2 The City shall seek opportunities to support heritage facilities within City limits.

Funding

Goal PR-9: Maple Valley's park, recreation, natural areas, and cultural facilities and programs are supported by varied, dependable, and sustainable funding sources.

Policies:

PR-P9.1 The City shall use a variety of funding sources to adequately, equitably, and cost-effectively acquire, develop, and maintain park and open space land.

PR-P9.2 The City shall require dedication of parkland, recreational areas, and/or open space or a fee in lieu of dedication in conjunction with all new residential development, consistent with the requirements of the City's Development Regulations.

Administration

Goal PR-10: Maple Valley's Parks and Recreation Department coalesces the community and stewards its human, social, and physical capital and resources to expand recreational opportunities for City residents.

Policies:

PR-P10.1 The City shall provide clear leadership for the development and management of the park and recreation system.

PR-P10.2 The City shall strive to provide sufficient staff resources to maintain the overall parks and recreation system to the City's standards.

PR-P10.3 The City shall promote volunteerism to engage individuals, groups, organizations, and businesses in the planning, development, and stewardship of the park and recreation system.

PR-P10.4 The City shall continually advance its equity-focused work through internal trainings and regular review of equity-focused best practices.



RELATED CLIMATE POLICIES

In addition to the goals and policies in the PRAOS Plan, the following policies from the City's 2023 Climate Action and Resiliency Plan help guide the City's parks and recreation services.

Policies:	**CR-P7**	Identify and protect environmentally critical areas.
	CR-P9	Develop an identification and monitoring program for urban trees to analyze risks or impacts of pests and disease.
	CA-P14	Promote and increase support for Maple Valley Farmer's Market.
	CA-P15	Develop a plan to increase tree canopy within the city.
	CA-P26	Increase tree canopy on city-owned properties.
	CA-P27	Transition to native and drought tolerant plantings and optimized irrigation.
	CA-P28	Work with City-owned golf course to reduce water use and utilize recycled water.



ENVIRONMENTAL QUALITY
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INTRODUCTION

The purpose of the Environmental Quality Element is to expand upon the community's commitment to the stewardship of the natural environment and to provide a basis for policies to guide City decisions that affect the natural environment. The residents of Maple Valley recognize that the quality of life they perceive is directly associated with the quality of the environment. This environment is a complex system of interrelated components that the City depends on, including air, water, wetlands, shorelines, soils, fish, wildlife and their habitats. Historically, people have come to Maple Valley because these components have remained relatively pristine. More recently, these components have become increasingly impacted by human activity. The value of understanding the relationship between Maple Valley residents and the natural environment is to realize the importance of maintaining it as a mutually supportive one and to balance competing objectives to the maximum extent possible.

The State Growth Management Act (GMA) contains the following goal: to "protect and enhance the environment and enhance the State's high quality of life, including air and water quality, and the availability of water." The GMA contains specific requirements for the designation and protection of "critical areas," defined by the GMA as *wetlands, areas with critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.*

The GMA requires that the City "include the best available science in developing policies and development regulations to protect the functions and values of critical areas and must give 'special consideration' to conservation or protection measures necessary to preserve or enhance anadromous fisheries." Best available science is defined in WAC 365-195.

Within the Maple Valley City limits, critical areas include wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas (including streams and lakes), and some types of geologically hazardous areas (erosion hazards, landslide hazards, seismic hazards, flood hazards). Frequently flooded areas, while not known within the city, are located adjacent to or just northeast of the City in the Cedar River Valley.

Shorelines are also an asset to the residents of Maple Valley. In accordance with the Shoreline Management Act (SMA), Maple Valley developed and adopted the Shoreline Master Program in 2021. The primary goal of the Act is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines."

The following areas are within SMA jurisdiction:

- Lake Wilderness.
- Pipe Lake.
- Lake Lucerne.

- All lands within 200 feet of the ordinary high water mark of the lakes named above and wetlands associated with these lakes.

CRITICAL AREAS

Water is a powerful force that constantly shapes the form and function of the land. Stream channels, by their very nature, migrate to accommodate changes in the water, landscape and ecosystem. Heavy rains scour out channels and redeposit loose material downstream. Surface chemicals from one location are dissolved and carried to another, usually a wetland or lake where water is filtered. As urban development occurs, native vegetation and absorbent soils are removed, land becomes compacted and paved, existing site topography is changed, and natural water courses are often realigned. Such landscape changes alter the way water moves, add to the existing hazards associated with natural drainage systems, and affect the habitat, recreational, and scenic value of water resources.

The southern and western portion of Maple Valley is primarily within Big Soos Creek Subbasin of the Middle Green River. The northeastern portion, primarily east of SR 169, is within the Cedar River watershed. The watersheds comprise subbasins, streams, wetlands, lakes, and a dynamic exchange between the surface and groundwater flows. The primary sources of water for Maple Valley's lakes and wetlands are direct precipitation, surface water runoff, and subsurface flows of groundwater. The water leaves the lakes and wetlands primarily through direct evaporation, surface outflows, and seepage into groundwater.

The Big Soos Creek Basin includes the Upper Jenkins Creek Subbasin, the Lake Lucerne Subbasin (which includes the Lake Lucerne, Pipe Lake and Lake Wilderness drainage areas), and the Lake Sawyer Subbasin. The Covington Water District relies upon the Soos Creek Basin for their drinking water. The Lower Cedar River watershed is 66 square miles, encompassing 15 tributaries, from the Landsburg Dam just east of Maple Valley, to the lowland mouth at Lake Washington in Renton. The Cedar River Water and Sewer District relies on the Cedar River watershed for drinking water.

Wetlands

Wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Maple Valley's wetlands and associated buffer areas, perform valuable functions within the City's ecosystem. They receive surface water from the surrounding area and filter pollutants entering the system through a combination of physical, chemical and biological processes. They also provide drainage, flood storage, and wildlife habitat.

Maple Valley does not have its own critical areas inventory but relies on publicly available data, including King County iMap and the National Wetland Inventory (NWI). Both datasets are high level and do not capture all potential wetlands. Mapped wetlands in these datasets within the City are generally associated with streams and lakes. See Figure 6.1, which is from the City's 2022 Storm and

Surface Water Comprehensive Plan. This figure shows general locations of lakes and streams in the City and possible locations of wetlands, based on King County iMap and National Wetland Inventory datasets.



Figure 6.1 - Wetlands and Streams



Fish and Wildlife Habitat Conservation Areas

Maple Valley is known for its abundance of trees and freshwater lakes. Lake Wilderness, Pipe Lake, and Lake Lucerne provide habitat for a variety of fish and wildlife. Habitats are very important to the community and the future of fish and wildlife in the area. They are located throughout the community as pockets of open space, forested greenbelts, lakes, wetlands, trails, and stream corridors.

Fish and wildlife habitat conservation means land management for the purposes of maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created.

Fish and wildlife habitat conservation areas include:

(a) Areas where endangered, threatened, and sensitive species have a primary association;

(b) Habitats and species of local importance, as determined locally;

(c) Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;

(d) Waters of the state (streams and lakes);

(e) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and

(f) State natural area preserves, natural resource conservation areas, and state wildlife areas.

Fish and wildlife habitat conservation areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. The GMA requires cities to give special consideration to measures necessary to preserve or enhance anadromous fisheries. Special consideration is defined in WAC 365-195-925.

There are several different species of salmonids that use the streams and lakes in the City at different times of the year. Winter steelhead and coho salmon are documented present. Fall Chinook and fall chum are assumed present in Rock Creek South in the Maple Ridge neighborhood and Cranmar Creek. Coastal cutthroat trout and coho are documented present and fall chinook and winter steelhead are assumed to be present in Jenkins Creek (NWIFC 2023). Additionally, there is a known resident coastal cutthroat trout spawning area in Lake Wilderness Park near the outlet to Jenkins Creek. Lake Wilderness is also stocked with rainbow trout and kokanee.

Located at the easternmost of King County's urban growth boundary, large mammals such as deer, elk and black bear are common. Small animals typically found in Maple Valley include opossum, skunk, rabbit, beaver, river otter, raccoon, muskrat and pond turtle.

Common bird species include passerines, or perching birds, woodpeckers, waterfowl, and raptors. These birds may be either year-round residents or present during specific breeding, nesting, or

migratory seasons. Typical passerine species would include sparrows, finches, grosbeaks and warblers, among others. Cavity-nesting birds, such as woodpeckers, tree swallows and nuthatches, are typically present in the remaining forested tracts of land. Waterfowl include wood duck, common coot, Canada goose, mallard and mergansers. Other water- and wetland-dependent species include great blue heron, marsh hawk, and red-winged blackbird. The most common types of raptors include red-tailed hawk, osprey, bald eagle, and great horned owl.

The designation of open space, biodiversity areas and corridors are a successful way to help preserve, protect and perpetuate fish and wildlife species and ecosystems. Maintaining these areas in their natural state reduces the threat of human intrusion.

Streams and Lakes

A healthy stream network provides important and beneficial functions, including storing and regulating stormwater flow, purifying surface water, recharging groundwater, conveying water, providing important aquatic habitat and supporting important biological activities. Increases in water velocity, sedimentation, or contaminants can create serious adverse effects on fish and wildlife habitats.

Streams within the City include Jenkins Creek, South Fork Jenkins Creek, Cranmar Creek and Rock Creek South. Jenkins Creek and South Fork Jenkins Creek are salmonid "Type F Waters." Jenkins Creek drains Lake Wilderness, and South Fork Jenkins Creek drains Lake Lucerne and Pipe Lake. Jenkins Creek experiences issues with high temperatures and low dissolved oxygen and is on the Washington State Department of Ecology 303(d) list for Category 5 (impaired) pollutants because of fine sediment that impacts habitat. Two Total Maximum Daily Loads (TMDLs) are under development by the Washington State Department of Ecology for Soos Creek (including Jenkins Creek, South Fork Jenkins Creek, and Cranmar Creek) for temperature, dissolved oxygen bacteria, and fine sediment.

There are three lakes in the City: Lake Wilderness, Lake Lucerne, and Pipe Lake. As waters of the state, they are subject to the Shoreline Master Program. All three lakes have experienced harmful algae blooms. Lake Wilderness is a 67-acre lake with associated wetlands that flows to Jenkins Creek via open channel. It is used heavily for swimming and fishing in summer and has public access for non-motorized boats. Lake Wilderness is also on Ecology's 303(d) Category 4(c) list for invasive exotic plant species due to the presence of Eurasian water-milfoil. The lake supports rainbow trout (stocked), kokanee (stocked), and resident largemouth bass. The Integrated Aquatic Vegetation Management Plan for Lake Wilderness was developed in 2004 to target the eradication of noxious weeds in the lakes. The current Lake Wilderness Citizen Advisory Committee (LWCAC) references this document as a guideline for their suggested work plan. The LWCAC was created in 2006 by Council adoption of Resolution R-06-495, as amended by R-07-518, R-08-576, and R16-1073.

Lake Lucerne is 16 acres and flows to South Fork Jenkins Creek. It has limited, unimproved public access. Pipe Lake is a 52-acre lake and drains to Lake Lucerne. A privately owned park for the Cedar Downs neighborhood is at the northwest side of the lake, and a privately owned park for the Cherokee Bay Community Club is on the southeast side of the lake. The lake also has limited, unimproved public access through remnant rights-of-way. An Integrated Aquatic Vegetation Management Plan was developed for Pipe Lake and Lake Lucerne in 2004 to target the eradication of noxious weeds in the

lakes. Both lakes were recently identified to have Eurasian water-milfoil, and a treatment was completed in 2022 that eradicated the milfoil.

Planning for of Fish and Wildlife Habitat Conservation Areas

Maple Valley's natural environment warrants close consideration as the City continues to urbanize. Critical area regulations will be particularly important in protecting their functions and values. All of the City's critical areas, whether mapped or determined in the future on a site-specific basis, should have their environmental functions protected from urban development and adverse impacts mitigated.

These mitigation measures should include, but not necessarily be limited to, residential and commercial design standards, vegetative protection requirements, land use and zoning restrictions, critical area regulations, incentives for open space and stream corridor preservation and revegetation projects, and public education and involvement programs.

Ground-disturbing projects require consultation with the City in order to reduce the cumulative impacts on natural resources.

Public and private landowners can achieve their common goal of open space, wildlife habitat and critical area preservation by working together to provide biodiversity areas and corridors to open space. The city can use a combination of incentives alongside regulations to promote conservation. Non-regulatory measures can include incentives, public education, public recognition, and innovative programs, such as transfer of development rights.

Critical Aquifer Recharge Areas

Much of Maple Valley and neighboring jurisdictions rely on groundwater for drinking water supply. Drinking water for Maple Valley is provided primarily by two independent water districts: the Covington Water District (CWD) and the Cedar River Water and Sewer District (CRWSD). One Group-A water system (private), Cherokee Bay Community Club, Inc., provides service to less than 1000 customers within the City. See Chapter 13 Utilities Element for more information.

Groundwater is recharged primarily by precipitation infiltrating into soils and deep percolation to aquifers. This occurs in all soil types and more rapidly in areas that have high permeability. Critical Aquifer Recharge Areas (CARAs) are defined by the Growth Management Act as "areas with a critical recharging effect on aquifers used for potable water. CARAs are areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, as defined by WAC 365-190-030(3)." The groundwater critical aquifer recharge areas that are of concern are those "areas highly susceptible to groundwater contamination, areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge."



Chapter 365-190-100 WAC requires local jurisdictions to determine classification and designation of CARAs. This is based on the following:

- Potable water is essential, and preventing contamination is necessary to avoid costs, hardships, and physical harm to people and ecosystems.
- The quality and quantity of groundwater is dependent upon its recharge area. Land use activities and their potential to lead to contamination should be evaluated to ensure this does not negatively impact current or future use.
- Vulnerability assessments should be based upon both land use and hydrogeologic properties to determine susceptibility of groundwater to contamination.

Classification is important to evaluate aquifer vulnerability, land use planning, future groundwater usage, and impacts on other critical areas.

For many areas in the Puget Sound, aquifer vulnerability and infiltration rates are determined by the geologic and hydrogeologic properties of soils. The most recent regional glacial sequence for the Maple Valley area is the Vashon Stade of the Fraser glaciation. As glaciers advanced into Puget Sound, waters from the glacial front deposited coarse-grained outwash sand and gravel, locally mapped as Quaternary Vashon Advance Outwash deposits (Qva). The outwash was overlain by glacial ice as the glaciers advanced southward forming the Vashon till unit composed of silt- and clay-bound sand and gravel, locally mapped Quaternary Vashon Till deposits (Qvt). As the glaciers retreated, again outwash sand and gravel were deposited, locally mapped as Quaternary Vashon Recessional Outwash deposits (Qvr). Rivers and streams have eroded these geologic deposits and further placed Quaternary Alluvium (Qal) in river valleys comprised of sand, gravel, and silt deposits.

Approximately 50 percent of Maple Valley is underlain by areas highly susceptible to groundwater contamination where the Vashon till is absent. The remainder is underlain by low or medium susceptible areas where till deposits are present at land surface or buried at depth. Urbanization of recharge areas typically reduces groundwater infiltration, due to conversion of permeable soils to pavement and other impervious surfaces and routing of stormwater directly to surface water. Almost half of Maple Valley's stormwater runoff is directed to infiltration facilities rather than discharging directly to surface waters.

Wellhead Protection Areas

Wellhead Protection Areas (WHPAs) are also points of susceptibility to groundwater contamination. Below is a summary of groundwater supply wells:

- Group A wells serve 15 or more service connections or 25 or more people at least 60 days per year.
- Group B wells serve fewer than 15 connections and fewer than 25 people per day.
- Group D, or domestic wells, serve only one household.



The Covington Water District, a Group A public water system, gets a significant portion of its water supply from two well fields: at Lake Sawyer (just south of SE 288th Street) and at Witte Road (at the intersection with SE 264th Street). The District has adopted wellhead protection programs for these wells.

Planning for Critical Aquifer Recharge Areas

Policies and regulations that protect and promote groundwater recharge, including wellhead protection programs, should be implemented. Since aquifer recharge areas overlap jurisdictional boundaries local cities, water districts and King County must work together to protect these resources.

The City of Maple Valley has identified CARAs in locations shown in Figure 6.2. Figure 6.2 shows Category I and Category II CARAs. The difference between the two types is described below.

Category I CARA

This includes mapped areas that the City of Maple Valley has determined are:

- Highly susceptible to groundwater contamination and located within a sole source aquifer or a wellhead protection area, or
- In an area where hydrogeologic mapping or a numerical flow transport model in a Washington Department of Health approved wellhead protection plan demonstrate that the area is within the one year time of travel to a wellhead for a Group A water system.

Category II CARA

This includes mapped areas that the City of Maple Valley has determined are:

- Characterized by medium susceptibility to ground water contamination and located in a sole source aquifer or a wellhead protection area; or
- Highly susceptible to groundwater contamination and not located in a sole source aquifer or wellhead protection area.

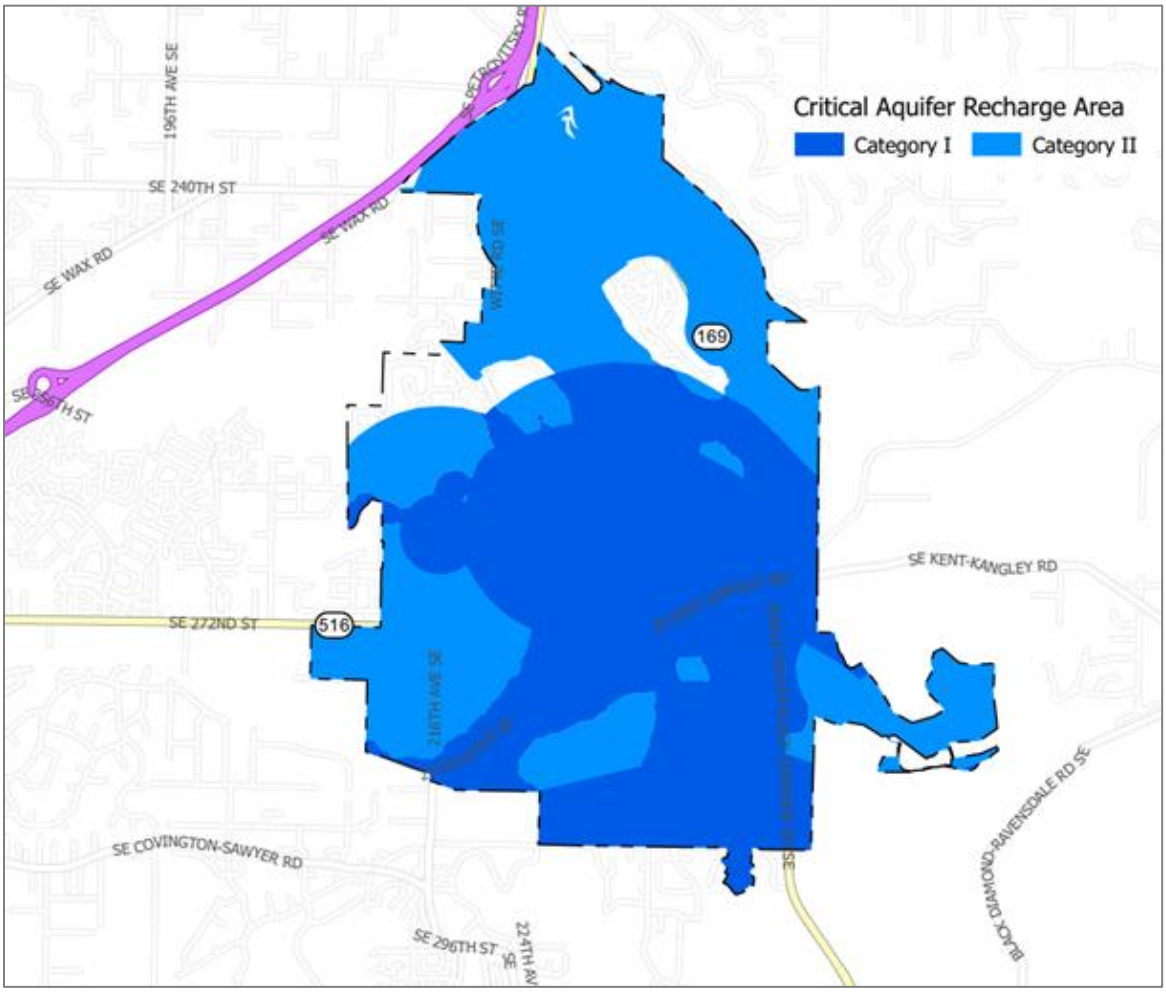


Figure 6.2 – Critical Aquifer Recharge Areas
Source: City of Maple Valley, 2024

Geologically Hazardous Areas

Geologically hazardous areas are areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to siting commercial, residential, or industrial development consistent with public health or safety concerns. Geologically hazardous areas in Maple Valley include erosion hazard areas, landslide hazard areas, and seismic hazard areas.

Soils and topography are important sources of information for determining the degree to which an area is susceptible to geologic hazards such as erosion hazard areas, landslide hazard areas, and seismic hazard areas. Steep slopes, coupled with certain soils and drainage characteristics, indicate potential areas of landslides and other geologic instability that can threaten public health and safety.



The City lies in gently rolling terrain perched above the Cedar River Valley. Elevation ranges from 400 to 600 feet. Most of the geologically hazardous areas are associated with the bluffs and ravines within the City.

The geology of Maple Valley is largely the result of prehistoric glacial activity and subsequent ice retreats. The United States Department of Agriculture and the Soil Survey of King County mapped and analyzed the soils in the area. The most common soil type in the area is known as the Alderwood series, which includes moderately well drained, gravelly sandy loams that are 24 to 40 inches deep over consolidated glacial till. The next most common type is the Everett series. Everett soils are gravelly and are underlain by sand and gravel. In certain areas, principally basins and lowlands, organic materials, including peat, occur in depths up to 10 feet. In the areas of the large lakes, the surrounding surface geology is predominantly glacial till, a very hard, compacted mix of sediments that infiltrates slowly.

Erosion Hazard Areas

Erosion hazard areas are those areas containing soils that, according to the Natural Resources Conservation Service (NRCS) Soil Survey Program, may experience significant erosion. Generally, areas characterized by loose unconsolidated soils subject to scouring are the result of poor grading and construction practices. Bluffs are particularly prone to erosion; this includes the bluff along the Cedar River on the northwest side of Maple Valley and adjacent to Lake Wilderness. It is recommended that development in these areas be either clustered, kept at low density, or avoided.

Landslide Hazard Areas

Landslide hazard areas are areas at risk of mass movement due to a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible to landslide because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors (listed in the WAC 365-190-120). While there are no steep slopes or areas classified as landslide hazards in the City limits, there are active areas of slope instability that are problem areas identified by staff.

Seismic Hazard Areas

Seismic hazard areas are those areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement or subsidence, soil liquefaction, surface faulting, debris flows, lahars, or tsunamis. These conditions occur in areas underlain by “cohesionless” soils of low density, usually in association with a shallow groundwater table. The known seismic hazard area in Maple Valley is associated with the Cedar River Valley and extends into the northeastern portion of the City.

Planning for Geologic Hazard Areas

Mitigation measures available to prevent the degradation of the valley walls and greenbelts from clearing and development should include, but not necessarily be limited to, ordinances to protect vegetation and critical areas, mapping and protecting critical viewsheds, design standards for steep

slopes and revegetation projects, and limitation of development in geologic hazard areas through land-use restrictions.

To be prepared for the hazards associated with severe seismic activity, Maple Valley should continue to update its Comprehensive Emergency Management Plan, which is adopted herein by reference. This plan should include an earthquake disaster response element that assigns specific responsibilities to City officials in a seismic event, and should define the relationship between Maple Valley and other jurisdictions and their plans, and between Maple Valley and the Federal Emergency Management Agency. This plan should also identify structures in the City, which are particularly hazardous in these situations.

Frequently Flooded Areas

Flooding is a natural geologic process that helped to shape Maple Valley. It occurs regularly, leaving some areas particularly unsafe for habitation and development. These Flood Hazard Areas are defined by the Federal Emergency Management Agency (FEMA) as those areas subject to inundation by the 100-year flood. A 100-year flood has at least a one percent probability of inundation in any given year. This percentage has measurably increased in recent years due to development rapidly reducing the storage capacity of floodplains and increasing the amount of surface runoff. FEMA has developed a program to assist homeowners in relocating their frequently flooded homes out of the floodplain.

The current city limits do not contain any designated 100-year floodplains. The Cedar River Valley is the nearest 100-year floodplain to Maple Valley. It runs just north of the City from southeast to northwest. During flooding, the river overflows its banks and spreads out over the valley floor. Within the City boundaries, streams, lakes, wetlands and closed depressions all have the potential to form floodplain conditions. These areas can overflow their banks during significant storm events. When they do, they usually drain into nearby wetland soils. These overflows can be managed by strategically protecting, as well as constructing, wetlands, which provide flood water reservoirs, storing surplus water as groundwater during wet periods and later discharging this stored water into streams to augment base stream flows.

In much of the City, gravelly, sandy soils allow stormwater to disperse and infiltrate quickly. However, areas of the City where there is a naturally high groundwater table or hard soils experience flooding during prolonged wet periods.

Planning for Frequently Flooded Areas

Policies and regulations should be developed to protect buildings, infrastructure, and people from flood risk.



GOALS & POLICIES

The goals and policies in this section provide the basis for Maple Valley to protect critical areas and natural features. In the past several decades, the quality of the natural environment has become an increasingly important consideration in developing Comprehensive Plans. The constraints posed by the landscape for development, and the environmental impacts associated with proposed development, should be evaluated before land is allocated to specific uses. This allows more detailed information to be gathered and analyzed at the building construction or permit application stages, thus more effectively determining the compatibility of the proposed use with the natural environment, the probable environmental impacts, and measures that can be employed to mitigate or reduce such impacts.

The most effective way to plan for a healthy environment in Maple Valley is to coordinate the planning of its interrelated components. Planning for the provision of one feature will likely improve the provision of another. For example, increasing the amount of vegetation in the community improves air quality and improving air quality will encourage people to enjoy the parks and greenbelts which contain the increased vegetation.

Open Space

The main goal for open space planning is to create a Comprehensive Plan that links open space features of many kinds. Trail connections could wind through and between neighborhoods and commercial areas to link regional trails, habitat conservation areas, native growth protection easements, and vegetative buffers. (See the Capital Facilities element for a complete discussion of parks, trails and open space.)

Air Quality

Air quality is a problem in the Northwest. The automobile is a key contributor of air pollution, and Maple Valley is a growing automobile-dependent community. Other sources of air pollution are wood-burning stoves, wildfires, and certain commercial and industrial operations. The City should engage in efforts to reduce auto dependency by providing pedestrian trails, efficient public transportation, and education about carpools and trip efficiency.

GOALS

EQ-G1 Protect and enhance Maple Valley's natural environment, including air quality, water resources, natural features that contribute to the City's scenic beauty, and critical areas as defined by the GMA.

EQ-G2 Manage the natural and built environments to protect, enhance, and sustain environmental quality while minimizing public and private costs.

EQ-G3 Promote community-wide stewardship of the natural environment to preserve environmental quality for future generations, including environmentally friendly and energy-efficient buildings and projects that promote water conservation and reuse as well as alternative energy resources.

EQ-G4 Preserve significant areas of native vegetation along major roadways.

EQ-G5 Recognize the beneficial functions and values that critical areas provide.

POLICIES

CRITICAL AREAS

EQ-P1 Designate and protect the critical areas as mapped and adopted in the Maple Valley Comprehensive Plan and listed under the Washington Department of Fish and Wildlife's Priority Habitats and Species database, as well as coordinate with King County and adjacent cities, state agencies, and tribes for the long-term preservation of surrounding natural areas, such as the Rock Creek Natural Area, Elk Run Open Space, Henry's Ridge Natural Area, Black Diamond Natural Area, and Cedar Creek Park. Public access to critical areas for scientific, educational, and recreational use is desirable, provided the public access trails are carefully sited, sensitive habitats and species are protected, and hydrologic continuity is maintained.

EQ-P2 Designate the following environmental features as "critical areas" in accordance with the State Growth Management Act:

a. Wetlands

b. Fish and wildlife habitat conservation areas, including lakes and streams

c. Areas with a critical recharging effect on groundwater used for water supply

d. Frequently flooded areas

e. Geologically hazardous areas, including erosion hazard areas, landslide hazard areas, and seismic hazard areas

EQ-P3 Include best available science in classifying and designating critical areas.

INCENTIVES, EDUCATION, PLANNING AND REGULATIONS

EQ-P4 Develop and use non-regulatory incentive-based programs to preserve critical areas. Non-regulatory measures can include incentives, public education, public recognition, and innovative programs, such as transfer of development rights.

EQ-P5 Promote environmental stewardship by educating the community and establishing partnerships with other entities (e.g., the Tahoma School District) that share similar environmental concerns or stewardship opportunities.

EQ-P6 Coordinate with the community and with other jurisdictions (federal, tribal, State, and local) in protecting and enhancing the natural environment.

EQ-P7 Use acquisitions, enhancements, incentive programs, and appropriate regulations to preserve critical areas as permanent open space where development may pose hazards to health, property, important ecological functions, or environmental quality.

EQ-P8 Include best available science in the development of critical areas protection regulations to ensure the protection of critical areas functions and values.

EQ-P9 Reduce impacts to vulnerable populations and areas that have been disproportionately affected by noise, air pollution, flooding, or other environmental impacts.

AIR QUALITY

EQ-P10 Reduce air pollution associated with land uses through the following actions:

a. Require measures to minimize particulate emissions associated with land-clearing and construction activities.

b Promote the use of clean-burning fuels.

c. Educate the community in the health risks and environmental effects of air pollutants and what each person can do to improve air quality.

d. Encourage the proper use of wood stoves and fireplaces.

e. Promote land use patterns and public facility siting that reduce the quantity and length of single-occupancy vehicle trips.

WATER RESOURCES – GENERAL WATER RESOURCES

EQ-P11 Play a responsible role in the countywide effort to protect and enhance surface waters on a watershed basis by working with State agencies to analyze water quality and

quantity problems, assess impacts on fish and wildlife habitat, and control stormwater runoff problems.

EQ-P12 Work cooperatively with King County Surface Water Management Division, the Washington Department of Ecology, other local municipalities, and tribes to implement water quality management strategies and to comply with the Western Washington Phase II Municipal Stormwater Permit to address non-point pollution.

EQ-P13 Use incentives, regulations, and programs to manage its groundwater, streams, lakes, and wetlands and to protect and enhance their multiple beneficial uses, including flood and erosion hazard reduction, aesthetics, recreation, water supply, and fish and wildlife habitat.

EQ-P14 Develop in a manner that maintains no net loss of ecological functions and values of water resources.

In addition to mitigation and management plans that exist, consider other mitigation measures that are effective in protecting watersheds, including but not limited to cooperating with other cities and King County, following the Maple Valley Storm and Surface Water Comprehensive Plan, enforcing critical areas ordinances, involving and educating the public, and using land use and zoning for protection.

EQ-P15 Actively promote conservation of water resources. To the maximum extent practicable, incorporate water conservation measures (e.g., low-flow shower heads, lawn watering schedules) in new development, including City parks and other public projects.

EQ-P16 Use erosion control measures for grading and any work in or adjacent to wetland, stream, or lake buffers. Include best management practices for erosion control measures as defined by the latest manual adopted by WSDOT and approved by Ecology.

EQ-P17 Permit development activity within and adjacent to water resources only when no suitable alternative site is available on the subject property and results in no net loss of ecological function. When development within these areas is unavoidable, design and locate projects to preclude the need for shoreline stabilization, flood control measures, native vegetation removal, or other possible impacts to ecological function. If impacts are unavoidable, require appropriate mitigation.

EQ-P18 Essential public facilities and utilities may cross lakes where no other feasible alternatives exist. Allow the minimum amount of intrusion necessary to complete the project.

WATER RESOURCES – CRITICAL AQUIFER RECHARGE AREAS

EQ-P19 Take measures to reduce the potential contamination risk of land use actions on CARAs. Coordinate with King County's Water and Land Resources Divisions' Clean Water Plan Water to determine contamination potential.

EQ-P20 Protect aquifer recharge quantity by promoting land uses and development methods that limit impervious surfaces and utilize low-impact development practices.

EQ-P21 Classify and map CARAs according to aquifer vulnerability, including consideration of drinking water usage and using publicly available information and best available science.

WATER RESOURCES – STREAMS

EQ-P22 Protect and restore stream channels, where possible, for their hydraulic and ecological functions as well as their aesthetic value. Do not divert stream channels through culverts or underground them for excessive distances unless absolutely necessary and no other alternative can be reasonably implemented. Where culverts are used, allow passage to naturally occurring aquatic species by using the installation and type of culvert that would not be injurious. Use the Washington Department of Fish and Wildlife *Design of Road Culverts for Fish Passage*, 2003, as a reference for design criteria (as revised). Also consider culvert design to allow terrestrial species to pass.

EQ-P23 Restore, daylight, or improve natural functions to the extent possible when development or redevelopment is proposed on property that contains streams that have been degraded, contained in culverts, channelized or undergrounded.

EQ-P24 Promote, in partnership with King County and other jurisdictions, restoration of stream channels and associated riparian areas to enhance water quality and fish and wildlife habitat and to mitigate flooding and erosion. Encourage such restoration as a condition of development adjacent to streams and their buffers.

EQ-P25 Require vegetative buffers of developments to protect the ecological functions and values associated with streams and adjacent riparian areas. Provide greater protection to streams that are used by salmon during any part of their life-cycle. Protect or plant native vegetation wherever possible. Protect the ecosystem services riparian areas provide – such as flood control, carbon sequestration, temperature reduction, and pollution removal.

WATER RESOURCES – LAKES

EQ-P26 Protect Lake Wilderness, Pipe Lake, and Lake Lucerne through management of their watersheds and shorelines, including management of nutrients that stimulate algae growth and aquatic plant growth. Work with King County, the Lake Wilderness Citizen Advisory Committee, adjacent jurisdictions, special purpose districts, and other interested community members in the preparation of management plans for the lakes, including the existing noxious weed eradication projects.

EQ-P27 Use the Maple Valley Shoreline Master Program as one implementation measure for protecting the City's lakes.

EQ-P28 Protect and enhance lakes through proper management of watersheds and shorelines, improvements in water quality, removal of invasive plant species, and restoration of fish and wildlife habitat.

WATER RESOURCES – WETLANDS

EQ-P29 Work with King County, the State, and other jurisdictions, tribes and citizen groups to use the most current and appropriate wetlands policies and classification system. Use scientifically accepted technical criteria and field indicators to delineate wetlands, ensuring they meet, at a minimum, the guidelines of the most current *Washington State Wetlands Identification and Delineation Manual*.

EQ-P30 The City's overall goal for the protection of wetlands is, by requirement, *no net loss of wetland functions or values within each drainage basin*. *Wetland functions* are natural processes performed by wetlands. Wetlands promote food chain production, provide fish and wildlife habitat, maintain and improve water quality, retain water for recharge and discharge into groundwater aquifers, and moderate surface water and storm water flows. *Wetland values* are estimates, usually subjective, of the benefits of wetlands to society, and include aesthetics, education, scientific research, and recreation.

EQ-P31 Use acquisition, enhancement, and incentive programs independently or in combination to designate wetlands as permanent open space and to protect and enhance wetland functions.

EQ-P32 Site development adjacent to wetlands such that wetland functions are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented or mitigated.

EQ-P33 Public access to wetlands for scientific, educational, and recreational use is desirable, provided the public access trails are carefully sited, sensitive habitats and species are protected, and hydrologic continuity is maintained.

EQ-P34 Encourage the protection of vegetated corridors between wetlands and other habitats.

EQ-P35 Mitigate for wetland impacts in a way that avoids net loss of functions and values. Locate mitigation sites strategically to alleviate habitat fragmentation.

EQ-P36 Prioritize on-site mitigation projects or, if on-site is not feasible, contribute to an existing wetland system or restore an area that was historically a wetland. Where restoration or enhancement of an existing degraded wetland system is proposed, it must result in a net improvement to the functions of the wetland system.

EQ-P37 Provide flexibility in wetland mitigation requirements to allow for protection of systems or corridors of connected wetlands.

EQ-P38 Ensure that developers of projects for which mitigation is required provide monitoring and maintenance until the success of the site is established and land used for mitigation is preserved in perpetuity.

WATER RESOURCES – FLOOD HAZARDS

EQ-P39 Continue to actively participate in developing and implementing regional flood hazard reduction efforts with King County Surface Water Management. Consider updating stormwater and flood hazard regulations and programs consistent with these efforts.

VEGETATION

EQ-P40 Require the use of native plants and drought tolerant species in landscaping and erosion control projects and in the restoration of stream corridors, lakes, shorelines, and wetlands.

EQ-P41 Adopt vegetation protection standards to implement the goals of preserving trees, native plant or drought tolerant species, forested greenbelts, and maintaining a healthy environment. Follow these guidelines and standards for the retention of trees, the preservation of forested areas, and incentives for implementation, especially along major roadways.

FISH AND WILDLIFE HABITAT CONSERVATION AREAS

EQ-P42 Strive to maintain habitats that support the greatest diversity of fish and wildlife species consistent with the City's land use objectives. Maintain fish and wildlife habitat through conservation and enhancement of terrestrial, air, and aquatic habitats.

EQ-P43 Preserve and do not reduce habitats for species identified as endangered, threatened, or sensitive by the State or federal government and habitats for species of local importance. When development is proposed that is adjacent to or likely to adversely impact habitat, require the proponent assess the impacts of the proposal on the habitat and provide measures necessary to avoid any adverse impacts on these areas. If avoidance is not feasible, take measures to minimize and provide mitigation for impacts that will result in no net loss of ecological function. Stream and wetland buffers may be widened to protect such habitats, as appropriate. Whenever possible, allow density transfers, and/or buffer averaging.

EQ-P44 Protect salmonid habitats located in shoreline areas in accordance with the Maple Valley Shoreline Master Program.

EQ-P45 Be a good steward of public lands and incorporate fish and wildlife habitats into capital improvement projects whenever feasible.

EQ-P46 Include conservation or protection measures necessary to preserve or enhance anadromous fisheries, and include measures that protect habitat important for all life stages of anadromous fish, including, but not limited to, spawning and incubation, juvenile rearing and adult residence, juvenile migration downstream to the sea, and adult migration upstream to spawning areas. Give special consideration to habitat protection measures based on the best available science relevant to stream flows, water quality and temperature, spawning substrates, instream structural diversity, migratory access, estuary and nearshore marine habitat quality, and the maintenance of salmon prey species. Conservation or protection measures can include the adoption of interim actions and long-term strategies to protect and enhance fisheries resources.

EQ-P47 Maintain a record showing that critical areas policies and regulations identify and address “conservation or protection measures necessary to preserve or enhance anadromous fisheries” that are grounded in the best available science.

EQ-P48 Work cooperatively with King County, the State, and other jurisdictions, tribes and citizen groups to preserve or enhance fish and wildlife habitat conservation areas.

EQ-P49 Work with local agencies, stakeholders, and tribes to establish biodiversity corridor connection throughout the region. Designate these areas as Fish and Wildlife Habitat

Conservation Areas. Landscape connectivity helps preserve ecological processes and maintain the genetic and demographic health of wildlife populations.

GEOLOGICALLY HAZARDOUS AREAS – STEEP SLOPES, EROSION AND LANDSLIDE HAZARD AREAS

EQ-P50 Ensure that land uses and development on or near steep slopes are designed to prevent property damage and environmental degradation and enhance open space and wildlife habitat, consistent with adopted zoning and building regulations. In general, as slope increases, decrease development intensity, site coverage, and vegetation removal, thereby minimizing drainage problems, soil erosion, siltation, and landslides. Retain slopes of 40 percent or more in a natural state, free of structures and other land surface modifications.

EQ-P51 Incorporate erosion control best management practices and other development controls into grading and construction activities, as necessary, to reduce sediment discharge from construction sites to minimal levels. Include seasonal restrictions on clearing and grading as development controls.

EQ-P52 Minimize land uses permitted in Erosion and Landslide Hazard Areas to minimize soil disturbance and maximize retention and replacement of native vegetative cover.

EQ-P53 Avoid developing Landslide Hazard Areas and areas with slopes of 40 percent or greater unless the risks and adverse impacts associated with such development can be reduced to a negligible level.

GEOLOGICALLY HAZARDOUS AREAS – SEISMIC HAZARD AREAS

EQ-P54 In areas with severe seismic hazards, use special building design and construction measures to minimize the risk of structural damage, fire, and injury to occupants during a seismic event and to prevent post-seismic collapse.



RELATED CLIMATE POLICIES

The following policies from the City's 2023 Climate Action and Resiliency Plan help guide the City's environmental quality goals and policies.

Policies:	**CR-P7**	Identify and protect environmentally critical areas.
	CR-P8	Protect wildlife corridors to minimize habitat fragmentation.
	CR-P9	Develop an identification and monitoring program for urban trees to analyze risks or impacts of pests and disease.
	CR-P10	Implement and encourage measures to reduce sedimentation in streams.
	CR-P11	Remove and replace degraded creek culverts.
	CR-P12	Assess stormwater runoff design standards.
	CA-P15	Develop a plan to increase tree canopy within the City.
	CA-P16	Educate on and incentivize smart irrigation management and technology.
	CA-P26	Increase tree canopy on City-owned properties.
	CA-P27	Transition to native and drought tolerant plantings and optimized irrigation.
	CA-P28	Work with City-owned golf course to reduce water use and utilize recycled water.



UTILITIES ELEMENT
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INTRODUCTION

The Growth Management Act (GMA) requires the Utilities Element of the Comprehensive Plan to consist of *"the general location, proposed location and capacity of all existing and proposed utilities, including but not limited to, electrical lines, telecommunication lines and natural gas lines."* Accordingly, the following utilities providing service to Maple Valley are addressed in the Utilities Element of the Comprehensive Plan:

- Potable Water
- Sanitary Sewer
- Electricity
- Natural Gas
- Telecommunications
- Solid Waste Service
- Storm and Surface Water Management

The City of Maple Valley does not own or manage most of its public utilities. The only City-owned utility is Storm and Surface Water Management, which is discussed at the end of this element.

The Utilities Element gauges the ability of existing and planned utility facilities to meet future demand. Generally, the current provision of utility services and the ability to meet future population demand in Maple Valley are not hindered by any serious constraints. However, access to readily available sewer connection seems to be a large constraint to development. This Support Analysis section presents basic information regarding the general location, proposed location, and capacity of all existing and proposed utilities, including electrical, natural gas, telephone, cable, surface water, solid waste, and water and wastewater utilities. It should be noted that where utility providers are private corporations, specific information on utility consumption and demand are considered to be proprietary and are therefore not disclosed. Further, information is available from individual utilities, or in the planning documents of the various service providers.

The City maintains a number of franchise agreements with utility providers, which allow for the existence of support facilities, such as water and sewer mains and appurtenances, cable, electrical, and natural gas facilities within the City's rights-of-way (streets). The status of the franchise agreements are noted in the listing of current providers.

POTABLE WATER SERVICE

Drinking water for Maple Valley is provided primarily by two independent water districts: the Covington Water District (CWD), which provides water to the southernmost half of the City; and the Cedar River Water and Sewer District (CRWSD), which provides water to roughly the northernmost third of the City. CWD's twenty-year franchise agreement with the City of Maple Valley is expired



(Resolution No. R-00-127) and is operating under an annual automatic renewal. The City is currently working on an updated franchise agreement with CWD. CRWSD also has a twenty-year franchise agreement with the City of Maple Valley that will expire in January 1, 2026 (Ordinance O-06-327). Figure 8.1 depicts the franchise service area of each water district.

One Group-A water system (private), Cherokee Bay Community Club, provides service to approximately 860 customers within the City to isolated areas within the Covington Water District franchise boundary. Additionally, in November 2021, the City accepted the transfer of 4-acre feet of water rights associated with a well located adjacent to the Elk Run Farm from R.L.H.-N.P., LLC, formerly the Covington Golf Course, Inc. (Resolution No. R-21-1581). Upon acceptance of the water rights and well, the City also assumed responsibility to continue maintenance of the wetland buffer planting area along the western side of Cranmar Creek. Currently, the City uses the water from the well to irrigate Elk Run Farm and the surrounding area.



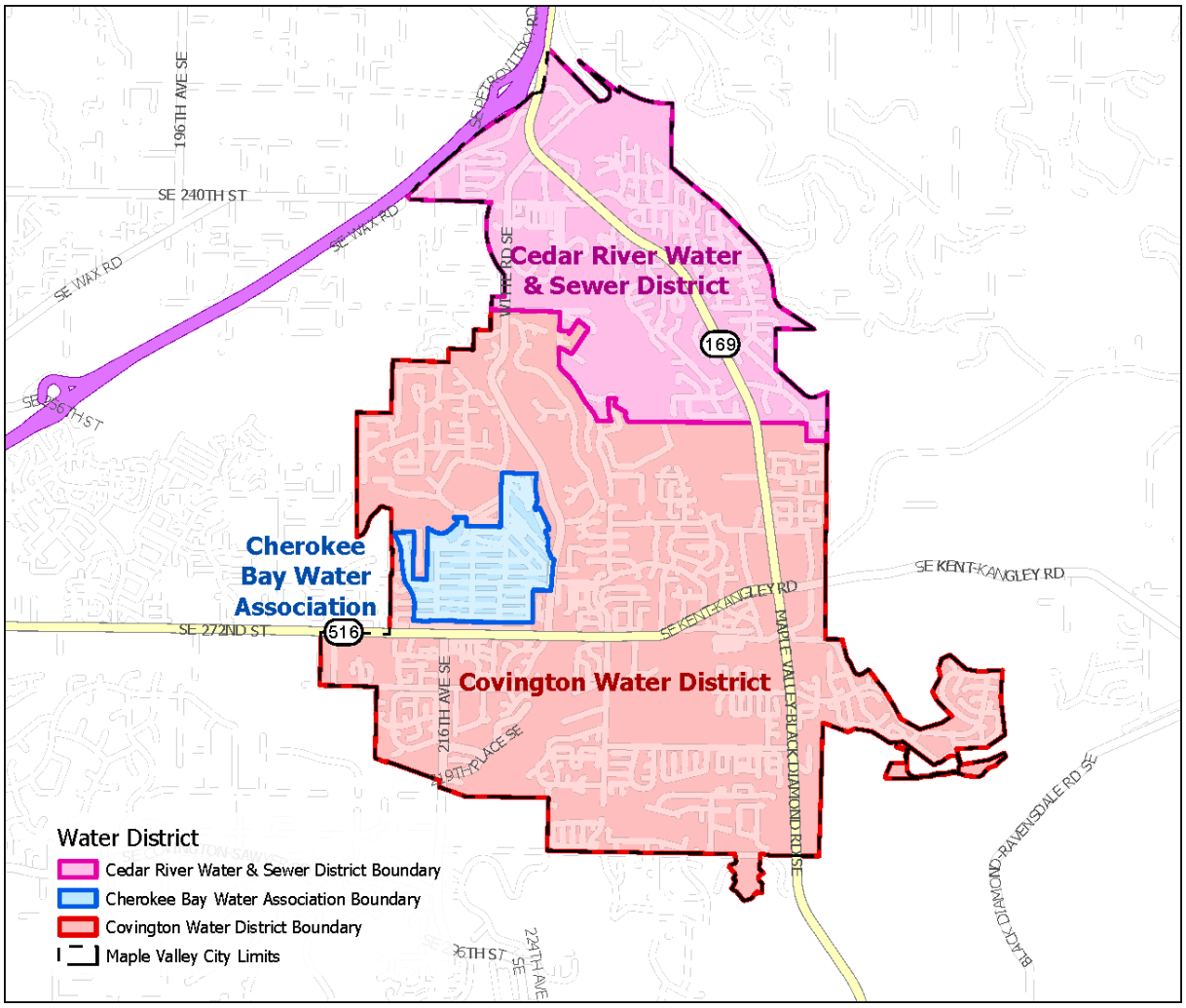


Figure 8.1 – Water Districts in the City of Maple Valley

Covington Water District

The CWD is located in southeast King County on a plateau to the east of the cities of Auburn and Kent. The District is roughly bounded by Soos Creek on the northwest, State Route 18 on the southwest, the Ravensdale area on the northeast, and the Green River on the south. The District's service area boundary encompasses approximately 55-square miles that includes portions of the cities of Covington, Maple Valley and Black Diamond as well as unincorporated King County. Maple Valley is located in the northern portion of the District. The District also owns and operates the Sugarloaf Water System as a satellite water system.

CWD utilizes a combination of water supplied from the Regional Water Supply System (RWSS) and groundwater supplies. RWSS is the District's primary source and provides water supply from filtered



surface water and groundwater originating from the Green River. The District also uses groundwater wells as a secondary source of water supply provided by production wells within the District's service boundaries.

Cedar River Water and Sewer District

The CRWSD covers an area of approximately 36-square-miles south and east of Renton, in the vicinity of the City of Seattle's Lake Youngs watershed. Lake Youngs receives potable water from the Cedar River Watershed. The watershed is a closed area of approximately 96,000 acres lying between Hobart and the Crest of the Cascade Mountains.

Supply to CRWSD's system is primarily provided by the City of Seattle by contract with support from a ground water well. The City of Seattle's source of water is the Cedar River watershed. CRWSD operates facilities for the supply, storage, and distribution of water and the retail service area is divided into three areas (West, Central, and East) based on the facilities that serve them. Maple Valley is located in the southern end of the District's East water service area.

Level of Service Standards

Minimum Level of Service (LOS) standards for water and sewer facilities are recommended by State and Federal agencies. All water purveyors are required to comply with these standards, as well as minimum design standards for water systems in accordance with the U.S. Environmental Protection Agency, Washington State Department of Health (DOH) and the King County Coordinated Water System Plan.

DOH's "Sizing Guidelines for Public Water Supplies" is the primary document governing the sizing and design of public water systems in the State of Washington. These standards are included in Figure 8.2. Potable Drinking Water Level of Service Standards as follows:

Item	Standard
Minimum Source Requirement	800 gallons per day (gpd)/connection
Storage Replenishment	72 hours
Standby Storage	200 gallons/equivalent residential unit (ERU)
Fire Flow	Urban residences – 1,500 gallons per minute (gpm); Maple Valley Commercial – 3,000 gpm
Fire Suppression Storage	fire flow @ 20 pounds per square inch (psi)
Minimum Pressure	20 psi under max day flow demands plus fire flow 30 psi under peak hour demand
Normal Working System Pressure	50 – 80 psi (not less than 35 psi and not greater than 125 psi)
Duration of Fire Flow	1 hour/1,000 gpm (depends on Fire Marshal determinations)
Flow Velocities	Not to exceed 8 feet per second (fps) – highest demand and fire flow

Figure 8.2 – Potable Drinking Water Level of Service Standards



Water districts measure their level of service in terms of supply as well as flow. Each water district has its own level of service that meets or exceeds DOH requirements. Supply is measured in gallons per day (gpd) or in millions of gallons per day (mgd). Metering is reported in ccf (hundreds of cubic feet). Water flow (and fire flow) is measured in terms of gallons per minute (gpm).

Existing Level of Service

The current level of demand for residences being served by CWD and CRWSD is an average of 175 gpd, measured in terms of Equivalent Residential Units (ERU's). With an average of 2.6 residents per household, and an average demand of 175 gallons of water per connection, each resident is using approximately 67 gallons per day, which is less than the estimated 82 gallons of water a day each American uses a day at home. Consumption regionally and nationwide has dropped considerably due to conservation and fear of shortages.

Covington Water District

The CWD completed a Water System Plan (WSP) in accordance with the State Department of Health Drinking Water Regulations (WAC 246-290), the requirements of King County, and the State's Public Water System Coordination Act of 1977 (RCW 70.116). The CWD WSP was finalized in May 2016. The District anticipates updating their WSP by the end of 2026. This update will incorporate a climate change analysis and revised population and demand projections. The City intends to review the WSPs as they are finalized by the District.

Per the District's current WSP, the overall supply of the CWD's system in 2012 was 12.6 mgd. The average daily demand is 3.6 mgd. During peak flows demand reaches about 7.4 mgd. By 2035, the average and maximum day water demand for CWD is forecast to be 6.1 mgd and 13.3 mgd, respectively.

The CWD relies upon County and City land use designations to forecast future water supply requirements. Demand for CWD services is affected by increasing urbanization. As of 2023, there were 17,130 service connections and the service population is approximately 87.0% residential and 13.0% non-residential. CWD has a distribution capacity of 21.5 million gallons of water.

Supply to the system is provided primarily by the Second Supply Pipeline of Tacoma through three interties, an interconnection between public water systems that allows exchange or delivery of water. CWD's supply is also supported by nine production wells from two well fields located at the 222nd Place and Witte sites, a single well at a site located off of 264th Street, and a single well at the Sugarloaf satellite site. The District receives water from the RWSS through a partnership arrangement with Tacoma, City of Kent, and Lakehaven Utility District. The District also maintains operational connections with the CRWSD at four locations, two of them within the City, and an emergency intertie with King County Water District No. 111.



CWD has potential to use water from the sources supplying CRWSD. The CRWSD also has the potential to use water from CWD. All water balanced between the two districts is transferred through interties. A Joint Agreement between CWD and CRWSD calls for joint ownership, operation of water storage and transmission facilities between the two districts to facilitate the balancing of water. The agreement has been supported by the City of Seattle and the Seattle Public Utilities. Water balancing between the two districts must be achieved with no net flow on an annual basis.

CWD operates several facilities for the supply, storage, and distribution of water, including a joint use water storage tank with CRWSD. CWD owns and operates nine water storage facilities that range from 18,500 gallons to 4.1 million gallons. CWD's water system also consists of six pump stations, 15 pressure-reducing valves (PRVs), and a transmission and distribution system that joins nine distinct pressure zones.

Cedar River Water and Sewer District

The CRWSD completed a Comprehensive Plan Update (Comprehensive Plan) for their Water and Sewer Systems in accordance with the State Department of Health Drinking Water Regulations (WAC 246-290), the requirements of King County, and the State's Public Water System Coordination Act of 1977 (RCW 70.116). The CRWSD Comprehensive Plan was finalized in October 2016. CRWSD anticipates updating their next plan in 2026 and the City intends to review the WSPs as they are finalized by the District.

CRWSD's overall supply according to the District 2014 Water Comprehensive Plan, is approximately 626 million gallons and the average daily demand is 1.7 mgd. Peak flow demand reaches about 3.7 mgd. By 2034, the average and maximum day water demand, without water use efficiency, is forecast to be approximately 2.5 and 5.1 mgd, respectively, for CRWSD.

CRWSD is a fully metered Group A water system. As of 2024, CRWSD is currently serving 8,353 connections and has a service population that is approximately 95.5% residential and 4.5% non-residential. CRWSD has a storage capacity of 8.1 million gallons of water.

Supply to CRWSD is provided primarily by the City of Seattle Public Utilities (SPU) through a long-term water sales agreement. The current agreements regarding water supply run to January 1, 2062. CRWSD also owns water rights to its East Area deep well and improvements to the well have allowed CRWSD to reduce their dependence on SPU's regional water source. CRWSD is in the process of transferring additional water rights to this facility as part of its long-range water supply strategy. As noted earlier, four operational connections are maintained with CWD and CRWSD maintains an emergency intertie with SPU.

CRWSD owns and operates six separate water storage facilities and jointly maintains a water storage reservoir with CWD. The reservoirs were built between 1966 and 2004 and range between 0.5 and 2.0 million gallons not including the joint reservoir with CWD discussed earlier. The water system comprises of 11 pump stations, 27 PRV stations, and a network of transmission and distribution pipelines that connect 23 separate pressure zones.



Needs and Plans

Covington Water District

CWD uses two different methods to forecast future capital needs based on project type. Capital Improvement Program (CIP) projects are developed to meet changing demands of regulatory impacts, population growth, and aging infrastructure through an engineering analysis and hydraulic modeling of CWD's water system in the District's 2016 WSP. Capital Costs, in the form of asset rehabilitation or replacement, are developed to ensure the District can cost-effectively manage its assets. The CWD completed its Strategic Asset Management Plan in 2022, which included an engineering analysis, condition assessment of the District's assets, and a risk assessment to forecast future capital rehabilitation or replacement requirements.

The CWD's future improvement projects are selected based on their effectiveness to eliminate deficiencies in the water system. To budget for the identified improvements, projects are assigned a planning-level cost and placed on a year-by-year schedule. Projects that are high priority, and have an associated high degree of implementation certainty, are slated for implementation within the six-year planning period. Projects that are given a moderate or low priority, and/or for which the implementation schedule is unknown (e.g., projects funded in part by developers), are placed on a schedule for implementation within the twenty-year horizon.

A long-term CIP was provided in CWD's 2016 WSP, but CWD revisits its CIP schedule on an annual basis. This is done to confirm project priorities and to coordinate schedules with the transportation improvement plans of the local jurisdictions. Figure 8.3 summarizes CWD's 2023-2032 CIP projects grouped based on type of infrastructure. Between 2023-2032, CWD has approximately 60 various CIP projects planned.

CIP Projects 2023-2032	Estimated Costs
Water Source Improvements	$4,200,000
System Pumps and Motors	$600,000
Storage	$9,300,000
Distribution System, Control Valves and Metering	$8,600,000
General/Others	$3,200,000
TOTAL	**$25,900,000**

Figure 8.3 – Covington Water District 2023-2032 CIP Project Costs

Cedar River Water and Sewer District



CRWSD updated their Comprehensive Plan in 2016 and developed a CIP concentrated on projected growth and the evaluation of their existing facilities to forecast future capital needs. An engineering analysis and hydraulic modeling of the District's system was completed as part of the Comprehensive Plan, and CIP projects were developed based on their effectiveness to improve deficiencies in the water system. Planning-level costs were assigned for each project and placed on a year-by-year schedule. Priority projects, particularly those with a higher criticality and higher risk, were scheduled for implementation within the six-year planning period. Projects that are given a moderate or lower priority, and/or for which the implementation schedule is unknown, are placed on a schedule for implementation within the twenty-year horizon. CRWSD's 2016 Comprehensive Plan included a combined water and sewer long-term CIP.

CRWSD has since revisited its CIP and updated its CIP in 2022. Figure 8.4 provides a summary of CRWSD's 2022 – 2042 Water CIP projects grouped based on type of infrastructure.

CIP Projects 2022-2042	Estimated Costs
System Pumps and Motors	$1,645,900
Storage	$12,432,600
Distribution System, Control Valves and Metering	$18,946,000
TOTAL	**$33,024,500**

Figure 8.4 – Cedar River Water and Sewer District 2022-2042 CIP Project Costs

Financing

Covington Water District

CWD has a CIP budget for 37 separate projects valued at $26,014,200 based on 2023 dollars over the 2023-2027 planning horizon. Significant project during this planning period include the Sugarloaf Tank Study ($2.0M), 164th 16-inch Extension for Tank 3 ($1.8M), and RWSS Additional Storage Project ($1.2M)

CWD annually develops a long-range financial planning model to determine total projected resources available to meet CIP needs, as well as determine if new debt financing will be required. CWD's financial plan includes operating revenues and additional financial support from low-interest loans, revenue bonds, and system connection charges. Federal and state grant programs were historically available to local utilities for capital funding assistance, but have mostly been eliminated, substantially reduced in scope and amount, or replaced by loan programs. However, the benefit of low-interest loans has made the effort of applying worthwhile given the interest and issuance costs typically associated with a revenue bond. The District has been awarded several low-interest public works trust fund loans and drinking water revolving fund loans and continues to pursue this funding source. Revenue Bonds are secured solely on the revenue developed by the District, do not require an election, and may result in higher water rates. System connection charges are one-time fees imposed on new

customers to promote equity in shared capital costs incurred in added connected services to the system, as well as providing a source of revenue to fund capital projects.

Cedar River Water and Sewer District

As summarized in CRWSD's 2016 Comprehensive Plan, CRWSD has a total CIP budget valued at $51,332,000 based on 2015 dollars for 45 separate water projects over the 2016-2035 planning horizon. A few significant projects (presented in 2015 dollars) during this planning period included the Northeast Loop Water Main Extension Project, Phases I to IV ($11.8M), East Area Well Site Improvements ($7M), and the 284th Ave Southeast/Southeast 208th Street Transmission Water Main Project ($5M). The Cedar River Water and Sewer District anticipated only moderate water system improvements inside the City of Maple Valley within the ten-year planning horizon of their 2016 Comprehensive Plan.

CRWSD has several available financing options and may depend on project costs, user and beneficiaries, and statutory requirements and limits of the public agency. Primary funding options include water rates, connections charges, developer and combination developer/District financing, utility local improvement districts (ULIDs), and bond financing. The District's primary source of revenue is the amount they collect from monthly base (meter) charges and consumption charges to its customers. Revenues are intended to cover all District costs. CRWSD annually reviews its revenues and expenses to analyze the adequacy of its water rates and adjusts rates based upon the budget review. Connection charges are fees assessed to a newly developing or re-developing property so that these property owners share equitable costs of connection to the water system. Developers improving or redeveloping properties within the District may be required to finance all costs and fees associated with the construction of facilities to serve the property. In some cases, it may be necessary to enter into a combined developer/District financing agreement with the developer to increase facilities sizes to provide for the comprehensive development of the District's water system. Water and sewer districts have authority to establish ULIDs and initial funding for ULID projects are often provided by bond sales or loans. CIP projects may be financed by the sale of general obligation or revenue bonds.

SANITARY SEWER SERVICE

Nearly all of the City of Maple Valley is served by the Soos Creek Water and Sewer District (SCWSD). Sewage is conveyed through a system of gravity sewer mains which drain to interceptors or lift stations. Pumped systems are used when it is not feasible to convey flows through gravity only. The lift stations discharge sewage through pressurized force mains to a downstream system which is conveyed by gravity. The entire District consists of approximately 480 miles of gravity sewer, 32 miles of force mains, and 29 functioning lift stations, as provided in the District's 2014 Sewer Comprehensive Plan.

The SCWSD's sewer mains follow public rights-of-way as much as possible. SCWSD's fifteen-year franchise agreement with the City of Maple Valley expired on June 21, 2021 and is operating under an

annual automatic renewal (Resolution No. R-06-476). The City and Soos Creek are working to adopt a new franchise agreement. A map of the SCWSD is shown on Figure 8.5.

Maple Valley is located within the Southeast Service Area of the SCWSD, which comprises of seven sub-basins, the boundaries of which are determined by topography and thus, the direction of gravitational flow. Maple Valley's boundaries lie in portions of the Upper Jenkins Creek Sub-basin, the Lake Lucerne Sub-basin, which serves Lake Lucerne, Pipe Lake, and Lake Wilderness drainage areas, and the Lake Sawyer Sub-basin. Most of this area contributes wastewater to the Jenkins Creek drainage area through lift stations (pumping stations) which connect to trunk sewers that discharge into the County's Regional Wastewater Treatment Plant in Renton.

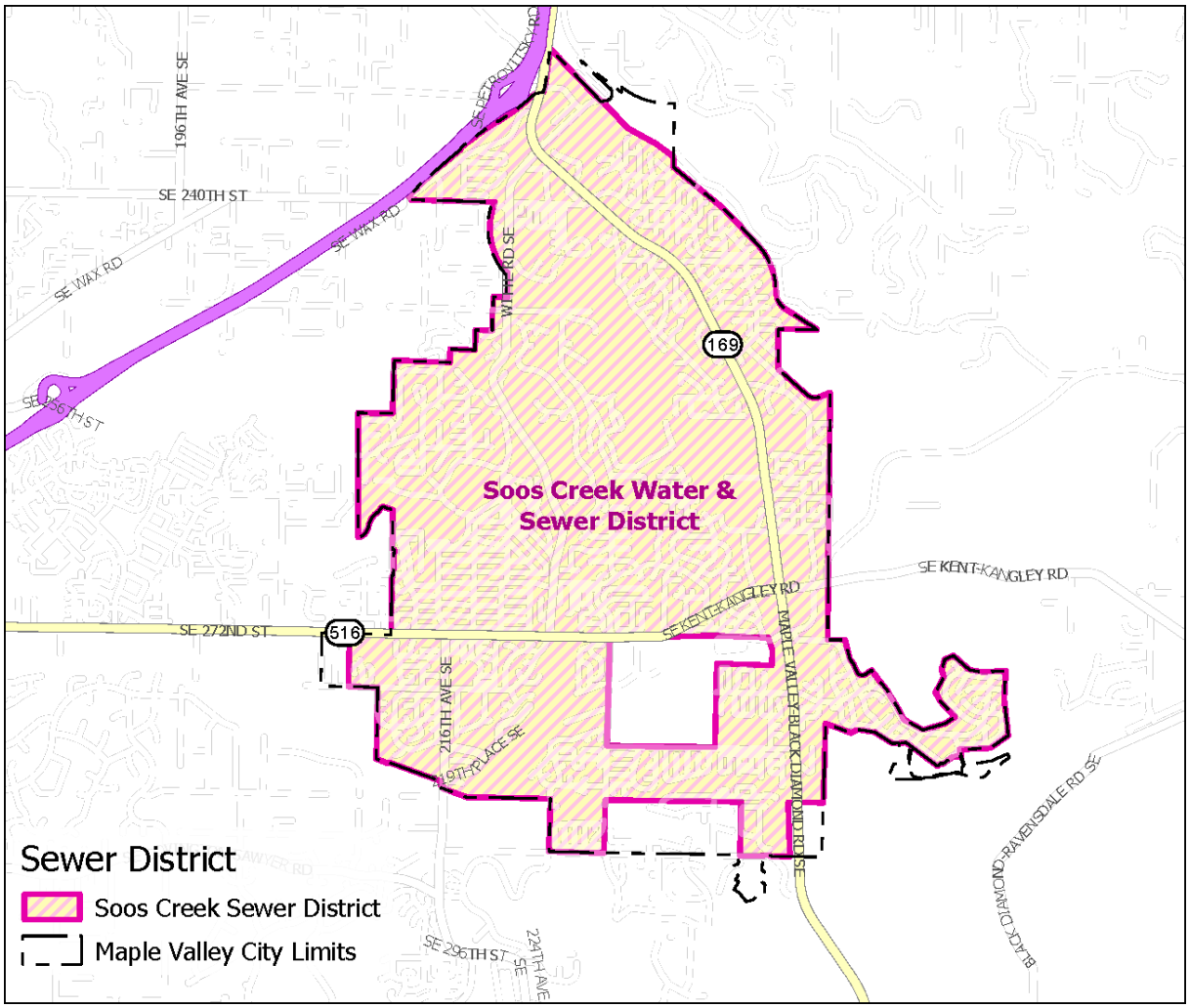


Figure 8.5 –Sewer Districts in Maple Valley

Level of Service Standards



The level of service standards most relevant to this sewer system are those that determine the condition of the lines, lift stations, and sewer mains rather than the capacity of the system. Wastewater treatment capacity is largely the responsibility of King County Metro which receives and treats the SCWSD's waste. SCWSD's design standards are contained in the SCWSD Sewer Comprehensive Plan, which was approved and finalized in July 2014.

Existing Level of Service

The SCWSD system has been expanding to meet the demands of its rapidly growing communities, including Maple Valley. Per the SCWSD's existing Sewer Comprehensive Plan, the District serves approximately 91,800 persons in a 35 square mile service area. This service amounts to 29,500 single family residential sewer connections and an additional 5,800 customer equivalents for a total of approximately 35,300 ERU's.

SCWSD does not currently provide service to all of the City's residents. Some, especially in less-developed areas, are served by on-site septic systems. Due to the high permeability of Puget Sound glacial soil, it is King County's policy to encourage replacement of on-site septic systems in urban areas with public sewer unless certain environmental constraints exist in order to lower the risk of groundwater contamination, particularly in areas with denser development and years of septic use. The King County Health Department regulates the use of septic systems in King County, including the City. SCWSD plans to provide sewer service to all its customers within its sewer service area as identified in its current Sewer Comprehensive Plan.

The GMA and King County regulations do not allow the SCWSD to provide sewer expansions outside the Urban Growth Area, except where needed to address specific health and safety problems or sewer facilities, such as pump stations, force mains, and trunk lines that do not provide connections to the rural area or other exceptions as identified in the King County Comprehensive Plan.

Needs and Plans

SCWSD uses the Washington State Department of Ecology criteria for determining design flows. The predicted design flow may be calculated by hand or with the aid of a computer hydraulic model. Collection facilities are designed to handle predicted flows for a minimum five-year design life and conveyance systems are designed to handle predicted flows for minimum periods of 20 years, subject to changes in land use and growth projections.

SCWSD updated their Sewer Comprehensive Plan in 2014 and established a CIP based on projected growth and an analysis subject to changes in land use. As part of the Sewer Comprehensive Plan, engineering analysis and hydraulic modeling of the District's system was completed, and CIP projects were developed based on their effectiveness to improve deficiencies in the sewer system. Planning-level costs were assigned for each recommended project and placed on a year-by-year schedule. Projects identified to be constructed over a ten-year period were classified as short-term projects and

recommended projects not anticipated to be constructed within the ten-year period were classified as long-term projects. Figure 8.6 provides a summary of SCWSD 2012-2032 Sewer CIP project costs. Costs are in 2012 dollars and categorized by the type of infrastructure from their Sewer Comprehensive Plan; dollars have been rounded to the whole number for informational purposes.

CIP Projects 2023-2032	Estimated Costs
Pipe Replacements/Upgrades	$56,790,000
Lift Station Abandonment/Upgrades	$27,750,000
General Facilities	$1,680,000
TOTAL	**$86,220,000**

Figure 8.6 – Soos Creek Water and Sewer District 2012-2032 Sewer CIP Project Costs

SCWSD's 2014 Sewer Comprehensive Plan included a long-term sewer CIP, but SCWSD updated their CIP in 2024. Major projects planned within Maple Valley and their anticipated year of completion, based on information in the CIP, are summarized in Figure 8.7 below.

Project	Location	Anticipated Year of Completion
LIFT STATION 15B FM UPGRADE	24006 215TH AVE SE	FUTURE (after 2031)
LIFT STATION 48 DOWNSTREAM SYSTEM CAPACITY STUDY	TBD	2024
SEWER MAIN REHABILITATION PROJECT - NOT FULLY DEFINED - 5,000 LF TARGET	LAKE WILDERNESS TRAIL	2026
WITTE ROAD MAIN UPGRADE (PHASE A) (P17-10) *	WITTE RD	FUTURE (after 2031
WITTE ROAD MAIN UPGRADE (PHASE B) (P17-19) *	WITTE RD	FUTURE (after 2031
ROCK CREEK CULVERT REPLACEMENT	ROCK CREEK	2024

Figure 8.7 –Major Projects Planned within Maple Valley from SCWSD's CIP

Financing

SCWSD employs a 6-year financial planning model which serves as the primary instrument for financing considerations. The model is updated on an annual basis.

The planning horizon considers all revenue and expense elements of District operations and maintenance, debt service obligations, and capital improvement plan projects. The financing of capital projects may come in the form of utility rates, revenue bonds, low interest public works trust fund loans, or formation of a utility local improvement district.

ELECTRICAL AND NATURAL GAS

Electrical and natural gas services are provided within the City of Maple Valley by Puget Sound Energy, Inc. (PSE). The City has franchise agreements with PSE that ran through May 21, 2021 (Ordinance No. O-06-323) and May 7, 2021 (Ordinance No. O-06-324) for electricity and natural gas service

respectively. The City is currently operating on an annual renewable of the franchise agreement until both parties are able to agree on a new agreement.

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. PSE is an investor-owned private utility company headquartered in Bellevue, Washington. It is regulated by the Washington Utilities and Transportation Commission (WUTC) and the Federal Energy Regulatory Commission.

PSE builds, operates, and maintains an extensive electric and gas distribution system consisting of generating plants, electric transmission lines, gas supply mains, distribution system substations and pressure regulating stations. This system provides gas and electricity to over one million residential, commercial, and industrial customers in portions of western and central Washington.

PSE's sources of energy include natural gas/diesel, hydropower, wind/solar/biomass/battery and coal and aims to stop relying on coal-generated electricity to serve customers after 2025. PSE owns nine natural gas-fired power plants and is the largest utility producer of renewable energy in the Pacific Northwest. PSE also owns and operates two hydropower projects in Western Washington.

Fossil natural gas is purchased by PSE from Western Canada and the Rocky Mountain States. PSE obtains renewable natural gas (RNG) produced by Klickitat Public Utility District at the H.W. Hill Renewable Natural Gas facility in Roosevelt, WA and co-owns a liquefied natural gas (LNG) facility at the Port of Tacoma. PSE owns over 25,000 miles of gas mains and service lines to distribute natural gas and co-owns and operates the Jackson Prairie Underground Natural Gas Storage Facility, the largest natural gas storage depot in the Pacific Northwest.

Electrical System

PSE locates and operates electric facilities within public rights-of-way in accordance with State law and a franchise agreement with King County. Maple Valley adopted this franchise agreement upon incorporation in 1997. Facilities are also located on property owned by Puget Sound Energy and easements across private properties.

The transmission system that covers Maple Valley is a grid which provides a link between the *Bulk Transmission System* and the local distribution system, which connects with customers. The *Bulk Transmission System* is operated by the BPA, which operates a region wide, interconnecting transmission system that supplies electric power to utilities from federal hydroelectric projects throughout the Northwest.

All major transmission lines supplying electricity to Maple Valley are energized at 230 kilovolts (kV). These lines supply power into the Maple Valley distribution system and provide connections to Black Diamond, Covington, and King and Pierce Counties. Power is transferred from the transmission system to Maple Valley's local distribution system at three distribution substations located at Pipe

Lake, Lake Wilderness, and by the high school. There are three circuits out of each distribution substation.

Existing Level of Service

PSE must file reliability reports at least once a year to the Washington Utilities and Transportation Commission and the report must distinguish between sustained interruptions and power quality. PSE uses two main metrics to describe reliability of service, the System Average Interruption Duration Index (SAIDI) and the System Average Interruption Frequency Index (SAIFI). SAIDI describes the average length of a power outage in minutes and SAIFI describes the average number of outages a customer experiences.

PSE continues to plan and assess development and demand requirements within Maple Valley, but foresees no immediate energy issues and will continue to be able to supply energy to Maple Valley as the City grows. Additionally, as electric vehicle (EV) adoption in Washington State increases, charging infrastructure is a great consideration for those considering purchasing zero-emission vehicles. PSE currently provides programs to Transportation Electrification Programs to reduce EV adoption barriers and boost charging infrastructure within the state.

Needs and Plans

The existing transmission lines are meeting the current loads. As local demand grows, additional distribution and transmission capacity will be needed. To meet future population demand within Maple Valley, there may be a need for new transmission lines and conversion of existing transmission lines to higher load.

Natural Gas

PSE provides natural gas to Maple Valley and surrounding communities through a network of interconnecting high-pressure mains and distribution mains. PSE currently has approximately 22 miles of distribution mains serving Maple Valley within the City limits. One 6-inch main runs alongside Kent-Kangley Road, and another 6-inch main runs along Maple Valley Highway - Distribution mains are fed from District regulators. These are typically 6-inch or smaller diameter lines constructed of polyethylene. Gas supply mains are larger in diameter (6-inch and over) and designed to operate at higher pressure to deliver natural gas from the supply source to pressure reducing stations. PSE has no supply mains in Maple Valley. PSE has no pressure reducing stations in Maple Valley.

Level of Service Standards

The capacity of the system is primarily constrained by the volume of gas entering the network. The minimum pressure at which gas can be delivered is 15 psi. According to PSE, the average house using natural gas for both heat and hot water consumes about 1,000 therms per year. Given that 10 therms

equal approximately one "mcf" of gas (or one thousand cubic feet), then 1,000 therms per house equals approximately 100,000 cubic feet of gas per year per house.

When planning the size of new gas mains, PSE uses a model which assumes all new households will use natural gas. This is because a majority of houses constructed, where builders have the choice, use natural gas. Extension of service, typically conversion, is based on request and the results of a market analysis to determine if revenues from an extension will offset the cost of construction. However, HB 1589 passed by Washington State during the 2023 legislative session, does not allow PSE to provide new natural gas service commercial or residential structures. Existing natural gas customers would continue to be served.

Needs and Plans

PSE had over 2,000 gas customers in the City of Maple Valley in 1998. Based on growth trends, PSE anticipates in excess of 3,000 customers in the future. The existing system is capable of supplying approximately 8,000 natural gas customers in the Maple Valley area.

Gas availability does not appear to be an issue over the next 20 years and PSE does not anticipate new facilities within the City of Maple Valley over the next 20 years.

Potential methods for increasing supply to a particular area include replacement of the lines, looping, installing parallel lines, and inserting higher pressure lines into greater diameter but lower pressure mains. Three types of construction anticipated in the Maple Valley area include:

- New installation to increase capacity of existing customers or conversions from an alternate fuel.
- Main replacement projects to improve maintenance and system reliability.
- Replacement or relocation of facilities due to municipal and State projects.

Changes to federal law over the last two decades were designed to increase competition among energy sources by encouraging the development of new natural gas resources and the development of nationwide transmission pipelines. Facility technology for electricity transmission may change in the future in response to the need to create more efficient facilities and in response to various electromagnetic field and health concerns. Utility policies should be updated in the future to take into consideration changes in technology, facilities, and services.

TELECOMMUNICATIONS



As telecommunication technologies have evolved, convergence of these technologies has occurred, resulting in multiple communication services migrating into consolidated networks. This typically involves the convergence of previously distinct media, such as internet, telephone, video, and data communications being transmitted over fiber optic or other infrastructure. This section describes both the current infrastructure used to provide telecommunication services in Maple Valley, as well as future services and facilities, as they can best be described now, given the rapid changes in how telecommunication services are provided and regulated.

Existing Level of Service

Internet services are widely available throughout Maple Valley. Providers include Xfinity, CenturyLink, Viasat, AT&T Internet Air, and T-Mobile Home Internet, among others. Internet is provided via cable, which is provided using the same cables used for cable television, satellite, which offers internet via communication satellites, and fiber-optic, which relies on glass strands to relay digital code.

Local telephone service in Maple Valley, i.e. Public Switched Telephone Network (PSTN), is provided by CenturyLink. Lumen is the parent company of US West and Qwest where US West was merged with Qwest in 2000. Qwest is doing business as Centurylink QC. Representatives from Lumen have asserted that because Qwest Corporation pre-dates statehood, a franchise agreement is not required for Qwest to do business in Maple Valley or the State of Washington. The City Attorney is currently investigating the validity of their position under RCW § 35.99.030(1). In addition to the PSTN telephone service provided in Maple Valley, Voice over Internet Protocol (VoIP) telephone service, also known as digital telephone service, is locally available. VoIP telephone uses technology that allows phone calls to be made over an IP network, such as the Internet. VoIP is often offered as part of a bundle of services from an internet provider but is commercially available as a stand-alone service and is provided by Comcast, CenturyLink, and AT&T.

Mobile (cellular) telephone phone services are widely available in Maple Valley and are operated by many different cellular networks, including Verizon Wireless, AT&T Wireless, and T-Mobile US. Mobile telephones make and receive telephone calls over a radio link by connecting to a cellular network provided by a mobile phone operator, allowing access to the public telephone network. All of Maple Valley is serviced by multiple cellular networks, although some areas may not have reliable cellular network service.

Land-line Cable Television service is provided in the entire city by Comcast. The City maintains two franchise agreements with Comcast for use of the City's rights-of-way to maintain and operate the cable network. Comcast's franchises for Maple Valley expired on May 31, 2021 (Ordinance No. O-20-699) and February 28, 2016 (Ordinance No. O-11-448 for the Maple Ridge Annexation area). The City is served by several satellite television/internet providers, including DISH Network and DirecTV.

Fiber Optic Facilities



The City maintained several franchise agreements with fiber optic service providers to operate and maintain the fiber optic data network in Maple Valley. A franchise agreement with Electric Lightwave (Resolution No. R-98-064) and Verizon Access Transmission Services (Ordinance No. O-18-652) for fiber optic services are set to expire on April 20, 2028 and November 19, 2023, respectively. The franchise agreement with Astound Broadband (Ordinance No. O-15-574) for fiber optic services expired on April 27, 2020.

Needs and Plans

Washington Utilities and Transportation Commission (WUTC) regulations require CenturyLink to provide adequate PTSN telecommunications service on-demand, and Section 480-120-086 of the Washington Administrative Code (WAC) requires CenturyLink to maintain adequate personnel and equipment to handle reasonable demand and traffic. Because CenturyLink provides service on demand, there are no limits to future capacity. Additionally, VoIP telephone service should only be restricted by bandwidth constraints on fiber optic networks that provide this digital service.

Although the demand for cable television is likely to continue to increase as population grows, access to cable television in Maple Valley is pervasive, and thus, growth in cable subscribers is likely to increase at the same pace as population growth. However, the demand for broadband services, whether they be cable television, VoIP telephone or data/internet services, is likely to continue to grow as networks are bolstered with additional bandwidth. This growth will most likely occur relative to data/internet service, as more content becomes accessible online, and as we continue to communicate and interact online. These broadband services can be provided over fiber optic networks, cable networks or DSL telephone networks.

SOLID WASTE SERVICE

The City's solid waste, recycling, and yard waste collection services are provided by Recology (Recology) CleanScapes and Republic Services. Recology provides collection services to Maple Valley households, multi-family establishments, and commercial businesses through a majority of Maple Valley. Recology began collection services in 2014 and has a contract with the City that is set to expire in August 2025. Republic Services provides collection services in the annexed areas of Rainier Ridge and the Deyerin Lot through a franchise agreement with the City that is set to expire in March 2024 and November 2024, respectively.

Solid waste transfer stations are provided by King County. King County operates eight transfer stations, two drop box facilities, and the Cedar Hills Regional Landfill. The Cedar Hills Regional Landfill is the only remaining active landfill in King County and is located in unincorporated King County. Currently, 31 acres of the landfill is active with the remaining approximately 890 acres is closed landfill space and natural area.

Level of Service Standards



King County will comply with the standards outlined in the King County Code Title 10 Solid Waste. Additionally, appropriate standards of performance for urban transfer facilities were developed by local commercial collection companies and other experts, established using national environmental and transportation standards, and outlined in the King County Department of Natural Resources and Parks Solid Waste Division 2019 Comprehensive Solid Waste Management Plan.

Existing Level of Service

Recology is the primary solid waste service provider for the City's customers and transports the majority of collected waste from Maple Valley directly to the Cedar Hills Regional Landfill. The recycling and yard waste/organics collected by Recology are transported to separate facilities. Recology built a material recovery facility in 2014 in Seattle to process both commercial and residential commingled recyclable materials. The facility has a capacity to process 120,000 tons annually and processed approximately 56,000 tons of recycling in 2022. Yard waste/organics are hauled to Cedar Grove and is located in Maple Valley. The facility was built in 1989 and has a capacity of 250,000 tons.

Republic Services serves a portion of the City's customers and transports the majority of waste from Maple Valley to the Factoria Recycling and Enumclaw Recycling Transfer Stations. From these transfer stations, the waste is then trucked to Cedar Hills Regional Landfill for final disposal. The Factoria Recycling Transfer Station is located in Bellevue and processed approximately 137,000 tons of solid waste and approximately 5,000 tons of recycling in 2021. The Enumclaw Recycling Transfer Stations processed approximately 24,000 tons of solid waste and approximately 2,500 tons of recycling in 2021.

Needs and Plans

Currently, the Cedar Hills Regional Landfill receives over 800,000 tons of solid waste a year. The King County Solid Waste Division is working on the Cedar Hills Regional Landfill Development Project to ensure the landfill has adequate capacity to accept waste beyond 2028. Additional planning efforts have been taken to reduce waste and meet waste diversion goals within King County.

The Comprehensive Solid Waste Management Plan was finalized in 2019 by the King County Department of Natural Resources and Parks Solid Waste Division. This plan outlines strategies for King County, Cities, and private companies to manage solid waste within King County over a planning period of six to 20 years. Efforts are currently underway to update this plan, particularly on identifying long-term disposal methods once the Cedar Hills Landfill closes.

The King County Department of Natural Resources and Parks, Solid Waste Division also finalized the Re+ Strategic Plan in November 2022. The Re+ Strategic Plan summarizes the approach Cities and communities within King County will take to minimize environmental footprints, create more green jobs, ensure equitable access to efficient waste services, and divert waste from the Cedar Hills Landfill.



As part of the Cedar Hill Regional Landfill Development Project, King County Solid Waste Division conducted a technical Alternatives Analysis to determine a new area for disposal. Careful consideration of environmental, cost, and policy considerations, as well as operational benefits, were taken. In November 2022, a preferred alternative was identified that will extend the landfill life to early 2038.

STORM AND SURFACE WATER MANAGEMENT

The City's storm and surface water management program focuses on water quality and flood control within the City guided by administrative, physical, and biological influences. Land use and zoning impact development and required stormwater facilities, as well as potential impacts on natural systems. Geologic and hydrologic conditions influence how surface water can be managed by stormwater facilities to avoid potential drainage or flooding impacts. Fish, wildlife presence, and vegetation are significant considerations in surface water management, as the surrounding waterbodies and environment can be impacted by program management decisions.

There are five primary drainage basins located within the City, as defined by the Washington State Department of Ecology Watershed Characterization Assessment Units and Waterbodies: Peterson Creek, Walsh Creek, Jenkins Creek, Rock Creek (Cedar), and Rock Creek South 2.

The City is required to comply with the Western Washington Phase II Permit National Pollutant Discharge Elimination System Municipal Stormwater Permit (NPDES Permit). The Washington State Department of Ecology (DOE) is the regulatory authority for the NPDES Permit. The current permit will be in effect from August 2024 through 2029.

Level of Service Standards

The City has adopted the 2021 King County Surface Water Design Manual (2021 KCSWDM) to be in compliance with the NPDES Permit. The City has issued a Surface Water Design Manual Addendum to tailor the 2021 KCSWDM to meet unique needs of the City while still aligning with the City's codes, organization, and processes. Changes within the Addendum are not substantial enough to impact equivalency in requirements or level of protection provided by the 2021 KCSWDM.

Existing Level of Service

The City owns and maintains a majority of the infrastructure responsible for storm and surface water management. However, since private infrastructure can impact the City's system, the City is also responsible for inspecting and regulating maintenance of private stormwater flow control and treatment facilities. Public and privately owned conveyance systems consist primarily of pipes and ditches, and connection and collection points, such as catch basins and manholes. Flow control and treatment of stormwater is provided through a variety of storage and treatment facilities designed for detention, infiltration, or bioretention of stormwater. Within the City, there are approximately 46 miles of pipes, 5.5 miles of ditches, and 5,700 catch basins, both publicly and privately owned. The City owns and maintains approximately 137 stormwater ponds, totaling approximately 150 acres, and



within the City, there are about 42 privately owned and maintained stormwater ponds, totaling approximately 13 acres.

Needs and Plans

The City updated their Storm and Surface Water Comprehensive Plan in 2022. Their CIP was established based on identification of needs to replace inadequate infrastructure or construct new stormwater infrastructure to better control flooding and/or treat stormwater to protect surface and groundwaters. Capital projects were identified by conducting a survey for Staff, City Council, and residents where issues and opportunities were suggested. The City developed a simple prioritization approach to provide a consistent method for allocating resources that reflects the City's values and City Council goals. Prioritization Criteria factors included safety/public impacts, environmental impacts, maintenance, fiscal impact, public support, project mandate, and extensive permitting. 15 high priority projects were identified, and most of the recommended CIP projects address on-going flooding problems, while others address water quality, fish passage, or maintenance solutions. Projects are scheduled for implementation based on priority and anticipated available annual funding. Figure 8.8 summarizes the City's top 3 high priority stormwater CIP projects.

Name	**Watershed (Ecology Assessment Unit)**	**Estimated Cost**	
		Design	***Construction (2023 dollars)***
Witte Road Driveway Culvert Replacement	Jenkins Creek	$650,000	$3,900,000
Mainstem Jenkins Creek Culvert Replacement and Wetland Rehabilitation	Jenkins Creek	$500,000	$$2,500,000
Cedar Downs Water Quality Improvement Project	Jenkins Creek	$90,000	$1,900,000

Figure 8.8 – Maple Valley High Priority Stormwater CIP Projects

Financing

The City has a total CIP budget for 15 separate projects valued at $13,041,000 based on 2022 dollars. The largest source of revenue for the City's Storm and Surface Water Management Program is stormwater rates. In 2019, a rate study was conducted and that year, approximately 52% of the capital spending was for surface water projects and 48% was for surface water components of transportation projects. Most financing was from reserves and rate revenues. At the time of the rate study, a revenue increase was found to be needed to meet financial obligations and a rate structure was also recommended to recover more revenue from residential parcels and begin charging fees based on equivalent service units rather than tiers of impervious surface. Also, $0.9 million of the $10.5 million was estimated to come from grants in 2019. The City has more recently been successful in being



awarded grants to support funding storm and surface water projects, including culvert replacements and stormwater pond retrofits, and almost all of the City's CIP projects are grant-eligible.



GOALS & POLICIES

The Utilities Element of the Comprehensive Plan provides Maple Valley an opportunity to coordinate with utility companies in meeting future service needs efficiently, while minimizing negative impacts on the natural and built environment. This section sets forth goals and policies to maximize this process of coordination between the provision of utilities and the City's Plans for future growth. The goals and policies below help the City to balance the needs of the industry with other responsibilities, including bringing the providers into compliance with due process, ensuring consistency with this Comprehensive Plan, addressing aesthetic impacts, protecting the natural environment, providing energy conservation measures and alternatives, and controlling the disruption of installations through Plan schedule coordination.

Goal UT-1: The City of Maple Valley provides residents citywide utility services that are consistent and reliable, managed to balance the health and safety of the City's communities and potential impacts on the natural environment, and accessible and sustainable for the community.

Goal UT-2: The City promotes incentive programs, strategies, and appropriate regulations to provide equitable access of utility services to underserved areas, with particular priority investments to address disparities in historic access to utilities.

Policies:

UT-P1.1 Prioritize development of franchise agreements or interlocal agreements with public and private utilities to operate within the City of Maple Valley.

UT-P1.2 Encourage the design, siting, construction, operation, and relocation or closure of all utility systems in a manner that is cost effective, environmentally sensitive, appropriate to the location and need, minimizes and mitigates impacts on adjacent land uses and prioritizes actions to protect vulnerable populations.

UT-P1.3 Require the undergrounding of utility distribution lines, with the exception of high voltage electrical transmission lines, in accordance with approved franchise agreements and tariffs approved by the Washington State Utilities and Transportation Commission.

UT-P1.4 Encourage the co-location or joint use of trenches, conduits, or poles so that utilities may encourage expansion, maintenance, undergrounding, and upgrading facilities with the least amount of disruption to the community or service delivery.

UT-P1.5 The City promotes open space preservation or recreational use of utility corridors, such as for trails, sport courts and similar activities, where found to be safe.

	UT-P1.6	Seek cooperative planning approaches among jurisdictions, agencies, federally recognized tribes, and adjacent regions to address regional issues of water, sanitary sewer, telecommunications, solid waste, and storm water management and emergency response.
	UT-P1.7	Encourage utility providers to provide programs, incentives, or opportunities for greater affordability for low income individuals and families as well as seniors.
	UT-P1.8	Encourage utility providers to provide programs, incentives, or opportunities for low income housing developers.
	UT-P1.9	Identify underserved areas and neighborhoods with disparities in historic access to utility services, and work with utility providers to develop strategies to improve access.

POTABLE WATER AND SANITARY SEWER

Policies:	**UT-P1.10**	Coordinates with potable water and sanitary sewer providers when extensions are needed for sewer and water utility services to meet future land use and development needs, as well as GMA concurrency requirements.
	UT-P1.11	Require all new development to reasonably connect to public water and sewer systems, unless otherwise allowed by state or county regulations.
	UT-P1.12	Require all new development to avoid or mitigate adverse impacts to functioning potable water or septic systems.
	UT-P1.13	Ensure 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.
	UT-P1.14	Coordinate with potable water and sanitary sewer providers to construct main lines to existing unserved areas of the city for future water and sanitary sewer connections or extensions which could be accomplished and funded by the City through a developer extension or ULID process.
	UT-P1.15	Support the efforts of applicable agencies and special purpose water district programs to conserve and minimize water usage.

ELECTRICAL AND NATURAL GAS



Policies:	**UT-P1.16**	Coordinate with electrical and natural gas providers to ensure planning for system growth is consistent with the City's growth forecasts and GMA concurrency requirements.
	UT-P1.17	Support coordination of land use and facility planning with electrical and natural gas service providers to accommodate the extension of distribution lines and facilities to and within the City's Urban Growth Area.
	UT-P1.18	Encourage utility providers to comply with applicable state regulations for tree trimming and planting, such as the planting of appropriate varieties of trees in the vicinity of power lines.
	UT-P1.19	Support ongoing vegetation management in order to maintain system reliability.

TELECOMMUNICATIONS

Policies:	**UT-P1.20**	Encourage multi-family, commercial, and industrial developers to provide for common telecommunication facilities, e.g., cable or satellite, as a part of an initial building and site design to explore joint use among neighboring properties.
	UT-P1.21	Encourage telecommunication service providers to co-locate facilities, such as monopoles or towers, to explore joint use of facilities in order to reflect sensitivity to neighborhood character and reduce potential aesthetic impacts.
	UT-P1.22	Encourage widespread, affordable telecommunication services to supply the most current technologies and provide the community increased equity access to options and reliable service.

SOLID WASTE

Policies:	**UT-P1.23**	Monitor solid waste collection providers for adequacy of service and compliance with service contracts.
	UT-P1.24	Seek cooperative planning approaches to address regional recycling and waste reduction efforts throughout the community, and an effective regional approach to solid waste management.
	UT-P1.25	Work with King County to maintain a balanced solid waste and disposal facility system to minimize or avoid disproportionate impacts to the City's vulnerable communities. For example, when new waste facilities are sited, locate them away from overburdened communities.

STORM AND SURFACE WATER



Policies:

UT-P1.26 Strive to provide, maintain, and improve a storm and surface water system that protects surface water and groundwater quality, controls damage from rain events, protects the environment, and serves the community.

UT-P1.27 Participate in regional watershed-based efforts and decision-making with goal of improving regional drainage basin health.

UT-P1.28 Support development of strategies to enhance existing public education and outreach campaigns to address specific surface and stormwater concerns.

UT-P1.29 Support development of strategies and a plan for habitat restoration on City-owned land.

UT-P1.30 Continue to develop new design and development review standards to meet City's goals to improve water quality and reduce flooding.

UT-P1.31 Strive to maximize the addition and retention of healthy tree cover and native vegetation and encourage restoration, replacement, and enhancement of unhealthy vegetation to reduce storm and surface water effects.





RELATED CLIMATE POLICIES

The following policies from the City's 2023 Climate Action and Resiliency Plan help guide the City's utility services.

Policies:	**CR-P7**	Identify and protect environmentally critical areas.
	CR-P10	Implement and encourage measures to reduce sediment in streams.
	CR-P11	Remove and replace degraded creek culverts.
	CR-P12	Assess stormwater runoff design standards.
	CA-P10	Encourage enrollment in Puget Sound Energy's (PSE) Green Power Program.
	CA-P11	Support Development of community solar projects.
	CA-P12	Help residents reduce impact of waste.
	CA-P13	Partner with schools to develop curriculum around sustainable practices.
	CA-P15	Develop a plan to increase tree canopy within the city.
	CA-P16	Educate on and incentivize smart irrigation management and technology.
	CA-P19	Optimize energy use in City-owned buildings
	CA-P20	Change out City streetlights to LED and use LED on all new projects.
	CA-P21	Enroll in Puget Sound Energy's (PSE) Green Power Program.
	CA-P23	Identify processes needed to reduce City-generated waste.
	CA-P24	Identify partners that will purchase or receive salvaged materials, furniture, and equipment from renovated buildings.
	CA-P26	Increase tree canopy on City-owned properties.
	CA-P27	Transition to native and drought tolerant plantings and optimized irrigation.

Element	Date	Comment Source	Comment	Response
All	4/1/2024		Include comments from agencies in the packet.	
All	4/1/2024		Provide comments from BERK for REACH committee comment inclusion	Done
Capital Facilities	4/1/2024	Parnello	Happy to see the Parks Maintenance Building and Golf Course Clubhouse is being replaced.	Schneider to be discussed 4-15
Capital Facilities	4/1/2024	Dawson	Did the Food Bank discuss their future needs?	The food bank participated in early engagement
Economic Development	4/1/2024	Parnello	Where are we going to supply land for employment	Summit Place will make up a majority of our anticipated future employment.
Environmental Quality	4/1/2024		No comments	
Housing Element	4/1/2024	Schroff	Is PSH included in the 1720 housing number?	Yes
Housing Element	4/1/2024	Dawson	Surprised by the PSH and low AMI housing number requirements	Berk to expand on this during Housing Element review
Housing Element	4/1/2024	Parnello	Discussed how we are obligated to plan for these housing numbers	Berk to expand on this during Housing Element review
Land Use Element	4/1/2024	Burberry	Large foot print businessess and low employment, what is it?	Warehousing
Land Use Element	4/1/2024	Schroff	Where are we expanding the UGB?	We are not expanding the UGB
Land Use Element	4/1/2024	Parnello	Where are the NB changes happening? Clarification	On SR-169 and SE 244th and on the Pla-mor site
Land Use Element	4/1/2024	Dawson	The Pla-Mor is in ROW, is this a problem in the future?	Only if there is future construction consideration
Parks and Recreation	4/1/2024		No comments	
Transportation	4/1/2024	Herbert	When we discuss Transportation, etc, when Ten Trails say they are sending trips north, did we consider these trips?	Yes, Ten Trails trips was a part of traffic modeling.
Transportation Element	4/1/2024	Parnello	What is active transportation infrastructure?	Bike lanes, sidewalks, etc
Transportation Element	4/1/2024	Dawson	Why was there a no vote on this element?	The PC Chair did not agree with future transportation predictions.
Transportation Element	4/1/2024	Burberry	Agrees with Dave that the 2044 numbers don't increase enough.	This will be addressed by Transpo on May 6th
Utilities	4/1/2024	Kelly	Is requiring undergrounding power a policy in the plan?	Undergrounding of new utilities is a current requirement.
Utilities	4/1/2024	Schroff	Did we include equity in the policies? i.e. sewer access	Equity is included in all elements and emphasized in the city's Vision Element..
Utilities	4/1/2024	Dawson	What areas are underserved and not provided historical access?	Pla-mor estates, Charlwood, Cedar Downs.
Utilities	4/1/2024	Burberry	Did you meet with PSE and did they address capacity?	We did not previously meet with PSE. They did provide comments generally related to climate.
Utilities	4/1/2024	Dawson	UT P1.16. The city may want to look at this more closely	
Vision Element	4/1/2024		None	

Vision Element	4/15/2024	Pierson	What equity screening was used?	BERK Provided a response and will provide work.
Economic Development	4/15/2024	Dawson	Income Disparity - It occurs everywhere. How can this be addressed?	Increase housing affordability. Workforce development and strong partners. Data collection.
Economic Development	4/15/2024	Pierson	Did you consider the use of Summit Place as a major employment center?	Yes, this was a cornerstone of consideration
Economic Development	4/15/2024	Dawson	Do we need a policy that we will attract a wide range of businesses?	Berk- Amend Goal 1 that the City will attract and retain quality business. Add a bullet to P1.1 to include access to employment, opportunites, etc.
Economic Development	4/15/2024	Parnello	EDP3.6 - support EV stations in Commercial Areas.	Strike "seek opportunities to support" and use "encourage" instead.
Economic Development	4/15/2024	Parnello	EDP3.1	Add " while keeping the City's vision and values"
Vision Element	4/15/2024	All Council	Clearly state that the vision, mission and core policies take precidence.	Changed.
Vision Element	4/15/2024	Parnello	Should we change the use of "Indians"	We have updated the Vision Element
Housing Element	3/24/2024	PSRC	Analysis of racially disparate impacts and exclusion could be more robust in the draft plan or accompanying housing analysis. Further analysis on how historical factors have led to the city's existing demographics may be included.	The analysis of RDI has been made more robust. Historic facotors regarding the city demographics is in the Vision Element and updated in the Housing Element.
Transportation	3/24/2024	PSRC	The plan includes a policy (Transportation Policy 2.1) to focus investments to connect to regional centers. Based on the location of Maple Valley and existing regional centers, local investment may be well suited for local centers. We recommend including a policy to prioritize investments in local centers, consistent with MPP-RC-8 and DP-25.	Revised Policy 2.2 to support the prioritization of transportation investments that are within or connect to local commercial centers.
Transportation	3/24/2024	PSRC	The city should include policy and analysis of transportation planning for people with mobility and accessibility needs. This includes individuals who do not or cannot drive. If the city has completed an ADA transition plan, it should be incorporated into the plan by 2029 per HB 1181.	Revised Policy 3.2 to identify the need to build a transportation system for all users, especially those with mobility or accessibility needs. Added Policy 3.6 to identify the need to complete an ADA Transition Plan per HB 1181.
Transportation	3/24/2024	PSRC	Figure 4.14 includes existing sidewalks and regional trails. The mapped inventories should also include the bicycle network, if applicable.	Figure 4.14 has been updated to identify all existing marked bicycle lanes in the city.

Transportation	3/24/2024	PSRC	The city's street maintenance program is included in the City's Pavement Management System (PMS) but is not included in the project list. The city could include cost estimates in the comprehensive plan to demonstrate funding capability.	The City's annual street maintenance program was added to the project list shown in Figure 4.24. The program is funded by the City's Transportation Benefit District that provides $400,000 a year in revenue or $8 million over the life of the plan. The maintenance and pavement overlay costs have been added to Figure 4.26. Additional language has been incorporated into the financing section to highlight the ongoing street maintenance program costs.
Transportation	3/24/2024	PSRC	The plan should identify where the existing LOS for facilities and services is operating below the adopted standards. The Washington State Department of Commerce's Transportation Element Guidebook provides further information on this.	The plan has incorporated multimodal LOS criteria to monitor the performance of the street system, active transportation system, and transit system, as required by RCW 36.70A.070. Figure 4.5 identifies the existing intersection LOS, Figure 4.16 identifies the existing active transportation LOS, and Figure 4.18 has been added to inventory the existing transit LOS.
Environmental Quality	3/24/2024	PSRC	In addition to including a policy on protecting vulnerable populations, it would be beneficial to identify where these populations currently live and where environmental impacts are more impactful.	These considerations of vulnerable populations are included in other elements of the comprehensive plan and Housing Appendix
Environmental Quality	3/24/2024	PSRC	Consistent with VISION 2050 and national best practices, PSRC recommends including a policy and parks level-of-service to provide parks within a 10-minute walk of all residents. This will set the foundation for adding or expanding parks to create equitable access. PSRC uses the Trust for Public Land's ParkServe mapping tool to identify park gaps. ParkServe shows that 66% of Maple Valley's residents live within a 10-minute walk of a park. If ParkServe's data needs updating, contact ParkServe.Manage@tpl.org. Erika Harris (eharris@psrc.org) at PSRC can also help connect you.	This is not required by Multi-County Planning Policies, but it could be a good best practice to consider for the next PRAOS Plan update.
Environmental Quality	3/24/2024	PSRC	The city briefly references greenhouse gas emission goals in Figure 5 of the Climate Action and Resiliency Plan. We recommend recognizing regional climate goals in the plan document. PSRC's Climate Change and Resilience Guidance provides further resources.	City planning to address this when it develops Climate Element in 2025.
Utilities	3/24/2024	PSRC	The city is planning for sewer to meet future development needs but should also address serving existing areas in the city without sewer.	We do address serving areas without sewer and have policies encouraging working with Soos Creek Sewer District for future expansion.

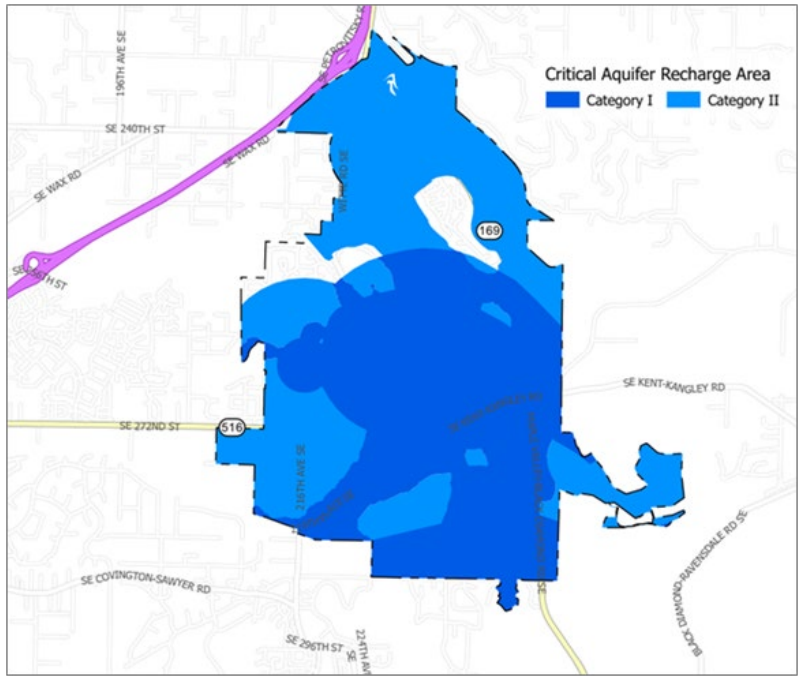
Environmental Quality	3/24/2024	PSRC	The city should identify specific hazards to the community related to climate change. The Puget Sounds Hazard map provides information for individual jurisdictions. This identification may be required by HB 1181 in 2029.	City planning to address this when it develops Climate Element in 2025.
Economic Development	3/24/2024	REACH	ED-P1.1 - Suggestions for focus on BIPOC/women businesses and employers ED-P2.1 - Please use "resident" instead of "citizen" ED-P4.3 (last sentence) – Add support for businesses owned by non native English speakers. Also, suggestion to make this its own policy	Updated the following policies per REACH recommendations: ED-P1.1, ED-P2.1, ED-P4.3.
Housing Element	3/24/2024	REACH	HO-P2.8 - With specific focus on affordable housing options (but include a mix of affordability ranges) HO-P4.4 – Help guide property owners through the repair and rehabilitation program process	Housing: Reviewed updated two policies to incorporate REACH input (HO-P2.8, HO-P4.4); added new policy HO-P4.5 per Amy's suggestion regarding racially restrictive covenants. Housing Appendix: Added details about history of RDI based on Amy's notes; replaced housing capacity memo with current version.
Parks and Recreation	3/24/2024	REACH	PR-2 Policy Suggestion – The City shall endeavor to continue providing and installing ADA play equipment at all City parks. PR-7 Policy Suggestion – Expand and promote inclusive programming. PR-7 Policy Suggestion – Analyze equity impacts for online registration of recreation programming and consider offering differing registration methods and/or times of day to more equitably reach the whole community. PR-7 Policy Suggestion – Create a policy accounting for financial aid and allocating space within all programs outside of the general registration process for scholarship awardees.	Incorporated REACH policy recommendations. (As noted at the beginning of the Goals and Policies section, the Comp Plan adopts the PRAOS Plan goals and policies. The ones in the Parks Element include recommended modifications for consideration for the City's next PRAOS Plan update.)

Utilities Element	3/24/2024	REACH	General comment - the Word readability tool identifies this document as at a 15th grade level. Can we make this element any easier for the general public to comprehend? Less technical/ identify technical terms? Goal UT-2 - can we define disparities. Historic access to utilities? Racial disparities? Goal UT-2 - add a policy supporting the goal. What is the prioritization process in the development of franchise agreements that address disparities? Do we define the underserved areas? Do the utilities? UT-P1.14 - Can we do more than encourage developers? Can they submit a feasibility analysis showing this is cost prohibitive if they dont want to provide common telecommunications? UT-P1.16 – How do we ensure equitable access? Requiring low income programs in franchise agreements? UT-P1.19 – Please add some clarity, what does this mean?	Made edits requested by Soos Creek. Made edits in response to REACH comments including updating Goal UT-2, adding a new Policy UT-P1.9, and updating Policy UT-P1.24. Parametrix also made minor updates to PSE section to make some language less definitive – since PSE did not provide feedback.
All	5/6/2024	Dawson	Can we change the font color so we know what has changed?	Staff will flag edits
Capital Facilities Elemen	5/6/2024	Parnello	Change the information on Parks Maintenance Building to be updated to reflect that construction is expected to initiate in 2024	
Capital Facilities Elemen	5/6/2024	Kelly	Update the photo in the header of the document. Goats are no longer used.	The photo will be updated
Capital Facilities Elemen	5/6/2024	Parnello	Investigate bullet point 3 on page CF-11	Staff will check with Parks
Capital Facilities Elemen	5/6/2024	Herbert	Double check with Police that the numbers on CF-13 are accurate	Staff checked in with the Chief, numbers are updated
Transportation Element	5/6/2024	Burberry	What are the traffic differences between 2022 and today?	This was discussed at the meeting
Transportation Element	5/6/2024	Parnello	Remove references to equestrian as a mode of transportation	Removed
Transportation Element	5/6/2024	Parnello	Has questions as to the validity of Active Tranportation System Map, particualrily those trails outside the city limits. We should include the trails to the west of Maple Valley that connect to Covington including Cedar Creek Park.	Staff is reviewing options for mapping.
Transportation Element	5/6/2024	Dawson	Who has put the counters on SR-169 near McDonalds and SE 228th ?	Not Maple Valley
Transportation Element	5/6/2024	Kelly and Dawson	Can we combine TE-1, 2, and 3 into a singular project on the 20 year TIP?	My recommendation is to leave as is because it could help having the projects costed out separately for the impact fee program.
Transportation Element	5/6/2024	Parnello	Would prefer to see TE-29 as a regional asset not just for south city residents.	Description to be modified

Transportation Element	5/6/2024		Under "collector streets" 228th Ave SE add "south of Kent Kangley	This will be updated
Transportation Element	5/6/2024	Parnello	Why do we include conferring with Kent School District in TP-3.4	This has been removed
Transportation Element	5/6/2024	Dawson	TP6.9 is the wording of "accommodate for emergency vehicles" sufficient language?	Staff believes this is sufficient
Land Use Element	6/3/2024	Council	Review of the nine items in the list for the LU map update	1. Check if the LU policy pushes us to annex the UGA 2. Discussion regarding not combining all "zones" into a singular R designation. - Leave as is. 3. Yes. 4. Yes. 5. Yes. 6. Yes. 7. Yes. 8. Yes. 9. Do not change these land uses. Strike nine.
Land Use Element	6/3/2024	Council	Remove LU P 2.3	Will remove.
Land Use Element	6/3/2024	Council	Work with PSRFA on changing the designation of the station on 216th	Staff will place this on a future workplan.
Land Use Element	6/3/2024	Dawson	LU 8	Add "history and culture" to the goal.
Land Use Element	6/3/2024	Dawson	LU P 8.5	Do not limit to the historical society "Coordinate with commmunity organiztions the Maple Valley Historical Society regarding its future visions and plans".
Land Use Element	6/3/2024	Dawson	LU P- 7.3	Delete the first sentence. Check consistancy with the ED Element
Land Use Element	6/3/2024	Parnello	LU P- 5.3	Offer incentives for aggregating or subdividing properties
Land Use Element	6/3/2024	Parnello	LU p-1.7	May need to revisit based on housing discussion.
Housing Element	6/3/2024	Herbert	Can housing numbers be transferred within jurisdictions?	No, they may not. But we are working with SKHHP for the 0-30 and 30-50 bands.
Utilities Element	4/15/2022	PSE	Add language to maintain vegetation to continue to support PSE service	Addeed as UT-P1.19
Utilities Element	4/15/2022	PSE	Include language for more environmental friendly decarbonization of natural gas systems.	A policy from the Climate Action and Resiliency plan, CA-P21 encourages enrollment in the PSE Green Power Program.
Land Use Element	6/10/2024	Dawson	Does the NB zone require closing at 9pm?	Car washes only. Must close at 10pm
Housing Element	6/10/2024	Herbert	For HO-P-4.3 remove "manufactured homes" and have this policy apply to all development	This change will be made.
Housing Element	6/10/2024	Parnello	Extended discussion occurred regarding Land Trusts and making purchase of homes more affordable.	Staff and Council will consider Land Trusts, learn more and disuss further in the future.
Housing Element	6/10/2024	Dawson	Include policies encouraging other financial programs targeting buyers and not only builders	
Housing Element	6/10/2024	Kelly	When tiny house villages are considered in 2025, do a tour and include all interested council members as well	Will do.
Housing Element	6/10/2024	Schroff	What affordable housing programs do we currently have working now	10% affordable in mixed use to less than 70% AMI and work with SKHHP.
Housing Element	6/10/2024	Parnello	How can we limit congregation of affordable housing and prevent "projects".	Consider needs for permanent supportive housing. Will work with BERK to come up with language to dissuade congregation.

Environment: Key Policy Updates

- New goal to emphasize functions and values of critical areas
  - Consistency with requirements for critical areas and best available science (BAS)
  - City critical areas code update will also be needed
- New policy to map Critical Aquifer Recharge Areas (CARAs) *(Completed)*
  - Aquifers below the city used for drinking water
  - Over half of the area is highly susceptible to groundwater contamination
  - Data is available from King County and would align with existing city code
- New policy on environmental justice
- New policy to emphasize cooperation with the community and other agencies including tribes



Environment: Goals

Goal EQ-1:	Protect and enhance Maple Valley's natural environment, including air quality, water resources, natural features that contribute to the City's scenic beauty, and critical areas as defined by the GMA.
Goal EQ-2:	Manage the natural and built environments to protect, enhance, and sustain environmental quality, while minimizing public and private costs.
Goal EQ-3:	Promote community-wide stewardship of the natural environment to preserve environmental quality for future generations including environmentally friendly and energy efficient buildings and projects that promote water conservation and reuse as well as alternative energy resources.
Goal EQ-4:	Preserve significant areas of native vegetation along major roadways.
Goal EQ-5:	Recognize the beneficial functions and values that critical areas provide.

Critical Areas Code

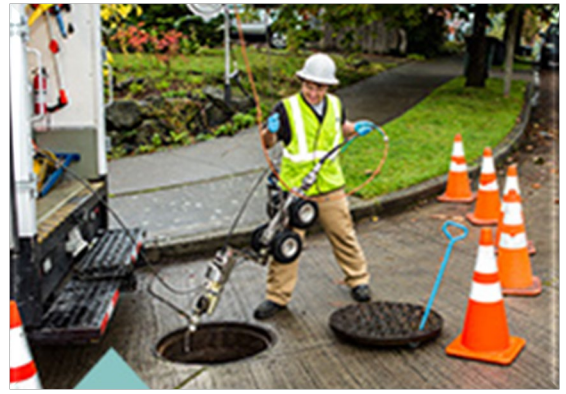
- Maple Valley's code was last updated in 2006
- The purpose of critical areas regulations is to:
  - Protect the public from threats to human safety & protect property from natural hazards.
  - Protect the environment and enhance the state's quality of life.
  - Preserve sensitive areas that are valuable to the public & provide ecological function.
- Added many definitions – existing and new – ease of use, align with state code, BAS
- Wetland buffers: updated to consider function, larger range of buffers, some will be bigger, some smaller
- Critical Aquifer Recharge Areas: added definition to make consistent with State code
- Geologically Hazardous Areas: added definition to make consistent with State code

Critical Areas Code

- Streams:
  - Updated Typing system to use newer system (Types F, Np, and Ns)
  - Updated buffers to consider salmon habitat and BAS
  - Washington State Department of Fish & Wildlife (WDFW) recommendations:
    - WDFW recommends wider stream buffers (regardless of stream type)
      - In Maple Valley WDFW recommends buffers of 187 feet or 196 feet, a few areas 100 feet
    - Minimum WDFW recommended buffer to provide habitat functions is 100 feet
      - 95% or more removal of phosphorus, sediment and most pesticides
      - 80% removal for surface runoff containing excess nitrogen
  - No change to Type F (fish bearing) stream buffers in Critical Areas Code
  - Increase Type Np and Ns stream buffers to the same as Type F (100 feet)

Utilities: Key Information Updates

- Moved two sections to the Utilities Element from Capital Facilities
  - Solid Waste
  - Storm and Surface Water
- Maple Valley has grown, we updated utility information to reflect current service levels
- Included recent Capital Improvement Plans (CIPs) for Portable Water and Sanitary Sewer service providers
- Multiple capital projects are planned within Maple Valley



Utilities: Key Information Updates, Cont.

- New telecommunications providers since 2016
  - Cable, broadband, television
- Electrical, natural gas, and solid waste providers have grown locally and updated private utility information
- Included City's high-priority storm and surface water CIP Projects and updated financing information
- Reviewed text and made edits for clarity and consistency



Utilities: Key Policy Updates

- New goal and updated policies promoting equitable access to utilities and investments to address disparities
- Updated policies to consider environmental impacts and vulnerable populations in utility development
- New and updated policies to encourage programs and incentives to reduce displacement risk
- New and updated policies to encourage programs and incentives to encourage affordable housing development



Utilities: Key Policy Updates, Cont.

- New policy seeking regional planning approaches for management of all utilities, including approaches for emergency response
- New policies proposed to align with City's Storm and Surface Water Comprehensive Plan
- These changes are consistent with utility best practices and are called for in planning guidance documents

Utilities: Goals

Goal UT-1:	The City of Maple Valley provides residents citywide utility services that are consistent and reliable, managed to balance the health and safety of the City's communities and potential impacts on the natural environment, and accessible and sustainable for the community.
Goal UT-2:	The City promotes incentive programs, strategies, and appropriate regulations to provide equitable access of utility services to underserved areas, with particular priority investments to address disparities in historic access to utilities.