

SUMMARY

FILE NO. 2414

ENTITY: COVINGTON WATER DISTRICT

ACTION: PETITION METHOD ANNEXATION

TITLE: HUB ANNEXATION

NOI Link: https://kingcounty.gov/~media/depts/boundary-review-board/Notices-of-Intention/2414_NOI.ashx?la=en

THOMAS GUIDE MAP NO. 718

DEEMED COMPLETE DATE: 2/28/23

DISTRIBUTED: 3/2/2023

EXPIRATION 45 DAYS: 4/17/23

BOARD MEETING: 3/9/23

Introduction	The proposed action would add territory to the Covington Water District for purpose of water service. The proposed annexation area is currently within the Covington Water District's Comprehensive Water System Plan but is outside its retail service area.
Location	The annexation area is located within the City of Maple Valley. Specifically, the annexation area is located at the West Half of the Northwest Quarter of Section 27, Township 22 North, Range 6 East, Willamette Meridian, located south of SE 254 th Street, north of SE 263rd Street and east of the Green to Cedar Rivers Trail.
Parcel Nos.	412700-0805, 412700-0860, 412700-0861
Land Area	Approximately 33.6 acres
Existing Land Use	The proposed annexation area is comprised of three parcels. One parcel, 412700-0860, is owned by a private company. It is zoned Community Business, has no structures, and is currently used for semi-truck parking. The other two parcels are owned by the City of Maple Valley and are vacant. The existing zoning for the parcel is 412700-0861 is CB, and the zoning for parcel 412700-0805 is Legacy. The proposed immediate use for the site and long-term use for parcels 412700-0860 and 412700-0861 is a mixed-use site named "The HUB." It is planned to include 20,000 square feet of commercial space, 208 residential apartment units and a civic plaza of approximately 25,000 square feet. There are no immediate plans to develop parcel 412700-0805.
Population	The area is currently uninhabited. However, there is planned development that will include 208 residential apartments.
Assessed Valuation	\$14,823,900
County Comprehensive Plan	N/A
City Comprehensive Plan/City Zoning	Parcel Nos. 412700-0860 and 412700-0861 are zoned Community Business, and 412700-0805 is zoned Legacy. The proposed land use designation for parcels nos. 412700-0860 and 412700-0861 is TC North (town center north). Parcel No. 412700-0805 is designated as "Legacy Property" in the City of Maple Valley Comprehensive Plan.
District Comprehensive Plan/District Franchise	Water service for the proposed annexation area is included in Covington Water District's adopted comprehensive water system plan. This plan was approved by its governing body via its Resolution No. 4230 on March 15, 2017. It was approved by approved by King County by Ordinance 18435 on December 13, 2016, and the Washington State Department of Health on February 10, 2017. A franchise is required to serve this area, and it is included with the current franchise agreement between the Covington Water District and King County via King County Ordinance 12858.
Urban Growth Area (UGA)	The proposed annexation territory is located within the Urban Growth Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan.
SEPA Declaration:	The Covington Water District prepared a SEPA environmental checklist in September 2021 and made a Determination of Nonsignificance in September 2022.

ENTITIES/AGENCIES NOTIFIED:

King County Councilmember:	Reagan Dunn, District 9
King County Departments	KCIT, King County Council, Department of Assessments, Department of Community and Human Services, Department of Executive Services, Department of Local Services, Department of Natural Resources and Parks, King County Elections, King County Executive's Office, King County Prosecuting Attorney's Office, Public Health Seattle & King County
Cities:	Issaquah, Renton, Kent, Auburn, Covington, Maple Valley, Black Diamond
Fire Districts:	King County Fire Protection District No. 10., King County Fire Protection District No. 25, King County Fire Protection District No. 40, King County Fire Protection District No. 43, King County Fire Protection District No. 37, Mountainview Fire and Rescue, Enumclaw Fire Department, King County Fire Protection District No. 47,
Water Districts:	King County Water District 90, Lake Meridian Water District
Sewer Districts:	Cedar River Water and Sewer District, Soos Creek Water and Sewer District
School District:	Tahoma School District, Issaquah School District, Kent School District, Auburn School District, Enumclaw School District, Renton School District
Other:	Puget Sound Regional Council, Washington State Department of Ecology, Muckleshoot Indian Tribe

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The Covington Water District "the District" proposes to annex approximately 33.6 acres in the City of Maple Valley "Maple Valley" adjacent to the District's boundary for purposes of water service. The District initiated this annexation proposal, based upon a property owner petition, pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in October 2022.

This proposed annexation area "the Territory" is comprised of three parcels, one owned by a private company and two owned by Maple Valley. The parcels are currently listed as vacant land by the King County Assessor's Office, but one parcel currently serves as a parking lot for semi-trucks. The Territory is located within the Urban Growth Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is located within Maple Valley, and the two southern parcels are slated to be developed into "The Hub" which will include 20,000 square feet of commercial space, 208 residential apartment units and a civic plaza of approximately 25,000 square feet. Maple Valley states that it has no current development plans for the northernmost parcel. Additionally, in 2022, Maple Valley adopted a land use designation of TC North (town center north) for the parcels to be developed and a land use designation of Legacy for the other parcel. A Legacy designation allows for a farmers' market.

Water service for the proposed annexation area is covered by the District's adopted comprehensive water system plan. This plan was approved by its governing body via its Resolution No. 4230 on March 15, 2017. It was approved by approved by King County by Ordinance 18435 on December 13, 2016, and the Washington State Department of Health on February 10, 2017. A franchise is required to serve this area, and it is included with the current franchise agreement between the District and King County via King County Ordinance 12858. District representatives report that that it is the only public jurisdiction that could currently provide water service. Additionally, it states that it is the most logical provider of water service due to its approved comprehensive water system plan and franchise agreement for the area with King County.

District representatives report that the Growth Management Act does not relate to this proposal as "This project is located in an urban area and within the City of Maple Valley jurisdiction."

The District reports that the currently proposed annexation of the Territory by the District is consistent with the following sections of both the King County Comprehensive Plan and King County Countywide Planning Policies.

King County Comprehensive Plan

- **F-233** In both the Urban Growth Area and Rural Areas of King County, all new construction and all new subdivisions shall be served by an existing Group A public water system except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per Revised Code of Washington 70.116.060 and 43.20.260 or when no existing system is willing and able to provide safe and reliable potable water with reasonable economy and efficiency per Revised Code of Washington 19.27.09.
- **F-234** In the Urban Growth Area, individual private wells are not permitted unless application of Policy F-233 to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided. The individual well must meet the criteria of the King County Board of Health Title 13.
- **F-241** King County shall encourage the adoption of state or local laws and codes to limit the construction of new exempt wells within existing water utility service areas and promote the safe and timely decommissioning of wells no longer in service.

King County Countywide Planning Policies

- **PF-4** Develop plans for long-term water provision to support growth and to address the potential impacts of climate change on regional water resources.
- **PF-5** Support efforts to ensure that all consumers have access to safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

- **PF-6** Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to provide reliable and cost effective sources of water for all users, including residents, businesses fire district, and aquatic species.
- **PF-8** Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.
- **PF-9** Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.
- **PF-10** Encourage water reuse and reclamation, especially for high volume non-potable water users such as parks, schools, and golf courses.

The District reports that the currently proposed annexation of the Territory by the District is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). Specifically, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. In this application, the District has identified the following key objectives as being relevant for specific consideration:

- **Objective 1:** Preservation of natural neighborhoods and communities.
- **Objective 2:** Use of physical boundaries including, but not limited to, bodies of water, highways, and land contours.
- **Objective 3:** Creation and preservation of logical service areas
- **Objective 4:** Prevention of abnormally irregular boundaries
- **Objective 7:** Adjustment of impractical boundaries.

As mentioned above, water service for the Territory area is covered by the District's adopted comprehensive water system plan. The District reports that it currently has an existing water main adjacent to the Territory that is a main collector for water serving the area to the east and south. It further adds that the Territory can be served by main extensions and that fireflow is available. The construction of new water mains within the Territory would be via developer extension agreement, District contact, and/or by Utility Local Improvement District. Upon successful completion and acceptance of the water construction, the system would be owned and operated by the District and served directly.

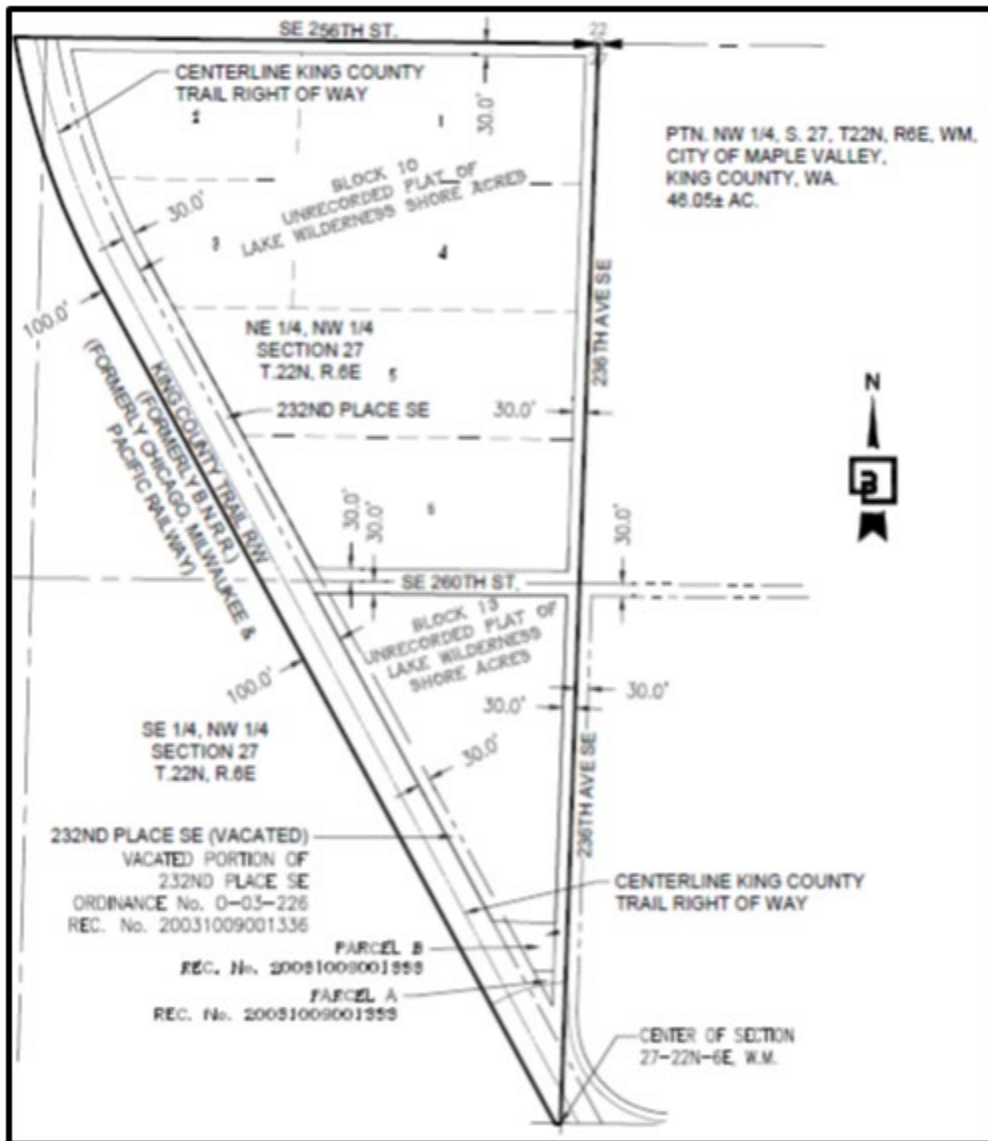
The District reports that it will generally fund the proposed service to the Territory via developer extension agreements, Utility Local Improvement Districts, bonds and facility charges. It adds that it conducts a cost-of-service study every three years to "ensure that the full cost of service is equitably allocated amongst the various system user classes." The District also states that in respect to developer extension agreements, "all water extensions installed via a Developer Extension Agreement are conveyed to Covington Water District at no cost by bill of sale for acceptance by the District for ownership. Once the District takes ownership of water mains, hydrants, valves, water services, air-vacs, and blow offs, it is responsible for the operation and maintenance of said water system. Water is metered with radio read capability and customers are billed accordingly." It adds that it may impose special rates or surcharges to customers in certain services areas in order to serve those specific areas which require extraordinary capital investments and/or maintenance costs.

The District reports that it has water available for service to the Territory. The District states the following regarding its water source:

"Covington Water District receives approximately 80 percent of its supply from the Green River Regional Water Supply System (RWSS) and the remaining 20 percent from its wells, which are generally used for peak demands. As a result of fluctuating topography and geography within Covington Water District's service area, the District currently has 9 hydraulically distinct pressure zones. Water distribution throughout the water system is accomplished by gravity feed of the RWSS through three interties, well pumps and six online booster pump stations that are located throughout the District. Currently there are eight reservoirs in the system, strategically located to provide adequate equalizing and fire flow reserves for all pressure zones. Pressure reducing valves are used to supply lower pressure zones from higher pressure zones that contain water storage reservoirs. The District also has four interties with Cedar River Water & Sewer and one emergency intertie with Lake Meridian Water District."

The District does not provide sewer service. The Territory is located with both in the Soos Creek Water and Sewer District and Maple Valley. Despite a large, planned development on two of the Territory's parcels, the District provides no information regarding existing or planned sewer service. The District reports that this proposed annexation would not affect fire protection service to the Territory and that service would continue to be provided by Puget Sound Regional Fire Authority. Last, the District reports that this proposed annexation would not affect revenues and expenditures of other jurisdictions as the proposed service would be completely new water service rather than a transfer of existing service.

MAPS - FILE NO. 2414



CONVINGTON WATER DISTRICT BOUNDARY

