

**Reference: Notice of Intention Information Packet  
Covington Water District  
Proposed Expansion of District Corporate Boundary  
The HUB/Maple Valley Annexation  
for the Provision of Water Service**

A Notice of Intention is hereby provided to the Washington State Boundary Review Board for King County by Covington Water District regarding the proposed annexation known as The HUB/Maple Valley Annexation. This territory is the area is within Covington Water District service area, but it outside the Covington Water District boundary. The annexation would expand the District's water retail service area by approximately 46.05 acres.

The proponent's explanation of items required to assist in your consideration of the proposed action follows, along with a \$50 check for processing. The various exhibits are enclosed.

I. BACKGROUND/MAPS

1. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.

The proposed addition of approximately 46.05 acres to Covington Water District water service was initiated by property owner petition under statutory provisions of RCW 57.24.070. All the area is currently within the District's Comprehensive Water System Plan. The area is located in the City of Maple Valley, inside of the King County's Urban Growth Area (UGA). The proposal is for the provision of water service for future development. Please see **Exhibits A** (legal description of the annexation area) and **B** (map of annexation area).

The existing zoning for the parcels 0860 and 0861 is CB, the zoning for parcel 0805 is LEG. The existing use of Parcel 0860 is a semitruck parking lot but has no current structures or water service. Parcels 0861 and 0805 are vacant sites.

The proposed annexation area is located in the City of Maple Valley. It is bounded to the south, west and partially on the east by the existing District boundary.

2. A signed copy of the action accepting the proposal as officially approved. Copies of the following resolutions of the Board of Commissioners for Covington Water District are enclosed:

Per RCW 57.24.080 -Resolution No. 4569 Finding Sufficiency of a Petition for Annexation of certain territory, setting a time and place for public hearing and certifying that the signatures on petition proposing the annexation area is **Exhibit "G."**

Per RCW 57.24.090 Resolution No. 4576 Declaring intention to annex a certain territory known as The HUB/Maple Valley Annexation and surrounding area is **Exhibit "H."**

3. Certification of any petitions for municipal annexation, as required by state law **Exhibit "I."**
4. The following environmental document is enclosed:
  - The completed Environmental Checklist is **Exhibit "J."**
  - The Determination of Non-Significance is **Exhibit "M."**
5. The legal description of the proposed water expansion area (Proposed Covington Water District The HUB/Maple Valley Annexation), which was previously reviewed and approved by the King County Department of Assessments, is **Exhibit "A."**
6. The following maps:
  - A. Two copies or sets of King County Assessor's maps on which the boundary of the area included in the proposal are clearly indicated as **Exhibit "E."**
  - B. Vicinity map(s), enclosed as **Exhibit "C"** displaying:
    - 1) The Coordinated Water System Plan boundary.
    - 2) The entity corporate limits in relationship to the proposal. **Exhibits "D-1 and D-2"**.  
Major physical features such as bodies of water, major streets, and highways. **Exhibits "D-1 and D-2"**,
    - 3) County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA). **Exhibit "F"**,
    - 4) If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area. **Does not apply.**
    - 5) Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map. **Does not apply.**
  - C. A map of the boundary of Covington Water District upon which the proposal has been delineated, enclosed as **Exhibit "D-1 and D-2"**.

## II. FACTORS THE BOARD MUST CONSIDER

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either the King County Council or King County Executive.

### 1. Overview

- A. The estimated current population of the proposed water expansion area is zero (0) people.
- B. The area is approximately 46.05 acres.
- C. The area's population density is approximately 0 persons per acre.
- D. The assessed value of the land and improvements within the area is \$14,823,900 according to King County Assessor Records. Estimated value after project completion is unknown.

### 2. Land Use

- A. The existing land use of the territory proposed to be added to the District's water service area consists of 3 parcels of land. Parcel 0861 is vacant and zoned CB; this parcel is owned by the City of Maple Valley. Parcel 0860 is home to a semi-truck parking lot and is also zoned CB. Parcel 0860 is owned by Fore, Inc. Parcel 0805, owned by the City of Maple Valley is vacant and zoned LEG. This parcel is also known as "The Legacy Site."
- B. The proposed immediate use for the site and long-term use for parcels 0860 and 0861 is a mixed-use site known as The HUB to include 20,000 square feet of commercial space, 208 residential apartment units and a civic plaza of approximately 25,000 sq ft. The City of Maple Valley currently has no immediate plans to develop The Legacy Site. The adjacent properties mostly contain single family residences (to the north and west) and commercial businesses (to the east and south).

### 3. Comprehensive Plans/Franchises

- A. Is the proposed action in conformance with the County-wide Planning Policies, adopted by King County in response to the Growth Management Act (GMA)? What specific policies apply to this proposal?

This annexation is in conformance with the County-wide Planning Policies. It

will allow for the provision of water in the urban area.

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.

## B. King County Comprehensive Plan/Ordinances

- 1) How does County planning under the Growth Management Act (GMA) relate to this proposal?

Does not apply. This project is located in an urban area and within the City of Maple Valley jurisdiction.

- 2) What comprehensive plan policies specifically support this proposal?

The following policies refer to King County's Comprehensive plan, however Covington Water District's Comprehensive Plan supports this proposal as noted on Pages 5-7 Section C of this Notice of Intention.

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 19.27.097.

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.

- 3) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification).  
Parcels 0860 and 0861 are both zoned CB (Community Business) which allows both commercial and multifamily residential uses. The CB zone allows for up to 36 units per acre. Parcel 0805 is zoned (LEG) Legacy and owned by the City of Maple Valley. LEG zoning allows for a Farmer's Market.
- 4) Will City regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the City regulations and how they compare to County regulations.

It is unknown if the parcels include any sensitive areas as this is a water district annexation only. Any future project will need to evaluate the parcels for sensitive areas and follow city guidelines and regulations based on results. This is for a water district annexation only.

### C. Proponent's Comprehensive Plan/Franchise

- 1) How does District planning under the Growth Management Act (GMA) relate to this proposal?

2.5.15 The District shall issue a Water Availability Certificate and expect to provide water service if it can meet the "timely" and "reasonable" criteria defined in District Administrative Code (Chapter 1.06). Covington Water District is opposed to the drilling of permit-exempt wells within or directly outside of its service area due to factors and concerns related to aquifer protection, customer service equity and water quality. King County conditions

its approval of private domestic permit-exempt wells located within an approved service area of a Group A water system, upon the future connection to the Group A water system when service from the Group A system becomes available.

- 2) Has your District adopted a Potential Annexation Area (PM) under the Growth Management Act? Have you negotiated PM agreements with neighboring cities?

Does Not Apply.

- 3) Is this proposal in your adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?

2.3.3 Potential changes to the retail service area may be initiated by landowners desiring annexation to the District, so long as such lands are situated within the current or amended Coordinated Water System Plan. Amendments require action by the Board of Commissioners for adoption by resolution.

Water service for the proposed annexation area is covered by Covington Water District's adopted comprehensive water system plan. The District currently has an existing water main adjacent to the proposed annexation that is a main collector for water serving the area to the east and south. This annexation can be served by services and main extensions.

Please see attached Exhibits G & H in which the CWD has found sufficiency of a Petition for Annexation and Adopting the Petition and holding a Public Hearing for The HUB/Maple Valley Annexation.

- 4) When was your Comprehensive Plan approved?

The Water Comprehensive Plan for Covington Water District was approved by King County Ordinance 18435 on December 13, 2016, approved by Washington State Department of Health on February 10, 2017, and District Resolution 4230 on March 15, 2017.

- 5) Is a franchise required to provide service to this area? If so, is the area included within your current franchise?

Yes, and it's included with the Covington Water District current franchise agreement with King County through Ordinance 12858. A revised franchise agreement is currently being drafted up for the next ten years.

- 6) Has this area been the subject of a pre-Annexation Zoning Agreement? If

so, please enclose a signed copy of the agreement.

Does Not Apply.

- 7) What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

The proposed land use designation for parcels 0861 and 0860 is TC North (town center north). Parcel 0805 is designated as "Legacy Property" in the June 2015 City of Maple Valley Comprehensive Plan. (page 67)  
The proposed zoning regulations were adopted in the Maple Valley Municipal Code via Ordinance 0-22-770, passed November 21, 2022.

#### 4. Planning data

##### A. Revenues/Expenditures

- 1) Estimate City expenditures.
- 2) Estimate City revenues to be gained.
- 3) Estimate County revenues lost.
- 4) Estimate fire district revenue lost.
- 5) Estimate fire district expenditure reduction.

The proposed annexation and expansion of the District's water service area would not increase or decrease the revenues and expenditures of any city, fire district or King County. The proposal is an expansion of service not currently available within the area, rather than a transfer of territory from one jurisdiction to another, such as would be the case with annexations to cities, new incorporations, or revisions to the common boundaries of adjacent special districts which provide the same services.

Covington Water District recognizes that future water system extensions to serve this area may require different methods of financing, including through 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.

In some cases, special rates or surcharges may be established for specific areas which require extraordinary capital investments and/or maintenance costs unique to the area and the total costs shall be borne solely by those customers located within the benefitted service area.

## B. Services

### 1) Water

#### a. Directly or by contract?

The construction of new water mains within the area would be through developer extension agreement, District Contact, and/or by Utility Local Improvement District. Upon the completion and acceptance of the water construction, the system would be owned and operated by Covington Water District and served directly.

#### b. Storage location(s), capacity?

Per Covington Water District: The District will evaluate the developer's proposal upon submission of the appropriate agreement. Storage tanks 5, 6 and 7 can supply millions of gallons of water to the 770 zone. The locations are disclosed within our System Plan.

#### c. Mains to serve the area (diameter, location)

Per our Water Availability Certificate: Connect to the main in SE 260th St, extend the main to loop onsite and to the west under the Green to Cedar Rivers Trail. Also connect at the south at SE 263rd Street east to SE 264th Street. Loop onsite.

#### d. Pressure station location and measured flow

There are no PRV's located near the annexation area. The zone is in the 770 pressure zone. Flow from 222nd wells or our RWSS tap supplies flow to the site.

#### e. Capacity available?

Capacity is available at a specific rate and time since it is related to multiple factors with this generic flow question. CWD is assuming you mean fireflow. Yes, fireflow is available. More definitive modeling is needed to provide specific flows and pressure information.

#### f. Water source (wells, Seattle, etc.)

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.

g. Financing of proposed service (LID, ULID, Developer Extension, Etc.)

The District's method of financing, which utilizes developer extension agreements, Utility Local Improvements Districts, bonds, and general facility charges, places the financial burden of improvement costs equitably on those who create the demand for and benefit from the system expansion. This distribution of costs also tends to match the timing of water extensions with the actual need and avoids significant problems with premature excess capacity or deficiencies in capacity. A cost-of-service study is conducted every 3 years to ensure that the full cost of service is equitably allocated amongst the various system user classes.

2) Sewer: The proposed service area expansion would be for water service only.

- a. Directly or by contract?
- b. Gravity or Lift Station required?
- c. Disposal (KCWTD; City or District Treatment Plant)
- d. Capacity available?

The proposal to expand the District's Retail boundary does not apply to the provision of sewer service. Covington Water District provides water only.

3) Fire Service

- a. Directly or by contract?
- b. Nearest Station(s)?
- c. Response time?
- d. Are they fully manned? How many part-time and full-time personnel?
- e. Major equipment at station location (including type and number of emergency vehicles)?
- f. How many fully certified EMT/D-Fib personnel do you have?
- g. What fire rating applies?

h. Source of dispatch?

The proposed water service area expansion would have no effect on fire service until future water facilities are installed. After water service has been expanded into the annexation area, fire service will continue to be directly provided by Puget Sound Regional Fire Authority.

4) General

- a. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.

Proponents of the water service expansion will have to enter into a Developer's Extension Agreement with Covington Water District at such time when a development has been submitted and approved by the City of Maple Valley. The landowners could also request to extend water.

- b. Describe the topography and natural boundaries of the proposal.

The annexation area is characterized as relatively flat with rolling hills on parcels 0860 and 0861. Parcel 0805 has a flat area towards the middle of the site with some hills along the perimeter. The South, East and West boundaries of the annexation area are adjacent to the current water service area of CWD.

- c. How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection?

The CWD service area growth is below 0.7% per year. For the 770 zone, the growth is between 1% to 2%. Please refer to the PSRC growth and population counts to obtain more detailed growth information.

- d. Describe any other municipal or community services relevant to this proposal.

The proposed water service area expansion does not, by itself, require or depend on other municipal or community services other than public water service, which would be available through Covington Water District.

However, as part of a developing suburban residential area, facilities such as streets, sidewalks, storm drainage systems, power, and telephone, in addition to sewer and water service, are required and would be provided as a part of each development as governed by the City of Maple Valley regulations.

Community facilities such as parks, fire protection and school sites are

being provided in the general vicinity as part of the master plan implementation required by the City of Maple Valley.

- e. Describe briefly any delay in implementing service delivery to the area.

No delays in installing water service are anticipated. Water service is also available adjacent to the proposed Annexation area.

- f. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?

Covington Water District maintains a fee schedule for the implementation of its planned facilities and services which is revised periodically to reflect the current costs of new construction, operations, and maintenance. The schedule is set to provide an equitable distribution of costs among those users who create the demand for facilities and services.

No other public jurisdictions currently can provide water service. It would be illogical for another service provider to operate a system within a 46.05 acre area which is adjacent to the Covington Water District service area and within the designated franchise area with King County. It would also be contrary to the District's approved Comprehensive Water System Plan.

### III. Objectives

Please evaluate this proposal based upon the objectives listed in RCW 36.93.180. Give your reasons for each of the objectives chosen.

1. Preservation of natural neighborhoods and communities.

The extension of water service to the area would enable the area to be developed consistent with the adjacent neighborhoods and land jurisdiction zoning.

2. Use of physical boundaries including, but not limited to, bodies of water, highways, and land contours.

Existing tax lot lines and the exiting District service area boundary would be used as the boundaries.

3. Creation and preservation of logical service areas.

The extension of the District corporate boundary conforms to all current land use and utility service policies for the area and would complete a geographical hole in the current boundary.

4. Prevention of abnormally irregular boundaries.

The proposed annexation area does not create an abnormally irregular boundary and will actually create a regular boundary.

5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.

Does not apply.

6. Dissolution of inactive special purpose districts.

Does not apply.

7. Adjustment of impractical boundaries.

The proposed service area extension is unable to completely fill the gap in the District's current existing water service area. However, this extension boundary goes towards filling a large portion of that gap with the exception of critical areas that are south and southwest of the boundary annexation as stated in Objective 5.

8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.

Does not apply.

9. Protection of agricultural lands.

Does not apply.

10. Provide reasonable assurance that the extension of municipal services and the additional payments to be made by the property owners of the area to be annexed in the form of taxes will remain reasonably equal to the value of the additional municipal services to be received during a period of ten years following the effective date of the proposed annexation. This objective shall apply only to cities with a population of 400,000 or more which initiates a resolution for annexation proceedings.

Does not apply.

# The HUB/Maple Valley Water Annexation

## Application Attachments:

Check No. **XXXXX** in the amount of \$50

- Exhibit A – Legal Description of Annexation Area
- Exhibit B – Map of Annexation Area
- Exhibit C – Vicinity Map
- Exhibit D1 & D2 – Covington Water District Boundary Maps
- Exhibit E – King County Assessor’s Map
- Exhibit F – Urban Growth Area Map
- Exhibit G - Resolution No. 4569 of the Covington Water District Board of Commissioners finding the sufficiency of a Petition for Annexation. Impact Assessment and the Environmental Checklist.
- Exhibit H - Resolution No. 4576 of the Covington Water District Board of Commissioners Adopting the Petition for The HUB/Maple Valley Annexation, and holding a Public Hearing
- Exhibit I – Annexation Petition Certification
- Exhibit J – SEPA Environmental Checklist
- Exhibit K – SEPA Notifications
- Exhibit L - Determination of Non-Significance
- Exhibit M – GIS Map