



**SPECIAL MEETING AGENDA  
MAPLE VALLEY CITY COUNCIL**

Monday, October 12, 2020  
7:00 p.m.

City of Maple Valley City Hall  
22017 SE Wax Road, Suite 200

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

<https://maplevalleywa.zoom.us/j/99826858095?pwd=cjhpUkkxbFRLcDROcUF4aVZITG0wdz09>

**Dial In option: 1-253-215-8782 Meeting ID: 998 2685 8095 Password: 869998**

Time Estimation

- |         |  |    |
|---------|--|----|
| 10 min. | 1. CALL TO ORDER   |    |
|         | 2. ROLL CALL   |    |
|         | 3. PUBLIC COMMENTS   |    |
|         | 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 <a href="mailto:webmaster@maplevalleywa.gov">webmaster@maplevalleywa.gov</a> by 10:00 AM October 12, 2020 should include name and address of commenter. |    |
|         | PRESENTATION: Disucsison SR 18 Widening, Issaquah-Hobart Road to Deep Creek project  | 1  |
|         | 4. APPROVAL OF THE AGENDA  |    |
| 5 min.  | 5. CONSENT CALENDAR  |    |
|         | The Consent Calendar is for those matters that have been discussed by Council previously or that are so routine that passage is likely.  |    |
|         | (a) Approval of Minutes of the Special Meeting(s) on September 28 and October 6, 2020  | 3  |
|         | (b) Resolution No. R-20-1491 awarding the bid, and authorizing the City Manager to execute a Public Works Contract with Judah of Lion Landscaping and Services, LLC, for 2020 stormwater pond fening installation and repair (S-15)  | 11 |
|         | 6. PUBLIC HEARING  |    |
|         | 7. BOARD, COMMISSION, COMMITTEE REPORTS  |    |
| 20 min. | 8. REPORT OF THE CITY MANAGER  |    |
|         | (a) City update  | 17 |
|         | (b) FACT Sheet   |    |
|         | (c) You Matter Campaign  |    |

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



|         |  |     |
|---------|--|-----|
|         | (d) Henry Switch   | 49  |
| 9.      | <b>COUNCIL REPORTS</b>   |     |
| 15 min. | (a) Council Communication Subcommittee .....   |     |
| 10 min. | (b) Ham radio repeater location options .....Mayor Kelly   |     |
| 10.     | <b>CONTINUED BUSINESS</b>  |     |
| 15 min. | (a) 2021-2022 Budget continued discussions .....   |     |
| 10 min. | (b) Ordinance No. O-20-708 amending Chapter 3.05 of the Maple Valley Municipal Code entitled "Sales and Use Tax" to impose an additional Sales and Use Tax of one-tenth of one percent for housing and related services as authorized by RCW 82.14.530 ..... City Manager Laura Philpot  | 115 |
| 10 min. | (c) Ordinance No. O-20-709 repealing Ordinance No. O-20-708 should King County not adopt an Ordinance imposing the additional Sales and Use Tax for housing and related services authorized by RCW 82.14.530 on October 13, 2020..... City Manager Laura Philpot   |     |
| 11.     | <b>ORDINANCES, RESOLUTIONS, AND MOTIONS</b>  |     |
| 12.     | <b>NEW BUSINESS</b>  |     |
| 13.     | <b>FOR THE GOOD OF THE ORDER..... Council</b>  |     |
| 10 min. | (a) Commission and Board appointments .....Mayor Kelly   |     |
|         | i. Economic Development Commission   | 143 |
|         | ii. Lake Wilderness Citizen Advisory Committee   | 151 |
| 10 min. | (b) Legislative Priorities   |     |
| 14.     | <b>PUBLIC COMMENTS</b>   |     |
|         | 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 <a href="mailto:webmaster@maplevalleywa.gov">webmaster@maplevalleywa.gov</a> by 10:00 AM October 12, 2020 should include name and address of commenter. |     |
| 15.     | <b>ANNOUNCEMENT OF NEXT MEETING</b>  |     |
|         | <b>SPECIAL MEETING</b>   |     |
|         | <b>OCTOBER 26, 2020 AT 6:00 P.M.</b>   |     |
|         | <b>ZOOM MEETING INFORMATION TO FOLLOW</b>  |     |
| 16.     | <b>EXECUTIVE SESSION</b>   |     |
| 17.     | <b>ADJOURNMENT</b>   |     |

Mayor and City Council Members  
City of Maple Valley  
22017 SE Wax Road, Suite 200  
Maple Valley, WA 98038

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Dear Mayor and City Councilmembers,

On behalf of the Washington State Department of Transportation (WSDOT), we are writing you to discuss the SR 18 Widening, Issaquah-Hobart Road to Deep Creek project. The project team would like to present at the city council on October 12, 2020 to discuss the project, upcoming preferred alternative selection, and request the improvements be added to your 2021 legislative priorities. In this letter, we have outlined general information about the project in preparation for your upcoming city council meeting.

**Background:** WSDOT is developing a recommended preferred alternative to reduce congestion and improve safety on 5 miles of SR 18 from Issaquah-Hobart Road to Deep Creek. The project team is currently assessing quantitative performance data from 10 alternatives to select the best-performing designs. Of those being assessed, the alternatives include truck climbing lanes, medians, and improvements to the S-Curves and Tiger Mountain Summit. The best-performing designs from each of these groupings will be combined into one composite preferred alternative for the corridor.

**Discussion:** The project team will present the alternatives, their preliminary performance data, the upcoming preferred alternative selection, and how construction funding will be requested through the Washington State Legislature in 2021.

**Financial Impact:** The financial impact to the city will be \$0. Funding for preliminary design has been obtained from state sources, but no funding is currently available for construction. Future construction funding will be requested during the 2021 legislative session.

**Action Requested:** WSDOT is requesting that your city council add the project to their legislative priorities for the upcoming 2021 calendar year.

If you, your colleagues or council would like more information about the project prior to meeting, please visit the project website to hear the latest updates [[project website](#)] or contact me directly for additional details. We look forward to meeting with you soon to the discuss the project.

Thank you for your time,

Gordon Roycroft, P.E., P.M.P.  
Senior Project Manager, WSP  
[gordon.roycroft@wsp.com](mailto:gordon.roycroft@wsp.com)  
360-561-5805

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**PRELIMINARY**  
**CITY OF MAPLE VALLEY, WASHINGTON**  
**CITY COUNCIL**  
**MINUTES OF SPECIAL MEETING**  
**SEPTEMBER 28, 2020**  
Maple Valley City Hall  
22017 SE Wax Road, Suite 200, Maple Valley  
ZOOM MEETING

**1. CALL TO ORDER**

Mayor Kelly called the meeting to order at 6:00 p.m.

Councilors present: Linda Olson, Les Burberry, Syd Dawson, Linda Johnson, Deputy Mayor Dana Parnello, and Mayor Sean Kelly

Staff Present: City Manager Laura Philpot, Parks Director and Assistant City Manager Dave Johnson, Economic Development Manager and City Clerk Shaunna Lee-Rice

**2. SPECIAL ACTION ITEM(S)**

- (a) Interview of Economic Development Committee candidate(s)

Erica Dial

Mike Zahajko

- (b) Interview of Lake Wilderness Citizen Advisory Committee candidate(s)

Paul Wichelmann

- (c) Interview of Public Arts Committee candidate(s)

Andrea Hansen

**3. PUBLIC COMMENTS: None.**

**4. ADJOURNMENT:**

The meeting was adjourned at 6:23 p.m.

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Shaunna Lee-Rice  
City Clerk



**PRELIMINARY**  
**CITY OF MAPLE VALLEY, WASHINGTON**  
**CITY COUNCIL**  
**MINUTES OF REGULAR BUSINESS MEETING**  
**SEPTEMBER 28, 2020**  
City of Maple Valley City Hall (VIRTUAL ONLY)  
22017 SE Wax Road, Suite 200

**1. CALL TO ORDER**

Mayor Sean P. Kelly called the meeting to order at 7:00 p.m. This meeting was held virtually only via Zoom.

**2. ROLL CALL**

Councilors present: Linda Olson, Les Burberry, Erin Weaver, Syd Dawson, Linda Johnson, and Mayor Sean Kelly.

**MOTION** made to excuse Deputy Mayor Parnello was made by Councilor Weaver and seconded by Councilor Dawson. Motion carried, 6 – 0.

City Attorney Angela Tinker was present.

**3. PUBLIC COMMENT: None.**

INTRODUCTION: Maple Valley Police Officer Issac Arand

PROCLAMATION: Mayors Day of Concern for the Hungry  
Stuff the Cop Car for Food Bank-Saturday Safeway, QFC, and Fred Meyer

**4. APPROVAL OF THE AGENDA**

**MOTION** to approve the agenda made by Councilor Dawson seconded by Councilor Burberry. Motion carried, 6 - 0.

**5. CONSENT CALENDAR**

- (a) Approval of Minutes of the Special Meeting(s) on September 14 and 21, 2020
- (b) Approval of voucher checks, wire transfers, electronic funds transfer, payroll, and benefit checks numbered 30839-30868, voided check(s) 30827, and direct



## PRELIMINARY

deposits reviewed by the Finance Committee on September 23, 2020 for a total amount of \$1,211,535.83

- (c) Resolution No. R-20-1487 authorizing the City Manager to execute the first Amendment to the Interlocal Agreement for the Watershed Basins within Water Resource Inventory Area 8

**MOTION** to approve the Consent Calendar was made by Councilor Olson and seconded by Councilor Burberry. Motion carried, 6 – 0.

### 6. PUBLIC HEARING:

- (a) Resolution No. R-20-1485 expressing support or opposition for King County Charter Amendment Proposition No. 5 entitled “Making the King County Sheriff an appointed position” which will be voted on by voters at the November 3, 2020 General Election

**Public Hearing opened at 7:18 p.m. and closed at 7:20 p.m.**

Layne Barnes, P.O. Box 1319, Maple Valley, he supports the Council voting not to support the Sheriff’s position being appointed.

- (b) Resolution No. R-20-1486 expressing support or opposition) for King County Charter Amendment Proposition No. 6 entitled “Structure and duties of the Department of Public Safety” which will be voted on by voters at the November 3, 2020 General Election

**Public Hearing opened at 7:20 p.m. and closed at 7:21 p.m.**

There was no testimony.

### 7. BOARDS, COMMISSION, COMMITTEE REPORTS: None.

### 8. REPORT OF THE CITY MANAGER:

- (a) City update
- Monthly Report and FACT Sheet back in packet
  - Farmer’s Market benches (6) donated to the City and made from trees removed from the site
  - Officer Victor helped save a life at the Cedar Grove Recycling Facility
- (b) 2021-2022 Draft Budget
- Binders and electronic version by Friday
  - Council Retreat, Saturday, October 10<sup>th</sup>



## PRELIMINARY

(c) Camp Wild 2.0 update provided by Parks and Recreation/Assistant City Manager Dave Johnson

(d) Hometown Holidays 2020

Facebook Live Event for Tree Lighting since gatherings will not be allowed. Staff is working on options with concerns about vandalism were discussed.

(e) Regional Aquatic Center update

(f) You Matter Campaign

### 9. COUNCIL REPORTS:

(a) Finance Committee Grant Funding process

Finance Director Sandy Garrett and the Finance Committee members addressed the recommendations, which are included in the Resolution R-20-1490.

### 10. CONTINUED BUSINESS:

(a) Resolution No. R-20-1485 expressing support or opposition for King County Charter Amendment Proposition No. 5 entitled “Making the King County Sheriff an appointed position” which will be voted on by voters at the November 3, 2020 General Election

City Manager Laura Philpot gave the overview of this item.

**MOTION** made to approve Resolution No. R-20-1485 opposing King County Charter Amendment Proposition No. 5 by Councilor Dawson and seconded by Councilor Burberry. Motion carried, 5 – 0. Councilor Weaver abstained.

(b) Resolution No. R-20-1486 expressing support or opposition for King County Charter Amendment Proposition No. 6 entitled “Structure and duties of the Department of Public Safety” which will be voted on by voters at the November 3, 2020 General Election

City Manager Laura Philpot gave a brief overview.

**MOTION** made to approve Resolution No. R-20-1486 opposing King County Charter Amendment Proposition No. 6 by Councilor Weaver and seconded by Councilor Burberry. Motion carried, 6 – 0.

(c) Resolution No. R-20-1489 authorizing the City Manager to seek reimbursement from the Washington State Department of Commerce up to the newly allocated amount of \$392,700 of CARES Act funding for those eligible expenses incurred due to the Public Health Emergency with respect to COVID-19 during the period of March 1, 2020 thru November 30, 2020



## PRELIMINARY

City Manager Laura Philpot read through the packet materials for Council to review.

**MOTION** made to approve Resolution No. R-20-1489 by Councilor Olson and seconded by Councilor Johnson. Motion carried, 6 – 0.

(d) Resolution No. R-20-1490 Finance Committee Grant Funding process

**MOTION** made to approve Resolution No. R-20-1490 by Councilor Burberry and seconded by Councilor Olson. Motion carried, 6 – 0.

**11. ORDINANCES, RESOLUTIONS, AND MOTIONS: None.**

**12. NEW BUSINESS:**

(a) Ordinance No. O-20-707 repealing Section 8.10.040 of the Maple Valley Municipal Code entitled “Sale and Discharge of Fireworks” and adding a new section, Section 9.05.385 entitled “Fireworks” to the criminal code

Police Chief DJ Nesel gave an overview of the details of this Ordinance based upon past Council discussions and direction.

**MOTION** made to adopt Ordinance No. O-20-707 made by Councilor Olson and seconded by Councilor Johnson. Motion carried, 6 - 0.

(b) Resolution No. R-20-1488 authorizing the City Manager to execute Amendment No. 1 to the Lease Agreement with the Maple Valley Farmers Market

**MOTION** made to approve Resolution No. R-20-1488 made by Councilor Dawson and seconded by Councilor Burberry. Motion carried, 6 - 0.

(c) Memorial Park Bench Program introduction

Parks & Recreation Director/Assistant City Manager Dave Johnson gave an overview of the proposal and stated with Council support he would bring this back to them for formal action.

**13. FOR THE GOOD OF THE ORDER:**

(a) Council handoff to Commissions

Mayor Kelly addressed this item. Council discussed supporting this

- Lunches at the Maple Valley Community Center
- Council support yearly public safety meeting before the end of the year
- Plaque for Summit Park/Beach House update
- Parks and Recreation Commission Chair update



## PRELIMINARY

- October 26<sup>th</sup> discuss making December 7<sup>th</sup> last meeting of the year

Councilor Johnson

- Candy to participants at Community Center

**MOTION** to extend to 10:00 p.m. made at 9:14 p.m. by Councilor Burberry and seconded by Councilor Johnson. Motion carried, 6 – 0.

**14. PUBLIC COMMENT:** None.

**15. ANNOUNCEMENT OF NEXT MEETING**  
SPECIAL MEETING  
OCTOBER 12, 2020 AT 7:00 P.M.  
ZOOM MEETING INFORMATION TO FOLLOW

**16. EXECUTIVE SESSION:**

- (a) Executive Session to discuss performance of a Public Employee RCW 42.30.110(g)

Council convened into Executive Session at 9:16 p.m. for 45 minutes.

Council reconvened into open session at 9:27 p.m.

**17. ADJOURNMENT:**

The meeting was adjourned at 9:27 p.m.

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Shaunna Lee  
City Clerk



**PRELIMINARY**  
**CITY OF MAPLE VALLEY, WASHINGTON**  
**CITY COUNCIL**  
**MINUTES OF SPECIAL MEETING**  
**OCTOBER 6, 2020**  
City of Maple Valley City Hall (VIRTUAL ONLY)  
22017 SE Wax Road, Suite 200

**1. CALL TO ORDER**

Mayor Sean P. Kelly called the meeting to order at 6:00 p.m. This meeting was held virtually only via Zoom

**2. SPECIAL MEETING ITEM**

- (a) Discussion of RCW 82.14.530 Sales and Use Tax for Housing and Related Services

City Manager Laura Philpot, Public Works/Community Development Director, and City Attorney Tom Brubaker gave an overview of this item based upon the meetings with Sound Cities Association, and the draft King County Legislation Text and RCW 82.14.530. There was extensive discussion and Council gave direction to City Manager Laura Philpot to bring two draft Ordinances for consideration at the Special Meeting on Monday, October 12, 2020.

**3. GOOD OF THE ORDER:**

Councilor Dawson, thanked Parks and Police staff for their planning of Trunk or Treat at Maple Valley Community Center

Mayor Kelly Stuff the Police car on Saturday, October 3, 2020 donations were \$1,905 and 1147 lbs of food. Friday, October 16<sup>th</sup> Senior Lunch handout at Maple Valley Community Center. Reminder, Council Budget Retreat, Saturday, October 10, 2020 8:30 a.m. – noon.

**4. PUBLIC COMMENT:** None.

**5. ADJOURNMENT:**

The meeting was adjourned at 6:55 p.m.

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Shaunna Lee-Rice  
City Clerk

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October 12, 2020

**To:** Mayor Sean Kelly and Councilors  
**From:** Halley Kimball, PE, SWM/NPDES Program Manager  
**Subject:** **Bid Award: 2020 Stormwater Pond Fencing Installation and Repair (S-15)**

***Background***

The City is required by the NPDES Phase II Permit to maintain existing stormwater ponds to established maintenance standards and by the King County Surface Water Design Manual to install and maintain fences on ponds where steep slopes or walls exist.

In 2020, the City identified two ponds that require fencing due to un-authorized usage and safety, and four additional ponds where chain link fences will be spot replaced.

***Discussion***

The City solicited bids from all construction firms qualified from the MRSC Small Works Roster and the bid documents were posted on the Builders Exchange of Washington website. Public Works staff opened two sealed bids on Tuesday September 22, 2020. Judah of Lion Landscaping and Services provided the lowest responsible bid, with a total bid of \$77,456.78. The engineer's estimate was \$95,000.

***Recommendation***

Staff recommends the City Council adopt Resolution No. R-20-1491 authorizing the City Manager to execute a contract with Judah of Lion Landscaping and Services to provide construction services for 2020 Stormwater Pond Fencing Installation and Repair Project (S-15) in an amount "not to exceed" \$77,456.78 and administer a construction contingency in the amount of \$7,750 (15%) for a total amount "not to exceed" \$85,206.78.

***Fiscal Impact***

The amended budget for 2020 allocates \$200,000 for S-15 Pond Fencing. The entirety of this contract will be paid for from this project budget.

***Options***

1. Approve Resolution No. R-20-1491.

2. Do not approve Resolution No. R-20-1491 and re-bid the project.
3. Do not approve Resolution No. R-20-1491 and do not re-bid the project.
4. Take some other action.

*Attachments*

1. R-20-1491 S-15 Bid Award – Judah of Lion Landscaping and Services
2. S-15 Bid Results Summary

**CITY OF MAPLE VALLEY, WASHINGTON**

**RESOLUTION NO. R-20-1491**

**A RESOLUTION OF THE CITY OF MAPLE VALLEY, WASHINGTON, AWARDED THE BID, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC WORKS CONTRACT WITH JUDAH OF LION LANDSCAPING AND SERVICES, LLC, FOR 2020 STORMWATER POND FENCING INSTALLATION AND REPAIR (S-15).**

WHEREAS, the City Council and the City of Maple Valley desires to install chain link fence and gates at two (2) locations and repair and replace fencing at four (4) additional ponds

WHEREAS, the City solicited Invitations to Bid from qualified individual construction firms identified on the MRSC Small Works Roster; and

WHEREAS, on September 22, 2020 the City received two (2) bids; and

WHEREAS, the City has reviewed bid documents submitted by all bidders and has determined the lowest responsive, responsible bidder is Judah of Lion Landscaping and Services, LLC; and

WHEREAS, the City is requesting that the City Manager be granted the authority to execute a Public Works Contract with Judah of Lion Landscaping and Services, to perform the construction services for Stormwater Pond Fencing Installation and Repair in the total bid amount of \$77,456.78 and administer a construction contingency in the amount of \$7,750 (10%).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, DO RESOLVE AS FOLLOWS:**

Section 1. Bid Award. The City Council hereby awards the bid to perform Stormwater Pond Fencing Installation and Repair to Judah of Lion Landscaping and Services, LLC.

Section 2. Authorization. The City Manager is hereby authorized to execute a Public Works Contract with Judah of Lion Landscaping and Services, LLC, to perform Stormwater Pond Fencing Installation and Repair in the amount “not to exceed” \$77,456.78 and administer a 10% contingency in the amount of \$7,750 for a total amount “not to exceed” \$85,206.78. A copy of Public Works Contract C-20-1799 has been filed with the City Clerk and identified with Clerk's Receiving No. \_\_\_\_.

APPROVED BY THE CITY COUNCIL AT A REGULAR BUSINESS MEETING THEREOF ON THE 12<sup>th</sup> DAY OF OCTOBER 2020.

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Sean P. Kelly, Mayor

ATTEST:

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Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

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Patricia Taraday, City Attorney

## Stormwater Pond Fencing Installation and Repair (S-15)

### Bid Opening - 09/22/2020

| Company Name                               | Bidder Qualifications | Bid Proposal | Addenda Acknowledged | Bid Security | Noncollusion Affidavit | Payment and Performance Bond | Subtotal | Sales Tax 8.6% | Grand Total  |
|--|-----------------------|--------------|----------------------|--------------|------------------------|------------------------------|----------|----------------|--------------|
| Commercial Fence Corp.                     | x                     | x            | x                    | x            | x                      | x                            | \$ -     | \$ -           | \$ 95,328.15 |
| Judah of the Lion Landscaping Services LLC | x                     | x            | x                    | x            | x                      | x                            | \$ -     | \$ -           | \$ 77,456.70 |
|  |                       |              |                      |              |                        |                              | \$ -     | \$ -           | \$ -         |
|  |                       |              |                      |              |                        |                              | \$ -     | \$ -           | \$ -         |
|  |                       |              |                      |              |                        |                              | \$ -     | \$ -           | \$ -         |
|  |                       |              |                      |              |                        |                              | \$ -     | \$ -           | \$ -         |
|  |                       |              |                      |              |                        |                              | \$ -     | \$ -           | \$ -         |

**Apparent Low Bidder:** Judah of the Lion Landscaping Services - \$77,456.70

**Bids Opened:** Monday, September 22nd, 2020 3:00 pm

**Opened:** Halley Kimball - SWM/NPDES Program Manager

**Witnessed:** Andrew Dacuag - Deputy City Clerk

**Engineer's Estimate:** \$95,000

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# Maple Valley City Update

October 12, 2020

### Events & Activities

|        |   |
|--------|---|
| Oct 1  | <ul style="list-style-type: none"> <li>Library Advisory Board</li> </ul>  |
| Oct 6  | <ul style="list-style-type: none"> <li>Special Public Arts Commission Meeting</li> </ul>  |
| Oct 7  | <ul style="list-style-type: none"> <li>Planning Commission</li> </ul>   |
| Oct 10 | <ul style="list-style-type: none"> <li>Council Budget Retreat</li> </ul>  |
| Oct 12 | <ul style="list-style-type: none"> <li>City Council Meeting</li> </ul>  |
| Oct 20 | <ul style="list-style-type: none"> <li>Economic Development Commission</li> </ul>   |
| Oct 21 | <ul style="list-style-type: none"> <li>Finance Committee</li> <li>Planning Commission</li> <li>Parks &amp; Recreation Commission</li> </ul> |
| Oct 24 | <ul style="list-style-type: none"> <li>Make A Difference Day</li> </ul>   |
| Oct 26 | <ul style="list-style-type: none"> <li>City Council Meeting</li> </ul>  |

### From the Desk of Laura Philpot

*"The future belongs to those who believe in the beauty of their dreams."*  
 – Eleanor Roosevelt

I'm not sure where 2020 has gone. Every time I look at the calendar I'm surprised to see what month we are in. With so many things canceled this year it feels as if each day looks the same and we don't have our big milestone events to remind us of where we are on the calendar.

We are measuring this year by closures, protests, riots, news of hurricanes and wildfire smoke. One thing 2020 can't take from us is the changing seasons. I think I'm more aware of the smell of fall in the air than I have ever been. Fall is my favorite season and the woes of 2020 won't change that. I love how the colors change on the trees. I love the cool evenings and mornings. I love the ability to wear sweaters and plan for the upcoming holidays.

At work, it's a time when we wrap up the summer rush for our park system and for our roadway construction. We start to shift to winter preparedness. Every two years it marks the deep dive discussions about our budget, work plan and goals for the future of the City. It's a time we look forward. This year is no exception.

So if you mourn the passing of another summer, remember to enjoy the gifts of fall that are all around us and use this time to look towards the great things yet to come.



## 2019-2020 GOALS & OBJECTIVES

### Economic Development

- Finance the Legacy Site Master Plan and provide funding to begin implementation
- Engaging the whole community, to develop a new brand for Maple Valley
- Increase tourism visibility to take advantage of the outdoor recreation opportunities the Greater Maple Valley area has to offer
- Work with the Chamber to find ways to support and grow our existing businesses
- Bring in new businesses to grow employment opportunities for our residents
- Increase our community engagement through expansion of our social media posts
- Bring private entertainment to Maple Valley providing options for local families to stay in Maple Valley

### Parks & Recreation

- Support the Parks staff in their efforts to complete the construction of the Summit Park
- Finalize new park rules including scheduling priorities and policies for the new athletic fields
- Provide enough funding to maintain our park infrastructure
- Finalize plans to improve Lake Wilderness Golf Course
- Support the addition of parking at Lake Wilderness Park
- Continue to support community events such as Music in the Park, Family 4th of July at the Park

### Public Safety

- Continue to work with the King County Sheriff's Office in providing good police services to City citizens through the existing contract
- Participate in localized emergency preparedness drills utilizing the City's newly updated Emergency Preparedness Plan and the new Emergency Operations Center
- Work with the City Police Department and our Domestic Violence Advocate to increase community awareness of the issues pertaining to domestic violence
- Increase patrols in our growing city, including the trails system in and around the city

### Public Works

- Support the implementation of the City's 6-Year Transportation Improvement Plan and staff's efforts to seek grant funding
- Support staff to improve right of way landscaping using temporary staff when needed
- Continue to support City staff's effort to use programs that will keep Maple Valley NPDES compliant
- Continue to support the Public Works staff in efforts to improve water quality of storm runoff
- Continue involvement in regional groups dealing with transportation issues

### Quality City Services

- Improve the City's customer service and public opinion of their local government
- Increase public art and other cultural activities for our community
- Continue to support efforts of Black Diamond, Covington, and Maple Valley in identifying opportunities where the three communities can work together/share resources to maximize efficiencies and better use public funds
- Continue strong participation in the Sound Cities Association and associated committees

The City Council and City Manager represent the City's interests in a wide variety of meetings, both local and regional. Over the last month this representation has been active in the following:

#### **SEAN P. KELLY, MAYOR**

- Council Meetings
- Agenda Review & Check-in Meetings
- Community Leader Meetings
- Maple Valley Rotary Meetings
- Communications Committee Meeting
- SCA Virtual Networking Event
- SCA Public Issues Committee
- SCA Racial Equity & Justice Series
- Phone Call w/ Senator Mark Mullet
- South End Mayors Meeting
- Phone Call w/ KC Councilmember Reagan Dunn
- King County Town Hall Meeting
- Zoom Meeting w/ KC Councilmember Zahilay
- Community Center Senior Food Drive-Thru Delivery
- Arboretum Plant Sale
- Farmers Market
- SCA South Caucus Mayors Check-In
- Joint Community Organizations Meeting
- MVAR Ham Radio Repeaters
- Cloth Mask Giveaway by MV Creative Arts Council
- Special Meeting-Interviews for Boards, Commissions, & Committees

#### **DANA PARNELLO, DEPUTY MAYOR**

- Council Meetings
- Agenda Review & Check-in Meetings

#### **LINDA JOHNSON, COUNCILMEMBER**

- Council Meetings
- Golf Course Clubhouse Meeting
- SCATBd Meeting
- Round-About Meeting with Tawni
- GMVCC Senior Lunch Ambassador
- Special Meeting-Interviews for Boards, Commissions, & Committees

#### **SYD DAWSON, COUNCILMEMBER**

- Council Meetings
- Council Communications Committee
- Finance Committee
- Greater Maple Valley Community Center Board Meeting
- Senior Lunch Handouts at Community Center
- Maple Valley Food Bank Food Truck Roundup
- Maple Valley Creative Arts Council Mask Handout
- SCA—Growth Management Planning Council Meeting
- Special Meeting-Interviews for Boards, Commissions, & Committees

#### **ERIN WEAVER, COUNCILMEMBER**

- Council Meetings
- Special Meeting-Interviews for Boards, Commissions, & Committees

#### **LES BURBERRY, COUNCILMEMBER**

- Council Meetings
- Special Meeting-Interviews for Boards, Commissions, & Committees

#### **LINDA OLSON, COUNCILMEMBER**

- Council Meetings
- Special Meeting-Interviews for Boards, Commissions, & Committees

#### **LAURA PHILPOT, CITY MANAGER**

- Council Meetings
- Agenda Review & Check-in Meetings
- SCA CM/CA Meetings
- Diversity & Inclusion Committee Meetings
- Community Partners Meetings
- SCA Virtual Networking Event
- Branding Video
- Police Oversight CM Meeting
- All Staff Meeting
- Council Communications Committee Meeting
- Iconic Artwork Selection Panel Meetings
- Maple Valley Rotary Meetings
- Meeting with Mike Hanson
- Golf Course Clubhouse Project Meeting
- SCA Racial Equity & Justice Series— Communities of Opportunity
- Budget Meetings
- Camp Wild 2.0 Meeting w/ Mike Hanson, Lori Cloud, Robert Eaton & Mark Ratcliffe
- Food Bank Board Meeting
- SCA Board Meeting
- Chamber Luncheon
- Meeting with King County Councilmember Zahilay, Mayor Kelly & Deputy Mayor Parnello
- Community Center Drive-Thru Delivery
- ICMA Virtual Annual Conference
- Brand Implementation Committee Meeting
- SCA Partner Forum with PSE & Lumen
- Sound Cities Finance Committee Meeting
- SCA HB 1590 Discussion
- Council Retreat Subcommittee Meeting

**FACT (Future Actions, Conversations & Tasks)**

**FACT—Future Actions, Conversations & Tasks**

| Initiated By | Date       | Item  | Description  | Due Date Department                          | Date Re-solved | Notes   |
|--------------|------------|---|--|--|----------------|---|
|              | 5/15/2017  | Surplus Property                                      | Review options for removing existing covenants on the Henry Switch property.   | City Manager/<br>Parks<br>December 2017      |                | Working with King County staff. Staff reviewed all historical documents (City's and County's) regarding existing covenants and/or development restrictions on the property and has made contact with King County staff to begin looking at the feasibility of revising said restrictions and what that process entails.   |
|              | 7/23/2018  | Lake Wilderness Arboretum / Community Center Property | Research restrictions on property and report back to Council.  | Parks & Recreation                           |                |   |
|              | 11/13/2018 | Business License Code                                 | Review and update the City's Business License Code.  | Economic Development Commission / Finance    |                | Council requested the Economic Development Commission do the review. 1st Quarter, 2021.   |
|              | 11/13/2018 | Art Requirements and/or Incentives                    | Review the municipal code and development regulations to encourage and/or incentivize more public art within our city. | Community Development / Economic Development |                | The Planning Commission work plan is filled for the remaining of 2020. This may be a product that comes out of the Downtown Standards and Multifamily work that PC has on their plan for the remainder of 2020. If it is not adequately addressed this can be placed on the 2021 PC work plan. Staff will recommend work is included as part of 2021 Planning Commission work plan. |
|              | 12/3/2018  | Red Light Enforcement                                 | Research red light violations and bring back recommendations regarding potential enforcement emphasis.                 | Police Department                            |                | Agenda Item for PSOC.   |

**FACT (Future Actions, Conversations & Tasks)**

**FACT—Future Actions, Conversations & Tasks**

| Initiated By | Date       | Item                              | Description  | Due Date Department                 | Date Resolved | Notes   |
|--------------|------------|-----------------------------------|--|-------------------------------------|---------------|---|
|              | 3/25/2019  | Keys to the City Policies         | Develop sample policies for Council to consider for awarding keys to the City.   | City Clerk                          |               | First draft was reviewed by City Council in January 2020. Due to COVID this was tabled, and staff will bring back in 4th quarter of 2020.   |
|              | 7/8/2019   | Online Fireworks Complaint System | Look for online fireworks complaint system where citizens can use their phones to report.                                    | Police/ IT                          |               | Our new SEE IT, CLICK IT, FIX IT will be able to work for this function. We are working between Police and IT to implement.   |
|              | 9/9/2019   | Tree Retention                    | Bring tree retention code back to Council for review.  | Public Works/ Community Development |               | This PC work will be completed after Downtown Design and Interim Zoning review is completed in 2021. Staff will recommend work is included as part of 2021 Planning Commission work plan. |
|              | 9/9/2019   | FACT Sheet Policies               | Bring back formal policies to Council regarding the use of the FACT Sheet.   | City Manager                        |               |   |
|              | 10/28/2019 | Reichert Way                      | Write letter to WSDOT formally requesting Reichert Way sign be placed on the mast arm at SR169 and SE 231st.                 | City Manager                        |               | This sign is scheduled for install by the end of this year.   |
|              | 10/28/2019 | Contracting Ordinance             | Take proposed contracting authority ordinance to Finance Committee for recommendations before bringing back to full Council. | Finance / City Manager              |               | This was in the queue to be brought back to Council at the March 23, 2020 Council Meeting. Due to COVID it was tabled. Staff will bring back to Council in 4th quarter 2020.              |
|              | 11/12/2019 | EDC                               | Redo EDC code to add a student member.   | EDM/Attorney                        |               |   |
|              | 11/12/2019 | Mental Health Information         | Place "Mental Health and Parks" on a future agenda.  | Parks City Manager                  |               |   |

**FACT (Future Actions, Conversations & Tasks)**

**FACT—Future Actions, Conversations & Tasks**

| Initiated By | Date      | Item                        | Description   | Due Date Department                   | Date Re-solved | Notes   |
|--------------|-----------|-----------------------------|---|---------------------------------------|----------------|---|
|              | 12/2/2019 | Community Grants            | Review and revise the Community Grant process. Make recommendation back to full Council before completing the 2021/2022 budget process. | Finance Committee                     |                | Finance Committee has completed the review and analysis of the Community Grants process and will report to Council at the 9/28/2020 Council Meeting. Council approved the resolution authorizing the recommended changes to the process at the 9/28/20 Council meeting. |
|              | 12/2/2019 | Park Bench Program          | Develop draft policy for a memorial bench program.  | Parks & Recreation                    | 9/28/2020      | Presented to Council on 9/28/2020.  |
|              | 1/6/2020  | All Way Stop Evaluation     | Investigate stop sign request for the intersection of 228th Avenue SE and SE 270th Place and bring back to Council.                     | Public Works                          | 9/14/2020      | Stop signs installed week of 9/14/2020.   |
|              | 1/21/2020 | Public Arts Update          | Bring a report / update back to Council on PAC work plan and include status of SR169 Wall Art.  | City Manager                          |                | 23 artists responded to the Call to Artists. Three artists were selected as finalists and presented proposals to the Selection Panel. The Selection Panel has scheduled further discussion with one of the finalists prior to making the final selection.               |
|              | 1/21/2020 | Evaluate Short Term Rentals | Review short term rental activity (such as Airbnb and VRBO) within City limits.   | City Manager/<br>Economic Development |                |   |

**FACT (Future Actions, Conversations & Tasks)**

**FACT—Future Actions, Conversations & Tasks**

| Initiated By | Date      | Item   | Description  | Due Date Department         | Date Resolved | Notes   |
|--------------|-----------|--|--|-----------------------------|---------------|---|
|              | 1/21/2020 | Street lights at 231st and SR169   | Look for options to provide more lighting at the northern crosswalk that serves the Park and Ride and Bus Stop on SR169. | Public Works                |               | King County Metro will be installing retroreflective signs and poles at the bus stop. Street lighting is already on all utility poles near the bus stop.<br><br>City Staff will follow up with the new Metro Director.<br><br>A Doodle Poll was sent out for available dates for meeting with Metro Director. |
|              | 7/13/2020 | Fireworks Ban in Tri Cities Discussion                                       | Place fireworks ban discussions on future Tri City agenda to discuss with Black Diamond and Covington.                   |                             |               |   |
|              | 7/27/2020 | Shrubs and Groundcover Standards   | Consider putting shrubs and groundcover standards on a future planning commission work plan.                             | Community Development       |               |   |
|              | 8/24/2020 | You Matter Campaign  | Council requested staff bring back the You Matter Campaign to share with our community.                                  | City Manager                |               |   |
|              | 8/24/2020 | Joint meeting between Tahoma School Board and the Maple Valley City Council. | Schedule for some time in 4th quarter of 2020.   | City Manager/<br>City Clerk |               |   |

## DEPARTMENT UPDATE

### Meetings/Seminars/Conferences/Conference Calls/Networking:

- **Roll-out of the new City Brand**
- **WEDA Legislative Committee Virtual Meeting:** Topics: Final 2020 Session Budgets (Operating, Capital & Transportation), Key Legislation; Senate Economic Recovery Special Committee; Agency Budget Submittals; General Fund budget challenges/revenue; economic recovery, transportation funding; upcoming elections; discussion of DRAFT 2021 legislative agenda
- **GSP COVID-19 Response and Recovery Economic Developer's Call:** Dr. Lisa Brown and Chris Green from the Washington State Commerce Department provided an update on state recovery efforts and willingness to answer questions on CARES Act funding
- **Brand Implementation Committee (first meeting):** Discussed timeline and priority list for brand implementation
- **EDC September Meeting** – Topics: Community Development Update (*Amy Taylor*); discussed business types for downtown area as an incentive for developers if multi-family is built; Community Event Grant Application Design; Updates to EDC Goals & Objectives; 2<sup>nd</sup> round of CARES Act Grant Funds;
- **Webinar: 12 Arguments for Change – Shaping King County's Post COVID Future (Sessions 1,2,3)** King County Executive Dow Constantine hosted Community Leaders in panel discussions to explore how King County's COVID-19 recovery work can best address many of the persistent challenges that perpetuate inequities in our communities. The panels looked at issues of economic inequality, racism, healthcare, climate, jobs and small business recovery, housing, education, childcare, food access, and transportation, and will ask the question: How can we make our region's post-COVID future better than the pre-COVID past?
- **Seattle Chamber of Commerce ADO Meeting:** Discussed Working Washington Small Business Emergency Grant; Federal CARES Act Small Business Emergency Grant Overview & Update; Information & Resource Sharing; Business Attraction Leads Update
- **Joint EDC/Planning Commission Meeting:** Met with Community Development staff to discuss agenda items for this meeting to be held on Wednesday, October 21
- **Port of Seattle Economic Development Partnership Meeting** – Topics: Port of Seattle updates including next steps on the Economic Development Partnership program; Updates on the regional economic recovery plan from Greater Seattle Partners; 2-minute city economic development updates for each city
- **Association of Washington Business \*HOT TOPICS\* in Olympia Presentation:** Items to be discussed in the 2021 session: a) Reduction in B & O Tax; b) Capital Gains Tax – a tax on small businesses; c) State Income Tax; d) Payroll Tax (\$150,000 or more); e) Transportation Package
- **King County Public Health Business Outreach Taskforce Webinar:** Discussed how to apply for loan forgiveness for the Paycheck Protection Program (*Steven Burke from the Washington Small Business Development Center and Mark Costello and Janie Sacco from the Small Business Administration*). The Seattle Metropolitan Chamber will also share information about a new Working Washington grant opportunity.
- **South Sound Alliance Monthly Meeting:** Reviewed the unemployment and job posting data to see the patterns and trends. Job postings for King & Pierce Counties (January – July 2019 and 2020); Weekly Unemployment Claims (January – July 2020)
- **Attended the Planning Commission Meeting:** Topic: Downtown Design Guidelines and Interim Zoning
- **Maple Valley Famers' Market Board Meeting** – Topics included extending the market into late October; vendor placement within the market.

## DEPARTMENT UPDATE (continued)

- **WEDA Membership COVID-19/Economic Response & Recovery Meeting:**

Update from Washington State Commerce: Chris Green, WA Commerce • State of Play: *Safe Start Washington* Phased Reopening; • Resources for Communities Facing Wildfires: <https://mil.wa.gov/wildfire>; • Resources for ADOs, EDOs and Employers: [www.coronavirus.wa.gov](http://www.coronavirus.wa.gov); • *Safe Work and Economic Recovery* Community Leaders Group and Long-Term Recovery Planning; • New CARES Act Funding - \$20M for Regional Economic Development and Small Businesses; • Potential Upcoming State Budget Reductions; • Real Estate Industry Update & Discussion - Steve Francks, CEO, Washington REALTORS - [www.warealtor.org](http://www.warealtor.org); • Best Practice Examples/Member Exchange; • Jennifer Baria, Executive Director, Mason County Economic Development Council [www.choosemason.com](http://www.choosemason.com)

### Client Assistance/Research

- **Hotel Developer:** Conversation with Erica Dial (Chamber) and a hotel developer who has expressed an interest in Maple Valley. An extended stay hotel with 45 to 65 rooms.
- Notified businesses and commuter residents of the Business and Resident Survey being conducted by the UW Tacoma. Final results will be presented on Monday, November 9.
- **Developer Meetings (Legacy Site):** A-P Hurd (Skipstone): A-P is recognized as a thought leader in land use, transportation and housing policy; Matt Anderson (Heartland) Matt's projects range from large-scale land development to site acquisition and disposition assignments to finding innovative ways to integrate and leverage real estate economics and planning/policy objectives; **Mithun and Main Street LLC**: Collected input and feedback from them as it pertained to the original RFQ that we issued last February. The input will be used to help formulate an RFP for later this year or early 2021; **Legacy Site Active Forest Meeting**: Met with Brad Halbach (*High Trek Adventures*) on his continued interest in setting up a zipline/challenge course operation on the Legacy Site and the next steps in the RFP process.
- **Community Event Grant Application:** Worked with the EDC to develop the Community Event Grant Application as it pertains to events and developed an Event Criteria Scorecard to help grant reviewers score the application.
- **Project Home Business Lead:** (Cross Laminated Timber manufacturing) Responded to this Greater Seattle Partner (GSP) business lead. It has been determined that the project is categorized as heavy industrial rather than light industrial. There is no zone where heavy industry is allowed in Maple Valley.
- **Meeting with Pete Nelson and his architect Daniel Ash from Nelson Tree House & Supply** on the Legacy Site to give them a tour and to get their input on what type of development projects would interest them on this site. They are very interested in talking to the City further. This meeting occurred after my efforts for a year to get Pete to visit Maple Valley.
- **HUB Design Standards Review** with Tawni Dalziel, Amy Taylor, and Jeff Potter (Integrity Design) This meeting was not a formal pre-app, but an early discussion of how this proposed project relates to the City's currently proposed design standards.
- **Business Investment Tools Meeting** with Lee Anderson (*Local Intel*) to get an update on the website tools which we have on our website.
- **Planning Commission Meeting** – Gave a brief presentation to the Planning Commission on business types to consider as incentives for the downtown area.

### Professional Development:

- **Webinar: City Building Conference:** Cities in the time of COVID-19; Inclusive Placemaking & Development; How social infrastructure can help fight inequality, polarization, and the decline of civic life.
- **Webinar: Beyond Borough Borders: Re-envisioning the American Mall System**
- **Puget Sound Economic Summit** (3 days) **September 15-17:** Day 1: Path to Recovery: Equity and Inclusion in the Economy; Day 2: Meetings and Events; Day 3: Tourism and Travel
- **ICSC Webinar - The Impact of COVID-19 on the Office Sector:** Office Space will be in demand depending on location (*urban or suburban*) and the type of office space.

## DEPARTMENT UPDATE

### News Releases Issued:

- September is National Preparedness Month – Disasters Don't Wait. Make Your Plan Today.
- Notice of Mitigated Determination of Non-Significance – MV Logistics – SEPA1901-001
- HIGH FIRE DANGER – MV Police Department
- Air Quality Alert still in effect
- Construction Update – T28b Ph 2 – September 14, 2020
- City Seeks Volunteers for Economic Development Commission
- City Seeks Volunteers for Public Arts Commission
- City Seeks Volunteers for Boards & Commissions
- Maple Valley Adopts 311 App to Help Citizens Notify the City of Issues
- City Announces Reminder of Survey Deadline
- Lake Wilderness Aquatic Vegetation Survey
- King County ADO Announces New Round of Federal Grant Funding
- City Announces New All-Way Stop Intersection at 228<sup>th</sup> Ave SE/SE 269<sup>th</sup> St
- Business and Resident Survey Deadline this Sunday, September 27
- City Seeks Parks & Recreation Commission Volunteers
- 2021 Community Service Grants Applications are now available
- Leafline Trails Coalition Launch
- City Council Adopts Resolutions Pertaining to King County Sheriff Ballot Measures

### Other:

- Completed employee orientation meetings with department heads
- Participated in an all staff meeting to discuss launching the new brand – created a Brand Implementation Committee to help with the process
- Had first meeting with Council Communication Committee – discussed council mailer
- Met with Parks & Recreation staff and with Arboretum staff
- Discussed and planned citywide You Matter campaign
- Held first meeting with Brand Implementation Committee – discussed variety of topics, started work to begin launching new brand
- Finished filming for brand video

### Social Media Updates:

Total page followers (EOM): 4,902

Net new followers: 80 – down 20% since month prior

Total page likes (EOM): 4,571

Net new page likes: 80 – down 15% since month prior

Total page views (Sept. 1 – Sept. 29): 875

Total people who viewed (Sept. 1 – Sept. 29): 549

Organic reach (# of people who had any page content reach their screen): 45,011

Post with most clicks: September 5 – Come down to the Legacy Site and check out the relocated Gnome Trail. The Gnomes have been rehomed & the trail is open for exploring! #MVGnomeTrail (2.3K clicks)

Post with most reactions: September 5 – Come down to the Legacy Site and check out the relocated Gnome Trail. The Gnomes have been rehomed & the trail is open for exploring! #MVGnomeTrail (585 reactions)

Event with most responses: N/A

## DEPARTMENT UPDATE

### Finance

- Each year the Washington State Auditors perform financial statements and accountability audits. Finance Staff have worked throughout the month providing documentation to verify and substantiate the data within the financial statements and ensuring that best practices are being followed to protect the integrity of the City's financial systems and processes.
- The Finance department worked to complete the Comprehensive Annual Financial Report.
- Finance staff worked diligently to complete a preliminary 2021-2022 Budget to provide to the City Manager and the Council for review.
- Quarterly Reports for 4<sup>th</sup> Quarter, 2019 and 1<sup>st</sup> Quarter, 2020 were completed.
- Day to Day operations , including but not limited to, Payroll and benefits, Accounts Payable and Accounts Receivable, reconciliations, journal entries, reporting, research, auditing and fixed assets, are being processed.
- The Community Grants application and process the Finance Committee developed and recommended have been approved by Council.
- Senior Analyst Julie Stutzke has accepted a position with Pierce Transit. She has been an outstanding employee and will be hard to replace. Julie has been a joy to work with and she will be greatly missed! A recruitment is in progress to fill the position.
- The Finance Department is working with the City Manager, City Clerk and Economic Development Manager in relation to the CARES ACT Funding.

### Geographic Information Systems

- Worked with ESRI Tech Support to solve new SQL Server database connection issue with connecting to ArcGIS Desktop and ArcGIS Server.
- Created 4 new SQL Server databases on new server, ran the geoprocessing tasks to make them function as geodatabases and started to migrate city's GIS data from old SQL Server Express geodatabases to new SQL Server geodatabases.
  - One geodatabase has been completely migrated from the old server to the new and 1 other geodatabase has been about 50% migrated, I anticipate completing this project by the middle to end of next week.
- Worked with SeeClickFix Tech Support to solve issue with old service requests in SeeClickFix showing up in app that were created before we went live with the system. Service requests were from 2014, 2017, and one was from 8/2020. Each service request was closed with a note to the requestor that the system was now live and if the issue was still a problem they were asked to resubmit their request.
- Collected new SWM data with Trimble GPS with the SWM Manager.
  - Collected and post-processed two new oil water separators and pushed this data into the city's geodatabase.
- Worked with Cityworks PM to get universal custom field for capturing public or private inspections values in the inspections templates within Cityworks. This universal custom field will allow users to create maps and search based on public or private inspection types and then be able to show only those inspection types that have passed or failed on a map or in a table.
- Customized Parks Maintenance Manager's Cityworks Inbox with custom search for Service Request types and a map of these service requests.
- Created new work order for C-Curbing repairs and work in Cityworks for Public Works Maintenance crews.

## DEPARTMENT UPDATE (continued)

- Customized Cityworks Inboxes of PW Maintenance Manager, and SWM Manager.
- Updated permissions for City Clerk staff to edit service requests after creation to add additional details to service requests in Cityworks.
- Worked on technical issue with Cityworks app on SWM Inspection Technicians phone, contacted Cityworks support, was able to resolve issue after trying a few troubleshooting methods.
- Provided over-the-phone Cityworks technical support to PW Maintenance Manager and staff with regards to questions about service requests, work orders, and the Cityworks map.
- Monitored Cityworks application and SeeClickFix application to make sure integration between the two systems was continuing to work as the SeeClickFix application was launched to the public on Tuesday.
- Provided Cityworks technical support to City Clerk staff regarding a service request entry and how to find a specific place on the map and attach this location to the service request.
- The city received its first two service requests via the SeeClickFix application within 24 hours of releasing the information about this new service to the public. These two service requests are now in Cityworks and are being worked on by CD and PW Maintenance staff members.
- Completed S-15 2020 Storm Water Fencing Project map for SWM Manager.
- Customized Cityworks Inbox for PW Maintenance Manager adding custom search results and maps for this user.
- Completed GIS analysis of city geospatial data to provide answers to HR/Risk Manager for Annual Liability Exposure Questionnaire for City Insurance purposes.
- Completed public records request for zoning GIS data.
- Provided Cityworks tech support to Parks Maintenance staff.
- Customized Cityworks Inbox for SMW Inspection Technician adding custom search results and maps for this user.
- Provided GIS support to Census worker working in the area trying to locate Latitude/Longitude coordinates given to her by the Census for houses right outside the city boundary who's occupants have not responded to the 2020 Census.
- Completed app branding and website app branding for SeeClickFix application for public launch of the application to maple valley citizens.
- Provided Cityworks tech support to City Clerks staff.
- Updated Cityworks Inspection forms to use the Resolution function to make it easier to search for Inspections that have Passed and or Failed Inspection.
- Updated question about a feature's lid in SWM Inspection forms in Cityworks to make the question more clear for inspection technician.
- Added missing bio-swale to city's geodatabase to be able to include this bio-swale in an inspection in Cityworks.

### Information Technology

- Staff attended various meetings and participated in trainings
- Processed service requests including issues such as power, financial software problems, virus alerts, etc.
- Provided remote access support to city staff.
- As part of the City's budget process, the IT Division reached out to nearby cities to discuss network security projects, associated costs and priorities, being included in budget requests.

## DEPARTMENT UPDATE (continued)

- IT staff participated in the first brand implementation committee meeting.
- Staff met with the Deputy Parks Director and the vendor regarding the parks security cameras. Three cameras were successfully configured to send 'intrusion' alerts. After testing and verification, the remaining cameras will be configured and alerts integrated with the Police.
- At the City Manager's request, a virtual suggestion box was implemented.
- A new employee orientation was provided for Sarah Brendan, the City's new Communications Specialist to insure she had the equipment, software and network access she will need.
- Staff met with a VMWare server virtualization representative to discuss opportunities to improve recovery and failover options.
- Met with the SeamlessGov/SeamlessDocs representative regarding usage over the past year, future plans, and upcoming improvements.
- Compiled data for a summary of IT COVID-19 spending.
- Proposed options for upgrading Council mobile devices.
- Met with OpenGov and Community Development about software deployment.
- Began Training on Darktrace appliance.
- New laptops were deployed for Parks and Recreation Staff.
- Continued to provide support for City Hall Staff remote work.
- Began Security Audit of city online accounts to insure best practices are being followed.
- Audited email logs for security incidents from previous weekend.
- Assisted Communications Specialist with accessing social media accounts.
- Processing Laptops for Parks and Rec Department.
- Working on OpenGov Implementation and Data Collection.
- Processed documents for OpenGov Project.

## DEPARTMENT UPDATE

### Police

Maple Valley Police Department (MVPD) is preparing to partnership with DAWN (Domestic Abuse Women’s Network). DAWN supports, empowers, and shelters survivors of domestic abuse in South King County.

MVPD has informational pamphlets for U-Visa & T-Visa Immigration Relief for Victims of Qualifying Crimes, a provision from the King County Sheriff’s Office Legal Unit. What are U-Visas & T-Visas? It is what allows victims of crimes the ability to access protections available to them under law. The U-Visa & T-Visa allow immigration protection for victims of qualifying crimes and their qualifying family members, who are helpful to law enforcement in the detection, investigation or prosecution of criminal activity. Victims do not have to have lawful immigration status. These pamphlets are available in several different languages.

## DEPARTMENT UPDATE

Fall is here! We are ready for Pumpkin Spice, fall leaves, and earthquake drills! October is not only Breast Cancer Awareness Month but also Shake Out Drill on October 15 at 10:15! More details to follow.

The Clerk’s Office daily activity still includes remote communications, website updates, virtual peddler’s license, records management, public disclosure requests, supporting City Council meetings, Economic Development Commission meetings, Planning Commission, and emergency management. The staff have been busy with many of the same tasks as pre COVID-19 however, now with different expectations and service delivery methods. Passports appointments will continue to be delayed until Phasing advances.

Clerk’s staff is working to finalize the records management program for 2020. Clerk’s staff is working with the newly REACH group, as well as, the new branding committee. Staff continues to work with Puget Sound Regional Fire and the Tri-City emergency managers on COVID-19 response plans and updates. Staff continues to participate in the COVID-19 response, as well as, planning for the next Phase, which will include re-opening to the public, and in person meetings.

Stats for the month of September are as follows:

- Passports: September - 0
- Notaries: September - 3
- Public Records Requests: September - 16
- Pet Licenses: September - 0
- Website Updates: September - 200+
- Contracts: September - 20

### City Clerk

## DEPARTMENT UPDATE

### Camp Wild 2.0

Camp Wild 2.0 began on September 14 and is a new learning extension of Camp Wild, which provides supervision, educational support with online learning and camp activities, arts and crafts. The camp currently has registrants through October 30, and staff is awaiting further information from Tahoma School District regarding in-person learning for the November and December program dates. Staff have been coordinating with Tahoma School District’s Director of Equity to maximize program capacity and meet the needs of the community.



Children personalized & decorated their own privacy boards



Lava lamp craft activity



Welcome Board in Camp Wild 2.0 Classroom

## Parks & Recreation

### Parks Maintenance

A new pathway has been installed behind the gate from the neighboring daycare that leads to Summit Park’s Playground to improve their access to the park and playground.

Crew cleaned up and prepped the trail area for the new Gnome Trail opening on 9/5.



A new pergola was installed via an Eagle Scout project to help indicate the entrance into the Arboretum from the parking lot. The project was completed by Quinn Faulk.

In response to the very unhealthy air quality levels, parks were closed for a week mid-month for employee and patron health and safety.

## DEPARTMENT UPDATE (continued)

Parks staff completed the very large in-house improvement project at the Elk Run Natural Area entrance on 228<sup>th</sup> which included split rail fencing and spreading all stump grindings. It turned out great!



### Capital Improvement Projects

Entering into contract with vendor for the Arboretum Irrigation capital improvement project. The work is tentatively scheduled for the last weeks of October.

### Community Resources

The Community Resource Coordinator has been part of the planning committee for the Maple Valley You Matter Campaign, which launched in October and will continue until November 28<sup>th</sup>. There is a focus to engage the community, while also supporting local businesses and organizations. The goal of this program is to enhance and promote wellness within the greater Maple Valley area. The Community Resource Coordinator attended the Maple Valley Farmers Market on Sept. 19<sup>th</sup> – joined by representatives from the Tahoma School District and Maple Valley Food Bank. This provided an opportunity to speak directly to residents regarding resources and programs pertaining to wellness. And in a collaborated effort between the Tahoma Schools Foundation, The Tahoma School District, and the City, an OSPI grant application was submitted with plans to provide additional support for student learning during the 2020/2021 school year.

## Parks & Recreation



Community Resource Coordinator, Stephanie Williams, with Tahoma School District and Maple Valley Food Bank representatives at the Farmers Market on September 19th.

## CAPITAL IMPROVEMENT PROJECTS

### Public Works Transportation Capital Improvement Projects

#### SR 169 Widening from Witte Road SE to SE 240th Street (T-39)

**Design Consultant:** David Evans & Associates (DEA)

**Construction Management:** KBA

**Construction Contract:** Johansen Construction Company

**Construction Bid Award:** \$4,609,800

**Construction Start:** April 2019

**Construction Substantial Completion:** April 2020

**Construction Final Completion:** Fall 2020

#### **Description:**

This project scope includes the installation of an additional north-bound travel lane, a bike lane, retaining walls, and sidewalk on the east side of Maple Valley Highway from Witte Road to SE 240th Street. Additionally, this project will provide intersection improvements along this section of the SR 169 corridor, as well as surface water drainage enhancements. This will provide for enhanced traffic capacity by eliminating a serious bottleneck, as well as also provide enhanced safety for pedestrians and other non-motorized traffic.

#### **Current Status:**

- The project is at substantial completion.
- Contractor completed landscaping punch list items.
- Contractor is working on providing as-built record drawings.
- Staff is working on resolving WSDOT punch list items.
- Staff is working with TIB on project close out.

#### **Past Milestones:**

- Center medians are completed.
- Street lights have been installed.
- New signal pole on SE 240<sup>th</sup> Street was installed.
- The soldier pile wall has been painted with Mt. Baker color pigmented sealer.
- The black vinyl chain link fence is being installed on top.
- All of the curb and gutter has been installed along the project (median curbs are pending).
- All of the base paving asphalt for widening has been placed along the new curb section, Witte Road to 240th.
- Totem Electric is waiting for the new signal pole to be delivered, then it will be installed at 240<sup>th</sup> in December.
- The center median islands will be constructed shortly.
- The asphalt overlay will take place when night temperatures allow for paving (spring 2020).
- Irrigation, landscaping, street light installation, and sidewalks will continue as weather allows
- Highmark Construction has placed curb and gutter along the wall section (Witte to 225<sup>th</sup>).
- Asphalt was placed along the new curb section, 225<sup>th</sup> to 240<sup>th</sup>.
- The soldier pile wall concrete work is completed. Minor touchup and pigment sealer will follow. A fence will be installed on top.
- The sidewalk along the south section from 225<sup>th</sup> Avenue SE to SE 240<sup>th</sup> Street has been placed.
- Totem Electric and Highmark are working on the intersection improvements at SE 240<sup>th</sup> Street in preparation for the new signal pole due to arrive later this month.
- Curb and gutter between SE 225<sup>th</sup> Avenue and SE 240<sup>th</sup> Place complete.
- Pedestrian signal enhancements and curb ramp changes currently being installed.

## CAPITAL IMPROVEMENT PROJECTS (continued)

- Stormwater improvements on SR 169 complete (stormwater in medians remaining).
- Stormwater infiltration system has been installed and covered (SE 225<sup>th</sup> Avenue to SE 240<sup>th</sup> Street)
- Construction start: April 15, 2019.
- Project survey and control complete.
- Lane shift and traffic control in place and refined.
- Tree removal, clearing, and grubbing complete.
- Wall excavation begun.
- Held project open house to answer question from the public and share project information.
- Processing preliminary project contractor submittals and RFI's.
- Cedar River Water District water line relocation (in project limits) completed.
- Construction contract awarded to Johansen Construction Company for \$4,609,800.
- Engineers Estimate was \$5,813,000.
- Selected KBA Inc. to provide Construction Management Services for the project.
- Right of Way acquisition has been completed and approved by Council.
- TIB Bid Authorization approved and granted.
- Construction Contract Advertised – Bids due on February 19, 2019.
- Solicited for professional services (RFQ) to hire a Construction Management firm.
- TIB Grant was awarded on November 16, 2018 for \$4,000,000.
- TIB Grant was submitted requesting \$4,000,000.
- 100% Plans have been submitted by the consulting engineer.
- Finalizing WSDOT Chan Plan approval.
- 90% plans have been submitted to the City and staff is reviewing them.
- SEPA application process begun.
- Finalized coordinating with the Maple Valley Public Arts Commission for decorative design of the proposed wall face between Witte Road and SE 240th Street.
- Coordinated utility plan elements with Cedar Creek Water District. The District indicated that they will be abandoning a short section of line near Witte Road, relocating two fire hydrants, and other minor modifications coincident with this project.
- Final Chan Plan sent to WSDOT.
- Presented project and solicited citizen input at November 30, 2017 CIP Public Open House.
- WSDOT review of the draft Channelization Plan and Basis of Design Report completed.
- Initiated initial meeting with affected property owners (for access management).
- Additional counts and turning movements have been analyzed specific to the Chevron at Wilderness Village to understand access characteristics unique to that business. Results and potential mitigation have been coordinated and discussed with the owner.
- Staff has reviewed and given feedback on 30-percent design plans (PS&E) in October of 2017.
- Staff submitted a State TIB grant in August 2017 in the amount of \$4.5 million for the project. The project was not selected for funding.
- Environmental documents are completed/submitted to the regulatory agencies for approval.
- SR 169 was opened with two northbound and two southbound travel lanes.
- The City suspended the contract until April when the contractor came back to grind and overlay the road and provided final striping.
- Final striping and channelization are completed.

## CAPITAL IMPROVEMENT PROJECTS (continued)

### Kent-Kangley Road/242nd Avenue SE Signalization (T-44)

**Design Consultant:** KPG Inc.

**Construction Management:** PBS

**Construction Contract:** ACI Construction

**Construction Bid Award:** \$766,766

**Construction Start:** September 2019

**Construction Substantial Completion:** April 2020

**Construction Final Completion:** Fall 2020

**Description:**

The intersection at Kent-Kangley Road and 242<sup>nd</sup> Avenue SE, located behind Safeway, has had continued congestion and safety concerns as traffic in this area has increased. The project includes reconfiguring the intersection to establish a traffic signal, full pedestrian crossing facilities, bike lanes, and channelization.

**Current Status:**

- Contractor is currently working on the signal interconnect system to SR 169 intersection.
- Contractor is also working on the punch list items.
- Staff continues to monitor the new signal operation and working on the agreement with WSDOT for signal maintenance.

**Past Milestones:**

- The signal poles have been installed with street lights.
- Mast arms with signal heads will be installed when signal cabinets are ready.
- Curb and sidewalks have been poured.
- Clearing and grading is complete.
- Underground conduit crossings are complete.
- Curb, gutter, and stormwater revisions underway.
- Held construction coordination meeting with contractor to discuss project milestones and anticipate critical issues before preconstruction meeting/start in September 2019.
- Submittals for long lead items have been approved.
- Project start anticipated for mid-September.
- 100% Plans and Specifications have been approved by the City.
- Construction project was advertised on June 13, 2019.
- Seven contractors on the plan holders list. Bid opening scheduled for July 1, 2019.
- Construction starts between August 1 and September 20, 2019, as requested by the contractor.
- Signal poles have a confirmed delivery date of September 20, 2019.
- Received 90% design plans and specifications; city 80% complete with review comments.
- Bid ready plans expected mid-June to advertise for a September 2019 construction start date.
- PSE agreements for attaching aerial communication fiber submitted to PSE.
- Received 30% design plans; currently under City review.
- Analyzing signal phasing and traffic modelling.
- Sent out bid for pre-order of signal poles & mast arms (long lead time items).
- Selected KPG Inc. to provide Engineering Services for the design of the signal project.
- Developed scope and fee for approval by City Council in the amount of \$174,964.
- Project pre-planning efforts are on-going.
- Solicited for professional services for design and construction support.
- Due to the back log of orders from supplier demand and Covid-19, the cabinet/controller was ready for installation in July.
- Grinding and repaving of failed asphalt at intersection is completed in April.
- The new signal was turning on in August.

## CAPITAL IMPROVEMENT PROJECTS (continued)

### Witte Road – SE 249th Place to SE 256th Street (T28b PHASE 2 – Utility Relocation and Undergrounding)

**Design Consultant:** PBS Engineering and Environmental, Inc.

**Construction Management:** KBA

**Construction Contract:** Pivetta Brothers Construction

**Construction Bid Award:** \$1,377,121.20

**Est. Construction Date:** July 2020

**Construction Substantial Completion:** November 2020

**Construction Final Completion:** December 2020

**Description:**

Phase 2 includes installation of Join Utility Trenches (JUT) for utility relocation and undergrounding in preparation for the Phase 3 corridor improvement project. The work also includes relocation of the water main and rehabilitation of a stormwater pond.

**Current Status:**

- Contractor completed watermain relocation.
- Contractor is currently working on JUT installation and the stormwater pond rehabilitation.

**Past Milestones:**

- Staff acquired private property easements in August 2020.
- Design team presented City Council with options for construction traffic management.
- City Council directed staff to move forward with full closure option on Witte Road during construction and to work with Lake Wilderness Country Club Drive residents on traffic control plan.
- Staff discussed feasibility of roundabout at SE 254<sup>th</sup> Place with Council at the January 13, 2020 study session. City Council directed staff to provide more information on traffic.
- Staff received Qualifications for the Construction Management portion of this project as well as qualifications for the geotechnical support (materials testing) portion of this project and other on-call services. Staff is reviewing the qualifications and interview information and plans to select a firm in February and request award in March.
- Staff met with Soos Creek Water and Sewer District to plan for sewer force main relocation by the District.
- Schedule 74 was signed with PSE to underground overhead power. PBS is coordinating with PSE on design for the joint use trench.
- PBS submitted a feasibility and cost estimate for the roundabout on Witte Road and SE 254<sup>th</sup> Place.
- Design team developed options for construction traffic management.
- The City was awarded the King County Sub regional Opportunity Fund Grant for the Jenkins Creek culvert in the amount of \$432,698.00.
- Staff submitted review of 60% plans, specifications, and estimates to consultant.
- Staff presented design elements to City Council at the Regular Council Meeting on October 28, 2019. Council verbally approved design elements except asked staff to assess a roundabout option at SE 254<sup>th</sup> Place.
- PBS is reviewing the comments from Staff and preparing the 90% plans.
- Staff held a Public Open House on November 7, 2019 at Lake Wilderness Golf Course Banquet Room from 6 PM to 8 PM.
- Staff will begin the Right of Way acquisition process as identified in the 60% plans.
- PBS is working on the waterline relocation design with Covington Water District.
- Staff and the design team are coordinating with Soos Creek Water and Sewer and PSE.

## CAPITAL IMPROVEMENT PROJECTS (continued)

- Permanent and temporary easement locations have been identified.
- 60% design review completed.
- The City has been awarded a \$225,000 grant from the King County Flood Control District for the daylighting of Jenkins Creek under 220<sup>th</sup> Avenue SE as part of this project.
- A utility coordination meeting was held with PSE (power, gas, Intolight), Covington Water District, and Century Link.
- The City is applying for a 2019 King County Flood Control grant for the removal of the 220<sup>th</sup> Avenue SE connection, daylighting Jenkins Creek. The application will be submitted by June 14, 2019 and the City should be notified whether it has received funding by late summer or early fall of 2019.
- Held City Council workshop to review value engineering efforts and design options to refine direction to the consulting engineer to finalize plans. Council gave its concurrence to:
  - Add the center left turn lane at SE 256<sup>th</sup> (in addition to SE 254<sup>th</sup>) into the design.
  - Remove the vehicular connection at 220<sup>th</sup> Avenue SE (reroute to SE 256<sup>th</sup>) to address safety and alignment conflict considerations.
  - Simplify the cross section to include a two lane street with five foot bike lanes on each side and a five foot sidewalk with an intermittent planter strip.
- Presented the project and solicited citizen input at the November 30, 2017 CIP Public Open House.
- Bids were opened in June 2020
- Construction started in July 2020.

### Witte Road – SE 249<sup>th</sup> Place to SE 256<sup>th</sup> Street (T28b PHASE 3)

**Design Consultant:** PBS Engineering and Environmental, Inc.

**Construction Management:** TBD

**Construction Contract:** TBD

**Construction Bid Award:** TBD

**Est. Construction Date:** TBD

**Construction Substantial Completion:** TBD

**Construction Final Completion:** TBD

#### **Description:**

Phase 3 includes development of a full-road rehabilitation for the Witte Road corridor north of the realigned SE 256<sup>th</sup> Street intersection through SE 249<sup>th</sup> Place. Specific project enhancements include pavement upgrade, sidewalk installation, bike lanes, drainage improvements, retaining walls, utility undergrounding, and intersection upgrades. Phase 3 also includes installation of a roundabout at the intersection of Witte Road/254<sup>th</sup> Place and the culvert replacement crossing 254<sup>th</sup> Place.

#### **Current Status:**

- Staff is reviewing design options for the roundabout with the design team.
- Staff provided city council an update on the roundabout project in September. Staff communicated Council's comments on design to the design team.
- Staff is working on Right of Way Procurement Procedures with WSDOT.

#### **Past Milestones:**

- Council awarded design contract to PBS for the roundabout and culvert replacement project at 254<sup>th</sup> Place.
- Design kick off meeting was conducted.
- Staff submitted the TIB grant application for the roundabout project.

## CAPITAL IMPROVEMENT PROJECTS (continued)

### SR 169 Widening – SE 253<sup>rd</sup> Place to SE 260<sup>th</sup> Street (T-45)

**Design Consultant:** PBS Engineering and Environmental, Inc.

**Construction Management:** TBD

**Construction Contract:** TBD

**Construction Bid Award:** TBD

**Est. Construction Date:** TBD

**Description:**

This section of the SR 169 corridor improves access and amenities in the vicinity of the Legacy Site commercial area. Improvements include two lanes in both directions, transit facilities, sidewalks, bicycle lanes, street lighting, stormwater enhancements, and a roundabout or signalized intersection in the vicinity of Rock Creek Elementary school and the Legacy Site entrance (formerly T-46).

**Current Status:**

- Staff has requested the consultant temporarily pause work. The project is not expected to start up again until 2021 based on the adopted 2021-2026 Six Year TIP.

**Past Milestones:**

- Team submitted a traffic analysis to WSDOT with intersection improvement alternatives.
- Staff met with Lake Forest Estates HOA and discussed intersection improvement alternatives.
- Staff provided a written response to the October 31, 2019 letter from Lake Forest Estates HOA.
- Public Open House No. 1 was held on September 10, 2019.
- Topographic survey is mostly complete.
- Traffic counting is complete.
- Staff met with school district to discuss options for school entrance.

### SR 169 Widening – SE 240<sup>th</sup> Street to SE 244<sup>th</sup> Street (T-36)

**Design Consultant:** David Evans and Associates

**Construction Management:** TBD

**Construction Contract:** TBD

**Construction Bid Award:** TBD

**Est. Construction Date:** TBD

**Description:**

The second segment in the series of capacity improvements on the SR 169 corridor, this project adds an additional lane in both directions to include center turn lanes, sidewalks, bicycle lanes, improved transit stops, street lighting, and enhanced storm drainage. This eliminates a bottleneck for traffic traveling to and from SR 18 and Wilderness Village shopping area.

**Current Status:**

- Staff has requested the consultant temporarily pause work. The project is not expected to start up again until 2022 based on the adopted 2021-2026 Six Year TIP.

**Past Milestones:**

- The Consultant submitted Intersection Control Evaluation (ICE) to WSDOT.
- Staff submitted Area of Potential Effect letter to WSDOT.
- Consultant completed geotechnical exploration on SR 169.
- The Consultant is assessing a roundabout and signal at SE 244<sup>th</sup> ST intersection consistent with WSDOT Intersection Control Evaluation (ICE).
- Traffic analysis has concluded signal warrant met at SE 244<sup>th</sup> Street.
- Topographic survey is complete.
- Traffic counts have been completed.
- WSDOT provided comments on ICE evaluation.

## CAPITAL IMPROVEMENT PROJECTS (continued)

### Public Works Capital Projects (Non-Transportation)

#### Farmers Market Relocation Project (F03)

**Design Consultant:** Johnston Architects

**Construction Management:** In-house

**Construction Contract:** Ceccanti

**Construction Bid Award:** \$1,166,497.58

**Est. Construction Date:** May 2020

**Construction Substantial Completion:** July 2020

**Construction Final Completion:** September 2020

#### **Description:**

Make improvements to clearing, grubbing, and paving of a parking lot and pad for market booths, tree protection and retention of identified trees, construction of dispersion and infiltration trenches, and building of an 1,800 square foot covered pavilion with associated power and water.

#### **Current Status:**

- Final occupancy approval for the pavilion has been completed.
- Small works PW project bid was selected for the new gate at the parking lot entrance. Installation scheduled for November.
- Landscaping screening is scheduled for planting on north end of parking lot in October.

#### **Past Milestones:**

- Farmers Market construction started in May 2020.
- Construction completed for Market opening day on July 11, 2020.
- The Farmers Market Relocation Project was advertised for construction on February 7, 2020. Bids were opened on February 28, 2020. Bid award is anticipated to go to Council on the March 9, 2020 Regular City Council Meeting. Staff has submitted an application for PSE to run power to site as well as an application for water availability. Staff is preparing for a groundbreaking ceremony of site in late March before the start of construction in April.
- Staff met with the Legacy Site Council Committee to finalize the RFQ. The Legacy Site Public Private Partnership procurement process included the issuance of a Request for Qualifications (RFQ) to developers on February 14, 2020. Developer proposals are due March 13, 2020.
- Staff attended a Public Private Partnership (P3) Government Conference which expanded on the research we have done to make a P3 project successful. We are beginning to outline a public outreach strategy to engage the public on the procurement process.
- At the November 2, 2019 City Council Retreat, staff provided City Council with an update on the procurement process for development of the Legacy Site. Staff will issue an RFQ and select a shortlist of master developers who will help us refine the terms of the public private partnership. Zoning and appraisal of the Legacy Site will precede issuance of a competitive Request for Proposals (RFP). Staff anticipates the selection of a master developer in September 2020 with negotiation of the developer agreement through the end of 2021. City Council also identified and prioritized the list of public amenities desired at the Legacy Site, as well as a list of allowed for profit amenities. Staff is continuing to finalize a draft RFQ anticipated to be advertised in January 2020.
- On November 12, 2019, staff also presented an update of the Farmer's Market Relocation project to City Council. The project is still on schedule to be constructed and ready in June 2020.

## CAPITAL IMPROVEMENT PROJECTS (continued)

### Public Works Surface Water Capital Improvement Projects

#### **S-10 2020 Storm Water Ponds Retrofit Project**

This project scope includes retrofitting thirteen existing stormwater retention ponds that will improve surface water quality within the City. The scope of work includes lining of the treatment cells, re-establishment of slopes, berms, and access to facilitate maintenance, installation of spill control, and the removal of accumulated sediment, debris, and vegetation. The City was awarded \$20,000 from the King County WaterWorks grant program in 2017. The City was awarded an additional \$45,000 from the King County WaterWorks grant program in 2019. In total, the City has \$54,640 in grant funding remaining. Design began in January and construction is planned for summer and early fall of 2020 for 9 locations, and summer of 2021 for the remaining 4.

#### **Current Status:**

- Scotty's General Construction has completed all construction work, seeded the pond areas, and has removed erosion control and construction fencing. All punch list items have been completed. Close-out of this contract is planned for October.
- City Public Works Crews have begun the improvements of the 3 remaining ponds and will complete the work in early October 2020.

#### **S-15 2020 Stormwater Pond Fencing**

This project scope includes evaluating which City-owned ponds currently are not fenced, determining whether fencing is required or would be beneficial, and hiring a contractor to install fencing where needed.

#### **Current Status:**

- The bid for the 2020 Stormwater Pond Fencing Installation and Repair Project occurred on September 8<sup>th</sup> and bids were opened on September 22<sup>nd</sup>. The low bidder was Judah of Lion Landscaping and Services with a bid of \$77,456.78. Award of this contract is planned to occur at the October 12<sup>th</sup> City Council Meeting.
- Construction is planned for mid-October through November.

#### **S-16 Witte Road Storm Drainage Improvements**

This project scope includes a feasibility study and design of stormwater quality Best Management Practices (BMP's) to treat infiltration or discharge currently untreated stormwater runoff from Witte Road adjacent to the Lake Wilderness Golf Course and the Golf Course itself, prior to the runoff discharging to the Jenkins Creek Headwaters and construction of the selected water quality improvements. The City was awarded a grant from the Department of Ecology for \$75,000 towards the study, design, and permitting for this project. Design began in April of 2019. The City was awarded a grant from the Department of Ecology for \$163,337 for construction of this project. Construction is planned for Summer 2021 as part of the T-28b Phase 3 project.

#### **Current Status:**

- The City is working with the Department of Ecology to finalize the construction grant agreement. This agreement will be brought to Council in November.
- The City is working with PBS to update designs for the facilities based on the modification of the T-28b Phase 3 project to include a roundabout.

#### **S-17 Cedar Downs and Cedar Downs Village Water Quality Improvement Project**

This project includes a drainage study of Cedar Downs and Cedar Downs Village areas to identify flow control retrofit opportunities to reduce flooding issues and improve three existing water quality facilities. The City contracted with Parametrix to perform the study of this area and provide an alternatives analysis as part of the first phase of this project in early 2020. Based on the alternatives proposed and the cost impact, the City plans to move into phase 2 of design with Parametrix in late-2020 and determine the schedule for construction of the projects.

## CAPITAL IMPROVEMENT PROJECTS (continued)

### Current Status:

- Parametrix provided the City with the finalized Alternatives Analysis and Basis of Design Report, completing their deliverables for Phase 1.
- Parametrix is drafting a scope and fee estimate for Phase 2 of the project which will include design through bid documents, permitting support, and construction management support. This is expected to be completed by the first week of October and the Amendment brought to Council in November.

### S-19 SE 254<sup>th</sup> PI Culvert Replacement

The culvert that conveys South Fork Jenkins Creek under SE 254<sup>th</sup> PI has been determined to be undersized for flow conveyance as well as fish passage and is damaged which has reduced capacity. The City plans to design and install a box culvert to replace the existing culvert to provide both flood reduction and ecological benefits. Due to the modification to project T-28b Phase 3 to include a roundabout at SE 254<sup>th</sup> PI, this project has been prioritized and will be designed by PBS Engineering and Environmental as part of the T-28b Phase 3 project in 2020 and 2021 with planned construction in 2021. The City has been awarded a \$150,000 grant from the King County Flood Control District for the design and construction of this project.

### Current Status:

- Staff applied for Sub-Regional Opportunity (SRO) Funding totaling \$38,580 from the King County Flood Control District to supplement funding for this project. SRO funds are allocated annually by the Flood Control District and can be applied towards stormwater management and flood control projects within the jurisdiction.
- PBS plans to hand off the conceptual designs of the culvert to representatives from the Muckleshoot Tribe during the first week of October to discuss the project plans and hopefully expedite permit review once applications are prepared.

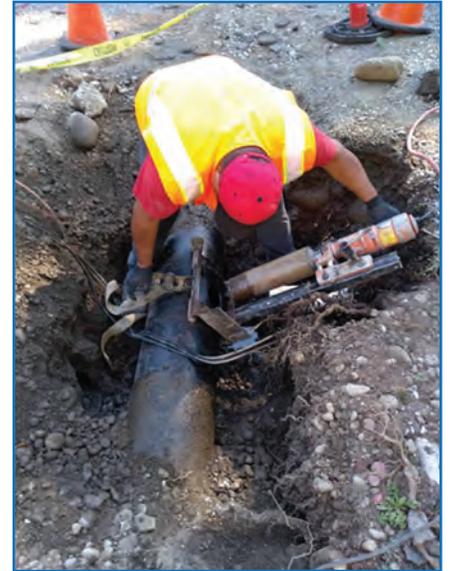
## DEPARTMENT UPDATE

### Neighborhood Traffic Management

- Staff responded to 14 citizen action requests regarding traffic concerns, signage, parking, and pavement markings.
- Staff worked with the Maple Ridge HOA on installation of no parking signs and speed limit sign.
- Staff worked with King County to complete the installation of 4-way stop signs at intersection of 227<sup>th</sup> Ave SE/SE 269<sup>th</sup> St in Meadows at Rock Creek HOA.

### Public Works Maintenance

The Public Works Maintenance Department has continued to ride the 2020 roller coaster through the month of September. Crews responded to the first wind event of the fall season, as well as the first significant rainfall since summer. Neither event posed much of a challenge for crews. The rain couldn't have come at a better time. Crews monitored storm water facilities as well as checked storm drainage conveyance systems during the heavy rain fall to minimize any potential flooding issues. During the poor air quality week due to the fires around Maple Valley, crews worked alternating days indoors and utilized that time to catch up on CityWorks training, pesticide credits, as well as vehicle and shop maintenance. The Maintenance crew did a wonderful job wrapping up the Cedar Downs drainage project this month. The project involved roughly 300ft of 12 inch ductile iron pipe, four downspout collector connections and four driveway crossings. The project also involved every employee from the maintenance staff as well as scheduling and communication with contractors for services like core drilling and paving. Public Works also worked closely with John Upshaw, the city's Surface Water Inspector to insure proper installation of the drainage improvements.



Public Works / Community Development



## DEPARTMENT UPDATE (continued)

With the approach of fall and the winter months within reach, the Public Works team has also spent time preparing the maintenance facility as well as vehicles for snow and ice. During late summer a second shelter was built on the maintenance facility site to hold salt during the winter. This was an additional building next to the current sand shelter and now will allow the city to have sand and salt available onsite. The Public Works team has prepared the new shelter for a concrete floor and anticipate the completion by the end of October. Crews also repaired and performed maintenance on the de-icer applicator.

2020 continues to be a struggle for every department. The Public Works team has continued to provide great customer service to the citizens of Maple Valley. When crews weren't working on the projects mentioned above they were turning off the cities irrigation, landscaping Maple Valley Highway, installing street signs, and responding to citizens requests using our new asset management program CityWorks.

### Surface Water Management

- The City has been participating in *Puget Sound Starts Here Month* by utilizing Facebook posts to educate residents about how they can modify their everyday activities to prevent negative impacts to streams, lakes and ultimately the Puget Sound.
- Maple Valley contributed to a social media advertising campaign as part of STORM (Stormwater Outreach for Regional Municipalities) group. Ads covered the most interacted with graphics and videos covering stormwater/surface water protection in a pilot program and were targeted based on zip codes. The consulting company that was hired by STORM is evaluating the number of views, clicks, and other interactions with the ads by zip code as well as breaking these interactions down by sex, age group, and language used.
- Staff completed all private property stormwater facility inspections required by the NPDES Permit for 2020.

### Lakes Program

- Staff attended the city council interview of a potential LWCAC member.
- Staff worked on the LWCAC meeting minutes and the agenda for the next meeting.
- Staff created a draft annual report for review by the LWCAC.
- Staff attended the King County Noxious Weed Control webinars.
- Staff attended the Foundations of Implicit Bias webinars.

### Solid Waste

- Staff attended the Metropolitan Solid Waste Management Advisory Committee meeting.
- Staff created an education and outreach memo discussing the illegal dumping of yard waste that will be sent to nearby residents. Signs to deter this illegal yard waste dumping were ordered and will be placed at the dumping locations.
- Staff is working with the consultant to review location and date options for the fall recycling event.

## DEPARTMENT UPDATE (continued)

### Community Development

The Planning Department is continuing to stay busy with building permit review and intake. Single family resident permits continue to be issued for Overlook at Summit Park and Northpoint at Maple Centre developments. Tahoma Ridge (formerly Rainier Ridge) is beginning to ramp up as well. Meadowridge Park (48 senior duplexes) has received final plat approval and construction is going strong. Marques at Maple Valley, including the new UW Medical Center and Retail stores, was issued and construction is almost complete. Staff is reviewing permits for 73 apartments on this site as well. Staff issued a SEPA Mitigated Determination of Non-Significance and we are reviewing permits for the development of the Hayes Gravel Pit as a mobility and logistics (distribution center) now known as Maple Valley Logistics. A SEPA appeal of this project was filed recently. Staff will continue review of the Design Review so that a consolidated hearing may be held. Staff received an application for a large daycare (The Learning Experience) and a 35,000 square foot commercial building (tenant unknown) located on the empty parcel next to TRM Wood Products.

The electronic submittal review process is moving along nicely and adjusting as necessary. Customers love the ability to be able to submit electronically as it is more efficient and cost effective.

### Monthly Permit/Inspections Metrics

- Permit Applications Received: 67
- Permits Issued: 64
- Projects Submittals: 4
- Building Inspections Completed: 539
- Fire Inspections Completed: 9

### Planning Commission

Staff introduced a proposed schedule for the Commission to consider detailed review of the Downtown Design Standards and Guidelines as well as Interim Zoning moving forward. The Commission held their first deliberation on the Downtown Design Standards to discuss allowed uses in the Downtown area. The second meeting to discuss connectivity and pedestrian access was to be held on September 23, 2020, but because of technical difficulties involving Zoom, the meeting was postponed until September 30, 2020.

### Legacy Site Development

Staff provided a summary to the City Council at the July 20, 2020 City Council meeting on the RFQ. The City only received one submittal responding to the RFQ and the Council formally rejected that submittal at the July 27, 2020 meeting. In August the Council subcommittee and staff met with David McFadden and Brian McGowen, two local experts in commercial development who recommended more discussion with developers is needed. Staff continued to conduct the industry review process with developers and consultants. We have scheduled a meeting with Legacy Site Council Committee to summarize information collected and to determine next steps.

### Residential Subdivisions and Available Lots

| File Number  | Plat Name                   | Pre-Plat Approval | Potential Building Lots | Pre-Plat Expiration | Final Plat Approval     | Approved Lots | Site Under Const. | Building Permits Issued |            |            | Available Building Lots |            |
|--------------|-----------------------------|-------------------|-------------------------|---------------------|-------------------------|---------------|-------------------|-------------------------|------------|------------|-------------------------|------------|
|              |                             |                   |                         |                     |                         |               |                   | Prior to 2018           | 2018       | 2019       |                         | 2020       |
| CD0406-013   | Ridge at Lake Wilderness    | 6/30/2004         |                         | N/A                 | 2/25/2005               | 11            | N/A               | 9                       | 0          | 0          |                         | 2          |
| CD1309-002   | Jordan's Crossing           | 7/31/2007         |                         | N/A                 | 3/24/2014               | 15            | N/A               | 14                      | 0          | 0          |                         | 1          |
| CD0602-005   | Edgestone Div I (Arbors 3)  | 7/18/2007         |                         | N/A                 | 2/23/2017               | 48            | N/A               | 27                      | 16         | 1          |                         | 4          |
| CD0602-005   | Edgestone Div II (Arbors 4) | 7/18/2007         |                         | N/A                 | 2/23/2017               | 9             | N/A               |                         | 7          | 1          | 1                       | 0          |
| CD0702-001   | South Fork (Sunshine Grove) | 7/31/2007         |                         | N/A                 | 4/25/2017               | 10            | N/A               | 9                       |            |            |                         | 1          |
| CD1506-007   | Canton Crossing (Shavano)   | 2/9/2016          |                         | 2/7/2021            | 5/22/2017               | 51            | N/A               | 41                      | 7          |            |                         | 3          |
| CD1308-004   | Yellow Rock Road            | 4/1/2014          |                         | 3/30/2021           | 8/24/2016               | 6             | yes               | 1                       | 4          |            |                         | 1          |
| FP2006-001   | Momoji Grove (MV216)        | 8/30/2019         | 39                      | 8/28/2024           | No                      | 39            | yes               |                         |            |            | 2                       | 37         |
| CD0601-010   | Wilderness Hills 3          | 12/11/2007        |                         | 12/8/2017           | 2/12/2018               | 22            | No                |                         | 21         |            |                         | 1          |
| CD0702-010   | Fox Pointe (aka Malloy)     | 10/5/2007         |                         | 10/2/2017           | Yes                     | 42            | Yes               |                         | 12         | 9          | 2                       | 19         |
| PSP1801-001  | Sun Ridge at Elk Run 4 D 2  | 11/30/2018        | 9                       | 11/28/2025          | No                      |               | No                |                         |            |            |                         | 0          |
| CD1602-001   | Overlook at Summit Park     | 3/22/2017         | 126                     | 3/21/2022           | Ph1 7/30/<br>Ph2 3/1/19 | 126           | Yes               |                         | 19         | 37         | 15                      | 55         |
| CD1610-005   | Northpoint at Maple Centre  | 3/28/2017         | 110                     | 3/27/2022           | No                      | 110           | Yes               |                         |            | 74         | 13                      | 23         |
| CD1604-003   | Cedar Peak                  | 6/29/2017         | 17                      | 6/28/2022           | No                      |               | No                |                         |            |            |                         | 0          |
| CD1507-006   | Rainier Ridge               | 8/3/2017          | 71                      | 8/2/2022            | No                      |               | No                |                         |            |            | 1                       | -1         |
| CD1609-007   | Elk Run 8                   | 6/17/2017         | 84                      | 6/17/2022           | Phase 1<br>2/26/2018    | 19            | Yes               |                         | 15         | 4          |                         | 0          |
| CD1801-001   | Meadowridge Park            | 7/10/2018         | 49                      | 7/9/2023            |                         | 49            |                   |                         |            |            | 10                      | 39         |
| FP1810-002   | Edinburgh                   | 5/19/2017         | 84                      |                     | 6/11/2019               | 84            | Yes               |                         |            | 23         | 11                      | 50         |
| <b>Total</b> |                             |                   | <b>589</b>              |                     |                         | <b>641</b>    |                   | <b>101</b>              | <b>101</b> | <b>149</b> | <b>55</b>               | <b>235</b> |

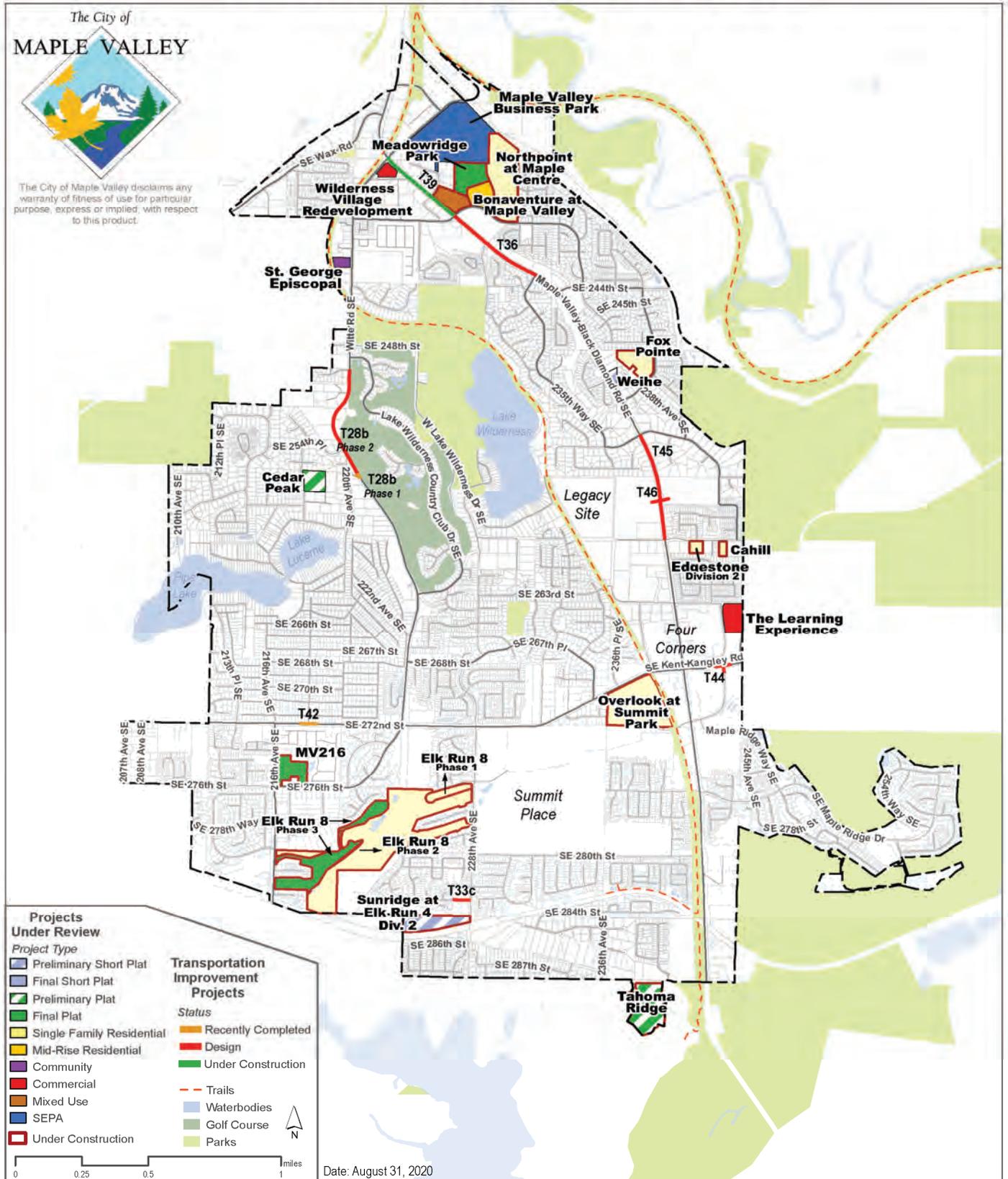
### Commercial Projects

| File Number   | Commercial Projects                      | Square Feet    | Type             | Status                  |
|---------------|--|----------------|------------------|-------------------------|
| CD1501-005    | St. George Episcopal                     | 5,000          | New construction | Site Development Review |
| CD1707-003    | Bonaventure at Maple Valley              | 180,212        | New construction | Approved                |
| SEPA1909-001  | Maple Valley Business Park SEPA Revision | 387,218        | New construction | Under Review            |
| DR1912-001    | The Learning Experience                  | 10,122         | New construction | Under Review            |
| <b>Total:</b> |  | <b>582,552</b> |                  |                         |

### Pre-Application Conferences

| Type                  | 2020 1st Quarter | 2020 2nd Quarter | 2020 3rd Quarter | 2020 4th Quarter | 2020 YTD |
|-----------------------|------------------|------------------|------------------|------------------|----------|
| Commercial            | 0                |                  | 0                |                  | 0        |
| Residential           | 0                |                  | 0                |                  | 0        |
| Other Review Meetings |                  |                  |                  |                  | 0        |
| <b>Totals</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b> |

# Current Development Projects



*This page is intentionally left blank.*



Date: October 5, 2020

To: Mayor Sean P. Kelly and City Council

From: Robert Eaton, Parks & Recreation Deputy Director

Subject: **Update on Allowable Use of the Henry Switch Property – FACT Sheet**

### ***Background***

The Henry Switch property, parcel no. 3422069016, located at the northwest corner of the intersection of SE 288<sup>th</sup> St and SR169, was purchased by the City of Maple Valley from King County on February 25, 2001 for \$390,000. The property is 14.2 acres, zoned Residential (R-1) with an overlay of Public Park/Open Space, and has over 1,300 lineal feet of frontage along the regional Green to Cedar Rivers Trail.

### ***Discussion***

King County Ordinance 14020, documents the sale of the property and states, “The city of Maple Valley has expressed interest in purchasing the property for active and passive park and recreation uses including trailhead access to the county’s regional Cedar River/Green River Trail.”

The Statutory Warranty Deed, Record No. 20010227000626, specifies that “The City covenants to operate and maintain the property in perpetuity as a public park, public recreational facility, and/or public open space. The City further covenants that it will not in any way limit or restrict access to and use of the property by non-City residents.” Furthermore it outlines that “The City also covenants that any and all user fees, including charges made by any lessees, concessionaires, service providers, and/or other assignees shall be at the same rate for non-City residents as for the residents of the City.”

Additional documents state the city’s intent and “understanding that it is to be used for public recreation purposes only” and again “acquiring the site with the intent to develop it for recreational use... considering trailhead opportunities, as well as facilities for active and passive recreation, as well as wildlife habitat and tree preservation.”

### ***Fiscal Impact***

Park design and development of the site would be funded through the Capital Improvement Program and seeking potential additional grant funding.

### ***Recommendation***

Referencing the conceptual master plan outlined in the 2020 PROAS Plan, proceed with finalizing the master plan, move into park design work, then progress with development as funding allows.

### ***Attachments***

1. Henry Switch Real Estate Documents
2. Appraisal Report

CONFORMED COPY

Clerk's  
Receiving  
Number 225

Date 2/25/01

City

Clerk J. Min

**20010227000626**

KING COUNTY PR WD  
PAGE 001 OF 002  
02/27/2001 11:27  
KING COUNTY, WA

0.00

Filed For Record At Request Of

V. J. Martinez-Santiago

AFTER RECORDING RETURN TO:

K. C. Property Services Division  
500A King County Admin. Bldg.  
500 Fourth Avenue ADM-CF-0500  
Seattle, WA 98104

CONFORMED COPY

**E1802787**

02/27/2001 11:27  
KING COUNTY, WA  
TAX \$0.00  
SALE \$0.00

PAGE 001 OF 002

**STATUTORY WARRANTY DEED**

**Grantor -- King County, Washington**

**Grantee -- City of Maple Valley**

**Legal --- SE ¼, Sec. 34, Twp 22 N., Rge 6 E., W.M.**

**Tax Acct. -342206-9016**

The Grantor, KING COUNTY, a political subdivision of the State of Washington, for and in consideration of THREE HUNDRED NINETY-THOUSAND AND NO/100 DOLLARS (\$390,000.00), the receipt of which is hereby acknowledged, pursuant to King County Ordinance No. 14020, does hereby convey and warrant unto the CITY OF MAPLE VALLEY, a municipal corporation of the State of Washington, the following described lands, situate in King County, Washington:

That portion of the SE ¼ of the SE ¼ of Section 34, Township 22 North, Range 6 East, W.M., in King County, Washington, lying Westerly of the West margin of the 200 foot right of way granted to the Burlington Northern Railroad Company, a Delaware corporation, successor in interest to the Columbia and Puget Sound Railroad Company, under the provisions of an Act of Congress approved March 3, 1875; EXCEPT a 100 foot right of way, conveyed to the Northern Pacific Railway Company, by instrument recorded under King County Recording No. 1830183; EXCEPT that portion for SE 288<sup>th</sup> St., also known as J.A. McKinnon Road, established in 1929, under King County Recording No. 1001310. SUBJECT TO transmission line easements granted to the United States of America, across Southerly portion of said premises, under King County Recording Nos. 6029042 and 7505140111.

The City covenants to operate and maintain the property in perpetuity as a public park, public recreational facility, and/or public open space. The City further covenants that it will not in any way limit or restrict access to and use of the property by non-City residents.





**King County  
Property Services Division**

Department of  
Construction and Facilities Management

King County Administration Building  
500 Fourth Avenue Room 500  
Seattle, Washington 98104

(206) 296-7470  
TDD (206) 296-0100  
FAX (206) 296-0196

February 27, 2001

Mike Sharkey, Senior Title Officer  
Pacific Northwest Title Company  
215 Columbia St.  
Seattle, WA 98104

RE: Henry Switch Pit - Title Order No. 392016

Dear Mike Sharkey:

King County recently concluded the sale of a parcel of surplus County-owned property to the City of Maple Valley. The title commitment was ordered and paid for by the County.

Enclosed is a copy of the recorded Statutory Warranty Deed involved in the transaction. Please arrange for a title policy to be issued to the City of Maple Valley for the coverage stipulated in the title report based on a purchase price of \$390,000. Please send the policy directly to the City of Maple Valley and send the billing to King County's Property Services Division for payment.

Please call me at (206) 296-7494 if you have any questions.

Sincerely,

Carol J. Thompson, Inventory & Sales Officer

CT

Enclosure

cc: ✓ John Starbard, City Manager



**King County**  
**Property Services Division**  
Department of  
Construction and Facilities Management  
King County Administration Building  
500 Fourth Avenue Room 500  
Seattle, Washington 98104  
(206) 296-7470  
TDD (206) 296-0100  
FAX (206) 296-0196

January 26, 2001

John Starbard, City Manager  
City of Maple Valley  
P.O. Box 320  
Maple Valley, WA 98038

RE: City's Purchase of Henry Switch Pit

Dear John Starbard:

The King County Council recently passed the ordinance authorizing the sale of the County-owned Henry Switch Pit property to the City of Maple Valley.

Enclosed is a copy of the signed ordinance along with a copy of the proposed Statutory Warranty Deed. If the Deed meets with your approval, please forward the check in amount of \$360,000.00, made payable to the King County Treasurer, to this office for processing.

A copy of the signed and recorded Statutory Warranty Deed will be forwarded to the City for its files. A title insurance policy insuring the City's purchase will be forthcoming.

Thank you for your patience and persistence in this transaction. If you have any questions, please call me at (206) 296-7494.

Sincerely,

Carol J. Thompson, Inventory & Sales Officer

CT

Enclosures

**RECEIVED**

**JAN 29 2001**  
**CITY OF MAPLE VALLEY**



2001



King County  
Property Services Division  
Department of  
Construction and Facilities Management  
King County Administration Building  
500 Fourth Avenue Room 500  
Seattle, Washington 98104  
(206) 296-7470  
TDD (206) 296-0100  
FAX (206) 296-0196

✓ V-1649  
Approved for payment  
Budget # 360.105.610.594.00.61.00  
Signature John F. Starbard  
Date 02/06/01

February 2, 2001

"CORRECTED LETTER"

John Starbard, City Manager  
City of Maple Valley  
P.O. Box 320  
Maple Valley, WA 98038

PAID  
FEB 13 2001

RE: City's Purchase of Henry Switch Pit

CITY OF MAPLE VALLEY

Dear John Starbard:

The King County Council recently passed the ordinance authorizing the sale of the County-owned Henry Switch Pit property to the City of Maple Valley.

Enclosed is a copy of the signed ordinance along with a copy of the proposed Statutory Warranty Deed. If the Deed meets with your approval, please forward the check in amount of \$390,000.00, made payable to the King County Treasurer, to this office for processing.

A copy of the signed and recorded Statutory Warranty Deed will be forwarded to the City for its files. A title insurance policy insuring the City's purchase will be forthcoming.

Thank you for your patience and persistence in this transaction. If you have any questions, please call me at (206) 296-7494.

Sincerely,

*Carol Thompson*  
Carol J. Thompson, Inventory & Sales Officer

CT

Enclosures

RECEIVED  
FEB 05 2001  
CITY OF MAPLE VALLEY





**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**January 26, 2001**

**Ordinance 14020**

**Proposed No. 2000-0605.1**

**Sponsors Phillips and Pullen**

1 AN ORDINANCE authorizing the sale of surplus county-  
2 owned property, located in council district 9, to the city of  
3 Maple Valley for park purposes.  
4  
5

6 **STATEMENT OF FACTS:**

7 1. King County department of transportation, road services division,  
8 purchased the subject property known as the "Henry Switch Pit"  
9 property in 1965 for a potential gravel pit operation. However, the  
10 property has never been used by King County and is considered surplus  
11 to the needs of the road services division.

12 2. The property is located in the northwest corner of the intersection of  
13 SE 288th St. and SR 169, approximately one mile south of the  
14 intersection of Kent-Kangley Road and SR 169. It is located within the  
15 corporate limits of the city of Maple Valley.

16 3. Notices were sent to county departments and other governmental  
17 agencies regarding the county's plan to surplus and sell the property.

18 The county's parks and recreation department expressed an interest in  
19 the property for a trailhead.

20 4. In its comprehensive plan, the city of Maple Valley zoned this  
21 property "Public Use/Open Space."

22 5. The city of Maple Valley has expressed an interest in purchasing the  
23 property for active and passive park and recreation uses including  
24 trailhead access to the county's regional Cedar River/Green River Trail.

25 6. The city of Maple Valley has agreed to pay King County the fair  
26 market value of \$390,000. The market value is based on a deed  
27 covenant restricting the use of the property to park and recreation uses in  
28 perpetuity.

29 7. The county's parks and recreation department supports the sale of the  
30 subject property to the city and has agreed to work with the city to ensure  
31 that the plan for the park provide for safe and appropriate access to the  
32 trail.

33 8. Although the subject property is identified as a fair candidate for  
34 affordable housing, the sale of this property to the city of Maple Valley  
35 for park and recreation purposes is considered to be in the best interest of  
36 the citizens of King County and the city of Maple Valley.

37 9. In lieu of the property being sold for affordable housing purposes, the  
38 city of Maple Valley has indicated that the city's comprehensive plan  
39 replaces the affordable housing value elsewhere in the city.

40 10. Pursuant to K.C.C. 4.56.140, the county may dispose of county  
41 property to another governmental agency by negotiation, upon such  
42 terms as may be agreed upon and for such consideration as may be  
43 deemed by the county to be adequate.

44 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

45 SECTION 1. The King County executive is hereby authorized to execute the  
46 necessary documents to sell the following described property located in council district 9  
47 to the city of Maple Valley for park and recreation purposes, in perpetuity, for the sum of  
48 \$390,000:

49 That portion of the SE ¼ of the SE ¼ of Section 34, Township 22 North,  
50 Range 6 East, W.M., in King County, Washington, lying Westerly of the  
51 West margin of the 200 foot right of way granted to the Burlington Northern  
52 Railroad Company, a Delaware corporation, successor in interest to the  
53 Columbia and Puget Sound Railroad Company, under the provisions of an  
54 Act of Congress approved March 3, 1875; EXCEPT a 100 foot right of way,  
55 conveyed to the Northern Pacific Railway Company, by instrument recorded  
56 under King County Recording No. 1830183; EXCEPT that portion for SE  
57 288<sup>th</sup> St., also known as J.A. McKinnon Road, established in 1929, under  
58 King County Recording No. 1001310. SUBJECT TO transmission line  
59 easements granted to the United States of America, across Southerly portion

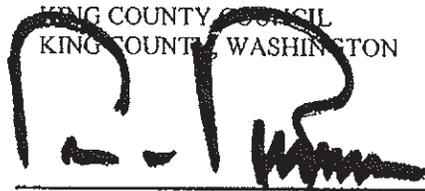
**Ordinance 14020**

---

60 of said premises, under King County Recording Nos. 6029042 and  
61 7505140111.

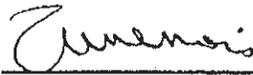
Ordinance 14020 was introduced on 11/6/00 and passed by the Metropolitan King County Council on 1/8/01, by the following vote:

Yes: 12 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Pelz, Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Vance and Mr. Irons  
No: 0  
Excused: 1 - Mr. Phillips

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON  


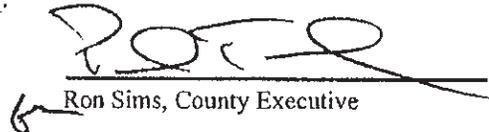
Pete von Reichbauer, Chair

ATTEST:

  
\_\_\_\_\_

Anne Noris, Clerk of the Council

APPROVED this 17<sup>th</sup> day of January, 2001.

  
\_\_\_\_\_

Ron Sims, County Executive

Attachments None

**COPY**

**Filed For Record At Request Of**

**AFTER RECORDING RETURN TO:**

K. C. Property Services Division  
500A King County Admin. Bldg.  
500 Fourth Avenue  
Seattle, WA 98104

**STATUTORY WARRANTY DEED**

**Grantor -- King County, Washington**

**Grantee -- City of Maple Valley**

**Legal --- SE ¼, Sec. 34, Twp 22 N., Rge 6 E., W.M.**

**Tax Acct. -342206-9016**

The Grantor, KING COUNTY, a political subdivision of the State of Washington, for and in consideration of THREE HUNDRED NINETY-THOUSAND AND NO/100 DOLLARS (\$390,000.00), the receipt of which is hereby acknowledged, pursuant to King County Ordinance No. 14020, does hereby convey and warrant unto the CITY OF MAPLE VALLEY, a municipal corporation of the State of Washington, the following described lands, situate in King County, Washington:

That portion of the SE ¼ of the SE ¼ of Section 34, Township 22 North, Range 6 East, W.M., in King County, Washington, lying Westerly of the West margin of the 200 foot right of way granted to the Burlington Northern Railroad Company, a Delaware corporation, successor in interest to the Columbia and Puget Sound Railroad Company, under the provisions of an Act of Congress approved March 3, 1875; EXCEPT a 100 foot right of way, conveyed to the Northern Pacific Railway Company, by instrument recorded under King County Recording No. 1830183; EXCEPT that portion for SE 288<sup>th</sup> St., also known as J.A. McKinnon Road, established in 1929, under King County Recording No. 1001310. SUBJECT TO transmission line easements granted to the United States of America, across Southerly portion of said premises, under King County Recording Nos. 6029042 and 7505140111.

The City covenants to operate and maintain the property in perpetuity as a public park, public recreational facility, and/or public open space. The City further covenants that it will not in any way limit or restrict access to and use of the property by non-City residents.



### 11. WWRP: Authorizing Resolution

Organization Name: City of Maple Valley Resolution No.: R-01-169

Project Name(s): Henry's Switch Property Acquisition

A resolution authorizing application(s) for funding assistance for a Washington Wildlife and Recreation Program (WWRP) project to the Interagency Committee for Outdoor Recreation (IAC) as provided in Chapter 79A.15 RCW, Acquisition of Habitat Conservation and Outdoor Recreation Lands.

WHEREAS, our organization has approved a comprehensive plan that includes this project area; and

WHEREAS, under the provisions of WWRP, state funding assistance is requested to aid in financing the cost of land acquisition and/or facility development; and

WHEREAS, our organization considers it in the best public interest to complete the land acquisition project described in the application;

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Mayor be authorized to make formal application to IAC for funding assistance;
2. Any fund assistance received be used for implementation of the project referenced above;
3. Our organization hereby certifies that its share of project funding is committed and will be derived from City of Maple Valley funds;
4. We acknowledge that we are responsible for supporting all non-cash commitments to the sponsor share should they not materialize; [ *not applicable to this project* ]
5. We acknowledge that any property acquired or facility developed with IAC financial aid must be placed in use as an outdoor recreation facility and be retained in such use in perpetuity unless otherwise provided and agreed to by our organization and IAC (generally, IAC approves removing facilities from the perpetuity requirement when the facilities have reached their designed life expectancy, or because of extraordinary vandalism, acts of nature, fire, etc.);
6. This resolution becomes part of a formal application to IAC; and
7. We provided appropriate opportunity for public comment on this application.

This resolution was adopted by our organization during the meeting held:

Location: Tahoma School District Central Services - Board Room, 25720 Maple Valley - Black Diamond Highway

Date: April 2, 2001

Signed and approved by the following authorized representative:

Signed Steve A. Addings

Title Mayor Date April 26, 2001

Attest: Swalena M. Mori, City Clerk

Approved as to form [Signature]

---

**Self-Contained Appraisal Report -  
Complete Appraisal of  
Henry's Switch Site**

**Location**

The North side of SE 288<sup>th</sup> Street, West  
of SR-169  
Maple Valley, Washington

**Date of Report**

December 30, 1999

**Date of Valuation**

December 26, 1999

**Appraised by**

Murray Brackett, MAI

---

# **BRUCE C. ALLEN & ASSOCIATES, INC.**

*Real Estate Appraisers and Consultants*

---

*Bruce C. Allen, MAI, CRE, President  
Denise M. Lane, MAI  
Murray Brackett, MAI*

December 30, 1999

Mr. John F. Starbard  
City of Maple Valley  
P.O. Box 320  
22035 SE Wax Road  
Maple Valley, Washington

**RE: APPRAISAL OF THE HENRY'S SWITCH PROPERTY; LOCATED ALONG THE NORTH SIDE OF SE 288<sup>TH</sup> STREET, WEST OF SR-169 IN MAPLE VALLEY, WASHINGTON (Our File #19268-2)**

Dear Mr. Starbard:

In response to your request, we have completed an appraisal of the property known as "Henry's Switch" located in Maple Valley, Washington. The purpose of the report is to provide an opinion of market value for the fee simple interest in the subject property, in order to assist in the potential acquisition of the site. According to information provided by the client, these are King County's surplus properties.

The subject property is located on the north side of SE 288<sup>th</sup> Street, approximately 1/4-mile west of the Maple Valley Highway (SR-169). The subject property is currently unimproved and contains some merchantable timber. The entire site is currently zoned Public Park/Open Space, however, according to information provided by the client, all parcels with this zoning designation have an underlying zone of urban residential (R-1) by the City of Maple Valley. The site is encumbered by a powerline easement approximately 148 feet in width, which runs the entire length of the property in a southeast to northwest direction.

*This appraisal was made in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) and is intended to conform with the appraisal standards of the entity requesting this appraisal. Complete descriptions of properties used for comparison are included in this report, as well as all of our analyses and conclusions. The value estimates herein are given subject to the specific assumptions and limiting conditions stated immediately following this transmittal letter. Acknowledgment is given to David Coleman for his assistance in the preparation of this report.*

---

Based on our investigation and analysis of all relevant data, it is our opinion the market value of the fee simple interest in the subject property, as of December 26, 1999 is:

**THREE HUNDRED NINETY THOUSAND DOLLARS**  
**(\$390,000)**

If you have further questions not answered in the accompanying report, please do not hesitate to call.

Sincerely,

**BRUCE C. ALLEN & ASSOCIATES, INC.**



Murray Brackett, MAI

kh  
Enclosures

---

## ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report was made after personal inspection of the property identified in this report. The conclusions in the report have been arrived at and are predicated upon the following conditions:

- (a) No responsibility is assumed for matters, which are legal in nature, nor is any opinion rendered on title of land appraised. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- (b) Unless otherwise noted, the property has been appraised as though free and clear of all liens, encumbrances, encroachments, and trespasses.
- (c) All maps, areas, and other data furnished your appraiser have been assumed to be correct; however, no warranty is given for its accuracy. If any error or omissions are found to exist, the appraiser reserves the right to modify the conclusions. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (d) It is assumed there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- (e) It is assumed all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- (f) The appraiser has no interest, present or contemplated, in the subject properties or parties involved.
- (g) Neither the employment to make the appraisal nor the compensation is contingent upon the amount of the valuation report.
- (h) To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and no important facts have been withheld or overlooked.
- (i) Possession of this report, a copy, or any part thereof, does not carry with it the right of publication, nor shall the report or any part thereof be conveyed to the public through advertising, public relations, news, sales, or other media valuation conclusions, identity of the appraiser, or firm, and any reference made to the Appraisal Institute or any professional designation.
- (j) There shall be no obligation required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless satisfactory arrangements are made in advance.
- (k) This appraisal has been made in accordance with rules of professional ethics of the Appraisal Institute.
- (l) No one other than the appraiser prepared the analysis, conclusions, and opinions concerning real estate that are set forth in the appraisal report.
- (m) Statements or conclusion offered by the appraiser are based solely upon visual examination of exposed areas of the property. Areas of the structure and/or property which are not exposed to the naked eye cannot be inspected; and no conclusions, representations, or statements offered by the appraiser are intended to relate to areas not exposed to view. No obligation is assumed to discover hidden defects.

---

## ASSUMPTIONS AND LIMITING CONDITIONS

- (n) Unless otherwise stated in this report, the existence of hazardous waste material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- (o) Statements, representations, or conclusions offered by the appraiser do not constitute an express or implied warranty of any kind.
- (p) Neither appraiser nor Bruce C. Allen & Associates, Inc. shall be liable for any direct, special, incidental, or consequential damages whatever, whether arising in tort, negligence, or contract, nor for any loss, claim, expense, or damage caused by or arising out of its inspection of a property and/or structure.
- (q) The *Americans with Disabilities Act* (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

---

**TABLE OF CONTENTS**

|  | <u>Page</u> |
|--|-------------|
| Letter of Transmittal                                  |             |
| Assumptions and Limiting Conditions                    |             |
| Executive Summary                                      |             |
| Subject Property Photographs                           |             |
| <br><b>Part I - Introduction</b>                       |             |
| Identification of the Subject Property.....            | 1           |
| Legal Description .....                                | 1           |
| History and Ownership .....                            | 1           |
| Date of Inspection/Valuation .....                     | 1           |
| Intended Use/User.....                                 | 1           |
| Property Rights Appraised.....                         | 2           |
| Scope of the Appraisal.....                            | 2           |
| Special Assumptions/Hazardous Waste .....              | 3           |
| Personal Property.....                                 | 3           |
| Marketing Period.....                                  | 3           |
| Area Description.....                                  | 4           |
| Immediate Neighborhood.....                            | 6           |
| <br><b>Part II - Factual Data</b>                      |             |
| Description of the Subject Property.....               | 8           |
| Site .....   | 8           |
| Topography.....  | 8           |
| Access .....   | 8           |
| Soils .....  | 8           |
| Utilities .....  | 9           |
| Zoning.....  | 10          |
| Sensitive Areas .....                                  | 10          |
| Flood Hazard Areas .....                               | 11          |
| Mitigation Fees .....                                  | 11          |
| Easements and Encumbrances.....                        | 11          |
| Assessed Value and Real Estate Taxes.....              | 11          |
| <br><b>Part III - Highest and Best Use</b>             |             |
| As If Vacant.....                                      | 13          |
| As Improved.....                                       | 14          |
| <br><b>Part IV - Analyses and Conclusions to Value</b> |             |
| Valuation .....  | 15          |
| Sales Comparison Approach to Value.....                | 16          |
| Correlation of Land Sales .....                        | 18          |
| Development Approach to Value.....                     | 20          |
| Correlation of Finished Lot Sales.....                 | 23          |
| Development Costs .....                                | 23          |
| Correlation and Conclusion of Value.....               | 24          |
| Timber Contribution .....                              | 25          |
| <br><b>Addenda</b>                                     |             |
| Comparable Sales Analysis Sheets                       |             |
| Qualifications of Appraisers                           |             |

---

EXECUTIVE SUMMARY

Project: Henry's Switch

Location: The north side of SE 288<sup>th</sup> Street, west of the Maple Valley Highway in Maple Valley, Washington

Site Size: 14.20 acres

Utilities: Electricity, telephone

Zoning: R-1 (Urban Residential zone allowing 1 unit per acre)

Highest and Best Use: Urban Residential Subdivision

Final Value Estimate: \$390,000

Date of Valuation: December 26, 1999

Appraisers: Murray Brackett, MAI

File: 19268-2

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SUBJECT PROPERTY PHOTOGRAPHS



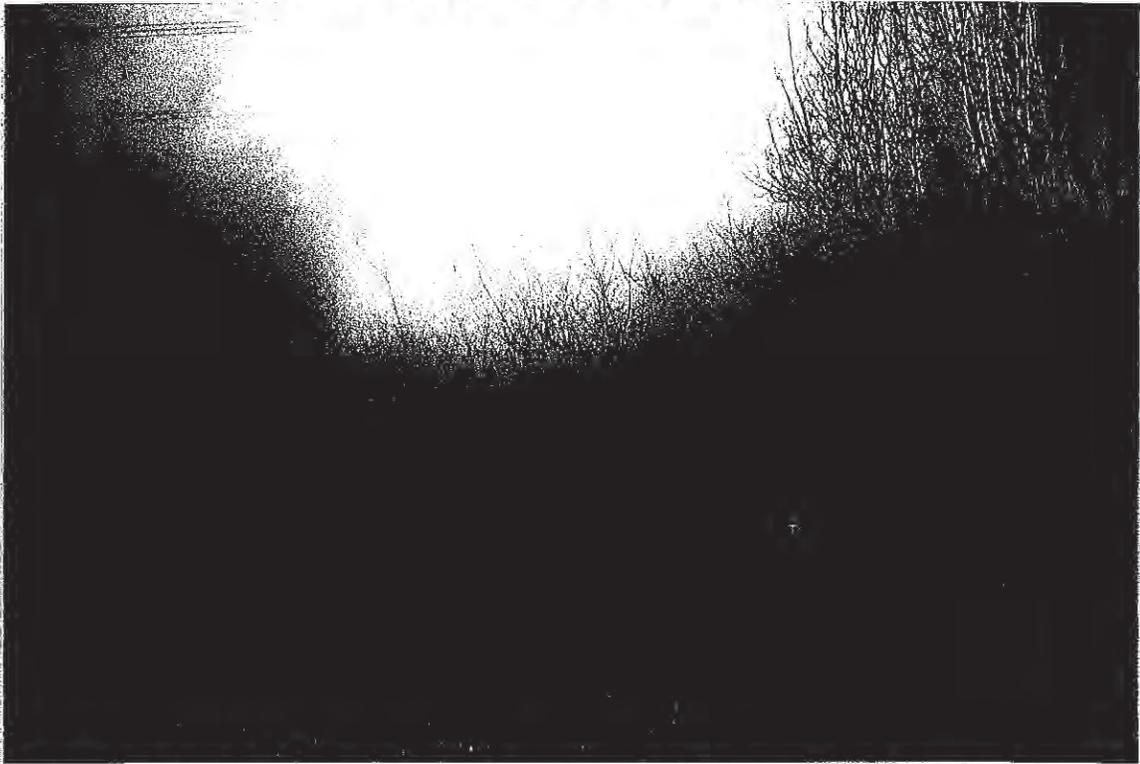
This is a view looking northeast towards the subject property from SE 288<sup>th</sup>.



Typical view looking east along the main access road, SE 288<sup>th</sup>.

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SUBJECT PROPERTY PHOTOGRAPHS



Typical view looking north along private access road bordering the subject's western boundary.

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## PART I - INTRODUCTION

### Identification of the Subject Property

The subject of this appraisal consists of 14.20-acre parcel of land. The site is currently undeveloped and is located within the Maple Valley city limits. The site is situated along the north side of the SE 288<sup>th</sup> Street, west of SR-169. Physical access is currently obtained directly off of the north side of SE 288<sup>th</sup> Street, from the property's south side.

### Legal Description

No title report has been provided. However, the site can be described as King County Assessor's Parcel 342206-9016.

### History and Ownership

The subject property is currently owned by King County. According to the Assessor's records, no ownership changes have occurred within the past five years.

### Date of Inspection/Valuation

The subject property was inspected on December 26, 1999 and subsequent dates. The effective date of this appraisal is December 26, 1999.

### Intended Use/User

This report is intended for use by the client to assist in the possible acquisition of the property for a public park/open space. The purpose of this appraisal is to provide an opinion as to the market value of the subject property, as of December 26, 1999. Market value is defined as:<sup>1</sup>

*The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue*

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<sup>1</sup>Federal Register, vol. 55, no. 163, August 22, 1990, pages 34228 and 34229; also quoted in the Definitions section of the *Uniform Standards of Professional Appraisal Practice*, 1996 ed. (unchanged in USPAP 1999 ed.)

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*stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- 1. buyer and seller are typically motivated;*
- 2. both parties are well-informed or well-advised and acting in what they consider their best interests;*
- 3. a reasonable time is allowed for exposure in the open market;*
- 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
- 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

### **Property Rights Appraised**

This appraisal sets forth an opinion of value for a fee simple interest. Fee simple interest is defined as:<sup>2</sup>

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

### **Scope of the Appraisal**

The appraisal process begins with an inspection of the subject property. The focus of our analysis involves the potential for development of single-family residential lots. Homogeneous neighborhood characteristics extend to the north and west, and examples of developments that would be similar to that expected at the subject are found nearby. We have utilized two approaches to value, including the Sales Comparison Approach and the Development Approach. In preparing this appraisal, we have researched a variety of market data, including sales of finished lots, anticipated development and sale costs, as well as sales of undeveloped lots. The two approaches are correlated into a single value estimate.

In appraising the subject property, the appraiser did the following:

- Researched MetroScan and COMPS, Inc. databases.
- Researched Bruce C. Allen & Associate's existing database.

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<sup>2</sup>From *The Appraisal of Real Estate*, Eleventh Edition, 1996, Appraisal Institute, page 137.

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- Confirmed all land sales with buyers, selling agents, and/or public records.
  - Inspected all comparable sales.
  - Reviewed all documents as cited throughout this report.
  - Discussed development issues and costs with local builders and developers.
  - Inspected the subject property.

### Special Assumptions/Hazardous Waste

We have been provided no information regarding the presence or absence of hazardous waste on the subject property. This report assumes the absence of any and all hazardous waste on the subject property. If hazardous waste is found to be present on the subject property, we reserve the right to change the valuation contained in this report.

While the site does *not* have preliminary plat approval, obtaining this is expected to be relatively brief given the access and probable lot layout.

### Personal Property

The subject property is undeveloped land, therefore, no personal property is included within the appraised value. There is additional value attributable to merchantable timber, and this is discussed at the end of the report.

### Marketing Period

Since the subject is an undeveloped parcel of land, a prospective purchaser would most likely option the property subject to preliminary approval. With consideration of the zoning and location, the highest and best use is for a single-family subdivision. The property is in a growing area of Maple Valley, and is located within a market that has been active for several years. In addition, the subject offers the amenity of mountain/valley views for many of the lots. We believe a marketing/exposure period of six months would be sufficient to attract a purchaser.

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### Area Description

The subject property is located in a growing area known as Maple Valley in south King County, Washington. The City of Maple Valley is one of King County's three newest cities, becoming incorporated on August 31, 1997. According to the 1998 King County Annual Growth Report, the city's population is 11,964. As of 1997, there were 1,724 jobs within the city limits. The government and retail sectors demonstrate the highest employment figures. Of the 4,334 housing units within the city, only 436 were multifamily. The median home value in 1997 was \$130,725.

On a broader scale, the city is located east of Kent and Covington, just north of Black Diamond on State Highway 169. It is approximately ten miles southeast of both the Kent and Renton City limits. The majority of recent growth has occurred in unincorporated areas surrounding the suburbs of Redmond, Bellevue, Issaquah, and Kent. The cities of Renton, Kent and Auburn have demonstrated substantial growth rates in recent years, as demonstrated by the amount of industrial space being developed within the Kent Valley.

Despite the recent incorporation of Maple Valley, the area continues to be substantially influenced by trends within the overall Kent Valley. For this reason, a review of the Kent market is appropriate. With a 1998 population of 71,610, an 89% increase over the 1990 population is demonstrated for the City of Kent. The majority of this growth has occurred on the East Hill through new construction and annexations.

Kent is centrally located among Puget Sound cities. It is 18 miles southeast of the City of Seattle, 15 miles northeast of Tacoma, and 12 miles south of Bellevue. The city is bordered on the west by Interstate 5 (I-5) and on the north by the City of Renton. The City of SeaTac borders the northwest corner of Kent. The south side of the city stretches to Auburn and the east hill provides a natural boundary on the east. The subject property is located in the East Hill area.

Regional access to the area is obtained from several freeways. Primary access is from I-5, which serves the entire western Washington region. In addition, there is excellent north/south access through Kent via Highways 167 (Valley Freeway), Highway 181 (West Valley Highway), and Highway 515 (Benson Highway). East/west access is obtained from Petrovitsky and Highway 516, which links the

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communities west of SR-167 to Maple Valley, Covington, Black Diamond, and other rural residential areas east of Renton and Kent.

As industry has developed in and around Kent, the area has expanded to become one of the region's largest employment centers, with a total employment (in-city) of 51,961 jobs. This represents an increase of over 200% from the 1970 employment figures. According to the *1998 King County Annual Growth Report*, the major employment sectors were as follows:

#### Total Jobs - City of Kent

|                     |                    |
|---------------------|--------------------|
| Manufacturing       | 18,618 (36%)       |
| Wholesale/Utilities | 13,092 (25%)       |
| Retail              | 7,008 (13%)        |
| Finance/Services    | 6,684 (13%)        |
| Government/Other    | <u>6,559 (13%)</u> |
| Total               | <b>51,961</b>      |

The trends through 2010 are expected to demonstrate a relatively stable manufacturing percentage. Below is listing of the major employers in Kent and the surrounding area:

- Sysco Food Services
- Continental Mills
- Sun Sportswear
- Kent School District
- Boeing Defense and Space Group
- Food Services of America
- Heath Tecna Aerospace
- Flow International Corp.

Despite its reputation as an industrial/office area, Kent and the Green River Valley both contain a wide range of land uses. The Valley has a significant quantity of agricultural land, mainly south of Kent. North of Kent, some agricultural land remains in the west portion of the Valley. Residential areas are located around the downtown areas of Renton, Kent, and Auburn, as well as in towns of Algona and Pacific. Kent has a large percentage of apartments located primarily in the East Hill area. Retail development is concentrated in Tukwila, anchored by Southcenter,

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a regional shopping center. Office development can also be found in these areas. Also, the SuperMall of the Great Northwest opened in August 1995 in Auburn, to become the largest mall in the Puget Sound Region. It has been termed an outlet mall featuring individual manufacturer's products through direct factory stores. This is located at the intersection of SR-167 and SR-18.

The economic climate in King County continues to show strength. The Kent Valley has long been the location of choice for light industrial users wishing to operate in the Puget Sound area. The abundance of flat land with utilities, combined with an excellent grid arterial system, provides an industrial location that is difficult for competing areas to match. Although recent years have seen significant restrictions on growth in potential wetland areas, the overall area continues to attract businesses.

Major retail outlets are located at the intersection of the Maple Valley Highway and Highway 18, ½ mile to the south of the subject property. Also, the Covington area has new shopping center facilities. In addition, a number of new pad sites have been developed over the past couple of years since its incorporation. Beyond these areas, most retail operations are located near Kent or the south hill of Puyallup to the south.

### Immediate Neighborhood

The land surrounding the subject has been in transition from rural with large single-family acreage sites to residential plats with urban characteristics over the past few years. Plats in the subject neighborhood area have lots ranging in size from 6,000 to 15,000 square feet. In past years, the immediate neighborhood had seen larger lots, from horse-acre to over five acres in size. This was in contrast to the closer-in Kent markets in which smaller, 7,000- to 10,000-square-foot lots had become commonplace. Due to affordability issues, an increased demand, and reduced supply of land, the mid-1990s saw smaller lots emerging in the immediate vicinity. Because these were relatively affordable, absorption was strong. The immediate vicinity is now characterized by a combination of large homesite tracts in the 1- to 20-acre range, as well as suburban-density residential plats.

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The surrounding area provides for a mixture of rural and urban residential plats, offering both affordable and luxury homesites. The area has retained a predominantly rural character, but is increasingly serving as a bedroom community for the burgeoning workforces of the Kent industrial valley and the Renton Boeing plant. Renton has long been a major employment center in the Puget Sound area because it hosts one of Boeing's two final assembly plants in King County. With the continuing economic development in the south Puget Sound area, Maple Valley and other south King County rural towns are destined to remain an attractive location for people choosing to live in a relatively pastoral setting, but still within reasonable commuting distance to major employment centers.

According to Northwest Multiple Listing Services' Fall, 1999 residential statistical report for the Maple Valley and Kent East Hill area, the average sale price of single-family residential units is up 13.74% to \$212,007, over last years figure of \$186,390. Meanwhile, sales of new construction residential units reported an average sale price of \$233,382, up 26.18% over last year's figure of \$184,950. Active listings have reported a shorter time on the market, 55 days compared to 59 days last year.

In summary, the surrounding area is a popular location for affordable housing with some large-lot plats being successful as well. This is exemplified by the Greenbrier I and II and the Pond at Greenbrier plats located ½ mile west of the subject along the south side of SE 288<sup>th</sup> Street. Land with amenities (view or water access) have the potential to cater to the upper end of the market range. In addition, larger lots and estate sites should continue to see modest demand since prices are well below similar sized sites closer in to the employment centers.

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## PART II - FACTUAL DATA

### Description of the Subject Property

#### Site

The subject site is located along the north side of SE 288<sup>th</sup> Street in Maple Valley. The property is currently undeveloped and has direct access from SE 288<sup>th</sup> Street. The subject is also encumbered by two easements (see easement discussion). In general the property can be described as rectangular. Based on our calculations, the site has approximately 11.26 acres to the north of the powerlines that are considered unencumbered. Overall, the subject contains 14.20 acres according to King County Assessor's information.

#### Topography

The topography of the site is primarily level, however, there is a change in elevation most notable towards the far eastern portion of the site and a reference is made to the enclosed topographical map for clarification. Essentially, the most usable, level land is the western half of the property, as well as a large portion towards the northeastern section of the site. There is a natural topographical boundary, which consists of a moderately sloping hill primarily beginning on the adjacent property to the east. The overall elevation change from west to east is approximately 25 feet (4% slopes).

#### Access

Access is obtained directly off of the north side of SE 288<sup>th</sup> Street at the property's southern property line. Future development would extend access off of the north side of SE 288<sup>th</sup> Street onto the subject.

#### Soils

We have not been provided with specific soil's information about the site. We have consulted the King County soils survey published by the soil conservation service

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(SCS). The subject property is classified as having a combination of the following soils:

Everett Gravelly Sandy Loam (EvC)

The northern half of the subject property is classified as having an Everett gravelly sandy loam soil (EvC). This is a typically level soils type, which is used for timber production, pastureland, as well as for urban development. It has a slow runoff and only a slight erosion hazard, which is characterized by 5% to 15% slopes. Restrictions for septic tank and foundations are considered slight. This soil type is conducive to single-family development.

Alderwood Gravelly Sandy Loam (AgC) 6%to 15% slopes

This is the second major classification of soils on the subject property, which is found across approximately 2/3s of the southern half of the subject. This soil type is typically used for timber production, pastureland, as well as for urban development. Permeability is moderately rapid in the surface layer and subsoil, while runoff is slow to medium and the erosion hazard is moderate.

Alderwood Gravelly Sandy Loam (AgD)

This third classification of soil is found on the far southeastern 1/3 of the subject. This soil type is typically used for timber production and pastureland. Runoff is medium and the erosion hazard is severe. The slippage potential is moderate.

Utilities

The property is not currently served by sewer or water. The subject is located outside of the Soos Creek Sewer system. The sewer district could not say with certainty the exact distance of the nearest line or whether the site would accommodate a gravity flow. We have, therefore, proceeded under the premise that the property would be developed with private septic systems. We must assume, therefore, that the soils would perc adequately.

The nearest water main is located approximately 660 feet to the west along SE 288<sup>th</sup> Street. Based on our conversations with the Covington Water District, given the number of proposed lots for the subject and considering the subject is within a water district, a watermain extension would be required. Paul Robinson with the King County Health Department concurred, saying that when located within a water district (as is the case with the subject), any proposed subdivision greater than ten lots would require State approval for a well system and the likelihood of

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being approved is slim. As a result, subsequent development would require hook-up to public water. One builder estimated the costs to extend a water main would be in the \$30.00 per lineal foot range. These costs have been considered in our development costs. Power and telephone, are available along SE 288<sup>th</sup> Street.

### Zoning

The subject property is currently zoned Public/Open Space. However, in our conversations with the client (the city), the underlying zone for properties zoned Public/Open space is R-1. For purposes of this appraisal and at the request of the client, we have assumed the R-1 zone takes precedence, and have proceeded to value the subject based on this zoning designation. The R-1 zone is an urban residential zone allowing one dwelling unit per acre. The purpose of the R-1 zone is to provide for and implement Comprehensive Plan goals and policies for housing quality, diversity, and affordability, and to efficiently use urban residential land, public services, and energy. Development standards within the zone are as follows:

|                          |                 |
|--------------------------|-----------------|
| Max. Density:            | 1 unit per acre |
| Min. Lot Size:           | 2,500 sf        |
| Min. Lot Width:          | 30 feet         |
| Min. Street Setback:     | 20 feet         |
| Base Height:             | 35 feet         |
| Max. Impervious Surface: | 30%             |

### Sensitive Areas

According to the Geologic and Hydrologic maps provided by King County, the site is identified as being within an Erosion hazard area across the southeastern half of the subject property. The majority of the site, however, contains soils that are considered suitable for urban development. No other sensitive areas are noted. There are various P-Suffix conditions on the subject that deal with specific clearing restrictions under certain uses. While we are not experts in this field, the highest and best use as discussed in this report appears to fall within the allowed uses and it is thereby assumed that these limitations would not prohibit the highest and best use.

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Flood Hazard Areas

According to the Geologic and Hydrologic maps provided by King County, the subject property is not located within a 100-year flood zone.

Mitigation Fees

The subject property is located within the Tahoma School District. The school mitigation fee for this area, payable upon application for a building permit, amounts to \$2,725 per home.

The traffic Mitigation Payment System lists the subject property as having impact fees of \$807 per home. According to City officials, there is a pending increase of the traffic impact fee. The proposed increase would raise the fee to \$1,643 per home.

Easements and Encumbrances

The subject property is currently encumbered by two easements. A powerline easement approximately 148 feet in width runs the entire width of the property in a southeast to northwest direction, along the subject's southern property line. The second easement is a Burlington Northern Right-of-Way easement, which encumbers a small area (approximately 0.04 acres), in the far northeast corner of the subject. This easement also runs in a southeast to northwest direction.

Assessed Value and Real Estate Taxes

The subject property is identified by the King County Assessor's as tax account 342206-9016. The assessed value and taxes are as follows:

| Tax Account | 1999 Assessed Values |              |  | Total     | Taxes |
|-------------|----------------------|--------------|--|-----------|-------|
|             | Land                 | Improvements |  |           |       |
| 342206-9016 | \$162,000            | \$0          |  | \$162,000 | \$0   |

As the property is owned by a municipality, no property taxes are paid. We have, however, estimated the annual property tax based on the current millage rate in the event the subject was taken out of tax exempt status. With this in mind, the annual tax burden is estimated at \$3,702.

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## PART III - HIGHEST AND BEST USE

Highest and best use is defined<sup>3</sup> as:

*The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.*

As the definition states, a determination of highest and best use is guided by the following parameters: 1) Physically possible; 2) Legally permissible; 3) Financially feasible; and 4) Maximally productive.

Physically possible uses require an analysis of both the improvements (existing or proposed) and the underlying land. Size, topography, shape, access, soil conditions, wetlands, and utilities are all factors that can affect the development potential of a given site. With regard to the improvements, obviously it must be physically possible to construct a building before it can be considered the highest and best use.

Legally permitted uses are those which fall within current zoning laws and are permitted by all agencies having jurisdiction. These may include: federal, state, and local laws; zoning, as mentioned; private and deed restrictions; as well as the possibility for zoning changes and variances.

The financially feasible category analyzes those uses that are physically possible, legally permitted, and which provide an adequate investor return. For income properties, this return is measured monetarily, while non-income-producing properties provide a less tangible measure of return. Risk is a primary determinant in the assessment of adequate return.

Finally, the uses that satisfy all of the above criteria can be analyzed. The one use providing the highest return is considered maximally productive and, thus, the highest and best use.

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<sup>3</sup>From *The Appraisal of Real Estate*, Eleventh Edition, 1996, Appraisal Institute, page 297.

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### As If Vacant

The first consideration in determining the highest and best use of the subject property as if vacant is the physical constraints of the site. The subject site is rectangular-shaped and contains 14.20 acres. Neither the shape nor the size restricts development of the site. Other physical characteristics affecting the subject's highest and best use include the topography and soils. In this case, the subject has a relatively mild topography, except for the far eastern portion in which the elevation drops approximately 25 feet (overall elevation change is approximately 4% from west-to-east). The southern half of the site contains an erosion hazard, and the soils along the sloping portion of the site are less suitable for urban development. The western 2/3s of the subject, particularly towards the center and northern half of the site are considered the most likely areas for potential building lots as the R-1 zone allows for clustering.

Access to the site is considered adequate from the south, as the property fronts the north side of SE 288<sup>th</sup> Street. This is not expected to be an issue in the evaluation of the site's development potential.

The legal considerations include zoning and other regulatory limitations. The zoning allows one dwelling unit per acre, with a minimum lot size of 2,500 square feet.

Easements constitute another set of legal issues to be considered. The extent of the existing encumbrances were identified in the above text. The practical effect of these is to limit the possibility of any significant improvements in this area. Our calculations indicate that extreme southerly 2.94 acres are unusable due to the powerline encumbrance. The second easement is a Burlington Northern Right-of-Way easement, which encumbers a small area (approximately 0.04 acres) in the far northeast corner of the subject. This easement has little impact on the subject. Together, the easements serve to reduce the usable site size to 11.26 acres.

With regard to financial feasibility and maximum productivity, these issues relate to supply and demand. The subject property is located on the fringe of population growth and development. There is demand for large homesites, and the subject is inside an urban growth boundary.

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The zoning allows for a maximum of 14 homesites, based on the overall size of 14.20 acres. As stated previously, the R-1 zone allows for the clustering of lots. With consideration given to the easterly slope, erosion hazard and powerline encumbrance, the lots could be located within the western 2/3s of the subject, particularly towards the center and northern half of the site. These are considered the most likely areas for potential building lots; however, we anticipate some further study to ascertain whether suitable building sites exist in the southeastern location. After deducting for the land lost to the powerline encumbrance, roads, and setbacks from the sloping portion of the site, we have estimated the total finished lot area to contain roughly 8.42 acres. At 14 lots, this results in an estimated average lot size of 26,000 square feet, exclusive of roads.

The subject property currently does not have preliminary approval. We believe the subject property could obtain preliminary approval within a relatively short time frame. Considering the alternatives, as well as the physical, legal, financially feasible, and maximally productive factors, the highest and best use considered most probable for the subject is development of a 14-lot single-family residential subdivision.

### **As Improved**

The subject property is residential land, and is unimproved at this time.

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## PART IV - ANALYSES AND CONCLUSIONS TO VALUE

### Valuation

**Approaches Used in the Valuation Process** - The valuation is typically obtained by the proper use of three different approaches to estimating value: the Cost Approach, the Income Approach, and the Sales Comparison Approach. These three approaches are different in character but related somewhat in the known facts they require to arrive at an estimate of value from each. The final estimate of value is derived through a correlation process in which the appraiser weighs one approach against the other to determine the relative merits of each before coming to a conclusion.

In the case of the subject property, we have utilized two approaches to value. These include the Sales Comparison Approach and the Development Approach.

The **Sales Comparison Approach** is a method of direct comparison with sales of similar projects. In this case, we have compiled information regarding sales of undeveloped land in the surrounding area. Adjustments are made to the sales for characteristics, which differ from the subject. These include lot size, amenities, infrastructure requirements, location, etc. Upon adjustment, the value indications are correlated into a concluded value by the Sales Comparison Approach.

The **Development Approach** to value is a form of the Cost Approach for undeveloped land and considers a proposed development that meets the test of highest and best use and deducts the costs required for such a development. The indicated residual value is the value indication for the subject in its current condition. It is important to note that we have assumed, for purposes of analysis, that the subject property could obtain preliminary approval within a relatively short time frame.

## Sales Comparison Approach to Value

We have surveyed the surrounding vicinity of sales of undeveloped properties, which are summarized in the following chart. Adjustments to the price per lot are made for a variety of reasons, including lot size, market conditions, location, and view/amenities.

### Unimproved Land Sales

| Sale ID | Identification  | Sale Date | Sale Price | Size (ac) | Price/ac | # of Lots | Density | Price/lot |
|---------|---|-----------|------------|-----------|----------|-----------|---------|-----------|
| 1       | Maple Park Estates<br>SE 159th Street & 204th Place         | 11/97     | \$765,000  | 23.75     | \$32,211 | 27        | 1.14    | \$28,333  |
| 2       | The Grove @ Spring Lake<br>SE Petrovitsky Road & 183rd Way  | 12/97     | \$560,000  | 30.40     | \$18,421 | 22        | 0.72    | \$25,455  |
| 3       | Sunset Meadows<br>W. side of 132nd Ave, S. side of SE 282nd | 01/98     | \$375,000  | 17.70     | \$21,186 | 17        | 0.96    | \$22,059  |
| 4       | Sohol Property<br>12648 SE 282nd Street                     | 04/97     | \$250,000  | 3.58      | \$69,832 | 9         | 2.51    | \$27,778  |
| 5       | River Rim<br>SE 290th Street at 107th Avenue SE             | 12/96     | \$380,000  | 9.50      | \$40,000 | 12        | 1.26    | \$31,667  |

Sale 1 is the Maple Park Estates plat located approximately 6.5 miles north of the subject at 204<sup>th</sup> Place, south of SE 159<sup>th</sup> Street. This is a large tract of land which has been improved with 27 lots (although preliminary approval was granted for 28 lots), and construction of homes has started. Power is to the site. The seller reported that the water is in the existing access road, 150 feet from the corner of the property and that the buyer would need to bring water 800 feet to each of the lots. The homes will be on septic. There are powerlines on the southern border of the property, of which eight acres are lost to powerline and gas line easements. Reportedly, about 50% of the space is dedicated to open space.

An upward adjustment is made for the timing of this sale as it occurred in November 1997. Downward adjustments are made for the superior location, larger site size and topography/shape. Finally, an upward adjustment is made for the inferior view relative to the lots on the subject. The indicated value for the subject by comparison is roughly \$24,000 per lot.

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**Sale 2** is the Grove at Spring Lake plat located approximately five miles north of the subject along the north side of Petrovitsky Road at 183 Place. This is a 55-acre parcel, one of the last remaining portions of the Spring Lake ownership by M&H Development. There is reportedly 30.4 acres of usable land, which has been configured into 22 horse-acre lots with preliminary approval. The site is on the southwest corner of the Spring Lake area and included some difficult soils, for which development costs are reportedly relatively high.

An upward adjustment is made for the timing of this sale as it occurred in December 1997. Downward adjustments are made for the superior location, larger site size and topography/shape. Additional downward adjustments are made for the lack of impact of a powerline encumbrance, as well as the utilities that were in place at the time of sale. Finally, an upward adjustment is made for the inferior view relative to the lots on the subject. The indicated value for the subject by comparison is \$22,000 per lot.

**Sale 3** is the Sunset Meadows plat located along the west side of 132<sup>nd</sup> Avenue SE, approximately 4.5 miles west of the subject. This is an irregular site with a significant portion of wetland areas located on the southern portion of the Kent East Hill area. It has direct access from the east and is bisected by Soos Creek. This was purchased without preliminary approval, and is intended for development of 17 homesites. There are wetlands on all three tax parcels, although the total effective acreage was not identified. The zoning requires clustering of lots away from the sensitive areas. The developer anticipates relatively small lots and possibly a plan with eight duplexes and one single-family residence.

An upward adjustment is made for the timing of this sale as it occurred in January 1998. Downward adjustments are made for the superior location, topography/shape and the lack of a powerline encumbrance. Downward adjustments are also made for the utilities that were in place at the time of sale. Finally, upward adjustments are made for the inferior view and the more difficult platting process expected due to the sensitive area concerns. The indicated value for the subject by comparison is \$23,000 per lot.

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**Sale 4** is a relatively small, in-fill lot with a 29-year-old single-family home. It was purchased in mid-1997 and is currently proposed for subdivision into nine homesites. It is unclear what contributory value, if any, the existing dwelling will have. No approvals were in place as of the date of purchase.

An upward adjustment is made for the timing of this sale as it occurred in April 1997. Downward adjustments are made for the superior location, topography/shape and the lack of a powerline encumbrance. An upward adjustment is made for the inferior view. Finally, a downward adjustment is made for the utilities that were in place at the time of sale. The indicated value for the subject by comparison is \$26,000 per lot.

**Sale 5** is a rectangular site with an existing dwelling. It was purchased in late 1996 with no approvals. It is proposed for development as the River Rim project, a 12-lot residential subdivision. According to the seller, the western three or so acres are in steep slopes and may not be developable. In fact, removal of trees to open up views may also be limited. Based on an effective size of 9.50 acres, the sale indicates a price per acre of \$40,000, or \$31,667 per potential lot. Preliminary approval for all 12 lots was granted in July 1998.

An upward adjustment is made for the timing of this sale as it occurred in December 1996. Downward adjustments are made for the superior location, topography/shape and the lack of impact of the powerline encumbrance. Downward adjustments are also made for the utilities that were in place at the time of sale. Finally, an upward adjustment is made for the inferior view. The indicated value for the subject by comparison is roughly \$26,000 per lot.

#### Correlation of Land Sales

The adjusted range is roughly \$22,000 to \$26,000 per lot. Our discussions with developers and builders indicate that the adjustment for the impact of a powerline encumbrance can range widely, as it is a very subjective factor in the overall valuation of a site. While some homebuyers are more concerned about location/view, others are focused on "environmental factors" in the area in which they live. Although we have encountered some difficulty in locating paired sales for

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this analysis, the overwhelming consensus supports a probable adjustment range between 10% and 25% for this issue.

Due to the moderate sloping topography towards the eastern half of the subject, it would be expected that many of the lots in the plat would have a moderate slope. This, however, may be offset by the easterly views of the Cascade Mountains offered by the lots. Our lot size adjustments were based on the ability to "cluster" lots based on the overall site size to the more preferred areas of the site. After consideration of roads, we anticipate reasonably large lots for the property.

Locational adjustments are based, in part, on the differences seen in finished lot pricing. Since there are few recent, comparable projects from which to draw undeveloped lot prices, we have expanded our search to the more active Kent market. We believe that, all other factors being equal, the east hill lots are somewhat superior to the subject being closer to employment and shopping centers.

The property still requires actual preliminary approval; however, we believe the timing for obtaining preliminary approval would be rapid. It is difficult to quantify the risk for lack of preliminary plat approval, since unexpected issues can result in lengthy delays and cost overruns. A value at the lower end of the range is considered to adequately reflect the uncertainty of the subject's development potential. As mentioned previously, the residential market in the Kent/Maple Valley area is still quite active and strong at this time. Given the specific characteristics of the subject and the location, the estimated value of the subject lots by the Sales Comparison Approach is as follows:

14 lots @ \$22,000/lot = \$310,000 (rounded)

## Development Approach to Value

In the Development Approach to value, the first step is to analyze sales of finished lots that are considered similar to the proposed lots at the subject property. The aggregate sellout value, known as the gross sellout, is then used as the basis from which development costs are subtracted. In this case, we have relied upon the development costs of similar projects in the Kent/Maple Valley area. Since these costs relate to a development plan relatively similar to that of the subject, we consider them to be reliable and should result in a strong residual value estimate for the property. Summaries of these cost estimates are included in this section for reference. Once all development costs are subtracted from the gross sellout, the residual value reflects the market value of the subject property in its current state, or the price a developer could afford to pay in order to develop the property to highest and best use, and receive a reasonable return.

The subject plat is anticipated to have 14 total lots, with all of the lots offering Cascade Mountain views to the east. The lot sizes are relatively uniform - in the 24,000 to 26,000-square-foot range. The lots to the east will offer slightly superior views and additional privacy, however, we estimate they will have additional slope as compared to the lots on the westerly portion of the site.

Our sampling of projects in the area provides a reasonable range of standard lot pricing. The following chart summarizes finished lot sales utilized in this approach.

**Finished Lot Sales**

| Sale Identification   | Sale Date   | Sale Price  | Size (sf) | Price/sf | Zoning  | # of Lots | Price/Lot         |
|---|-------------|-------------|-----------|----------|---------|-----------|-------------------|
| 1 Greenbrier Estates II<br>S. side SE 288th at 234th Avenue | 02/97       | Various     | \$35,000  | -        | R1      | 42        | \$72,500          |
| 2 Pond at Greenbrier<br>S. side SE 288th at 230th Court     | 04/99-12/99 | Various     | \$20,000  | -        | SE35000 | 17        | \$90,000-\$95,000 |
| 3 Grove at Spring Lake<br>SE Petrovitsky Road & 183rd Way   | -           | \$1,995,000 | \$33,000  | \$2.88   | GR2.5   | 21        | \$95,000*         |
| 4 Maple Park Estates<br>SE 159th Street & 204th Place       | -           | \$2,070,000 | \$33,000  | \$2.73   | ScP     | 23        | \$90,000*         |
| 5 River's Ridge - Reichert Const.<br>End of SE 243rd Way    | 04/98       | \$80,000    | \$12,709  | \$6.29   | R4      | 1         | \$80,000          |

\* These lots were retained by the developer and the values reflect estimates of their market value if sold to an outside builder

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**Sale 1** is the Greenbrier Estates II plat located approximately 1/2-mile west of the subject along the south side of SE 288<sup>th</sup> Street. This is a primarily level plat offering larger lots roughly in the 24,000- to 35,000-square-foot range. Typical home prices were in the upper \$300,000s; however, there are current listings of homes in the \$430,000 price range. According to the developer, these lot prices were negotiated in early 1997, and were sold in bulk for \$72,500. He indicated that their value would be in the mid \$80,000 range in today's market.

Upward adjustments are made for time, as these lots sold in a package, with the price being negotiated in early 1997. A downward adjustment is made for topography and the lack of an impact by a powerline easement. An upward adjustment is made for view/amenities. The indicated value of the subject by comparison is \$80,000 per lot.

**Sale 2** is the Pond at Greenbrier plat located approximately 1/2-mile west of the subject along the south side of SE 288<sup>th</sup> Street. This plat is currently under construction and will offer homes near Lake Sawyer. It will contain 17 lots, approximately 0.5 acre in size, with a few of lots located on "The Pond." Roads are in as of this writing, and utilities include individual septic systems. Total development costs for the project were reportedly \$617,589 or \$36,329 per lot. According to the broker, the lots have been sold in takedown phases to three separate builders. He indicated that the price paid was between \$90,000 and \$95,000 per lot for the 17 lots.

A slight upward adjustment is made for time, as some of these lots sold in April 1999, with the remaining closing in December 1999. A downward adjustment is made for topography and the lack of an impact by a powerline easement. A downward adjustment is made for view/amenities. The indicated value of the subject property lots by comparison is \$78,000 to \$80,000 per lot.

**Sale 3** is the Grove at Spring Lake Plat, which is also Sale 2 from the unimproved land sales comparables discussed above. According to the buyer, these lots will not be sold to an outside builder, but they have estimated the value of the finished lots, internally, to be \$95,000 per lot.

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A downward adjustment is made for the superior location; being located closer to the urban centers of Kent. Additional downward adjustments are made for topography and the lack of an impact by a powerline easement. A downward adjustment is made for view/amenities. By comparison, the indicated value by comparison is \$78,000 to \$80,000 per lot.

**Sale 4** is the Maple Park Estates plat, which is also Sale 1 from the unimproved land sales comparables discussed above. The buyer reported it will develop homes on 1-acre lots to be priced at \$450,000. They also indicated that these lots will not be sold to an outside builder, but they have estimated the finished lot value to be \$90,000 per lot.

A downward adjustment is made for the superior location; being located closer to the urban centers of Kent and Renton. Additional downward adjustments are made for topography and the lack of an impact by a powerline easement. Offsetting adjustments are made for view/amenities. By comparison, the indicated value by comparison is \$80,000 per lot.

**Sale 5** is located within the River's Ridge Plat at the north end of SE 243<sup>rd</sup> Way, roughly two miles north of the subject property. According to the buyer, this plat consists of five lots, which extend west from the end of the Plat of Daybreak. He indicated that there were a couple of takedowns of the five lots purchased. The first four were bought in late 1996 and into 1997 for \$75,000 each. The last lot was purchased in April for \$80,000. The buyer indicated that for lots of this size range (9,000 to 10,000 square feet) with amenities would sell for \$90,000 in today's market.

Upward adjustments are made for time, since the lot sold in April 1998. A downward adjustment is made for topography and infrastructure, offset by the inferior amenities offered by this sale. Slight downward adjustments are made for what is considered to be a superior location, and finally, upward adjustments are made for the smaller lot size relative to the subject property. The indicated value by comparison for the subject is \$80,000 to \$82,000 per lot.

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### Correlation of Finished Lot Sales

The sales include a variety of sites with unique features. Adjusted, the range of values is between \$78,000 and \$82,000 per lot. All of the sales have similar accessibility, but lack the potential view amenity offered by the subject. The subject's lots are expected to be roughly 24,000 to 26,000 square feet in size. This considers the possible setbacks from the powerlines and moderate slopes along the subject's eastern property line.

Given current market conditions, the size of the proposed plat, as well as the amenities offered, we believe market acceptance will be rapid under our concluded development scenario. The subject will offer a product similar to that found at Greenbrier, however, with a superior view amenity. With this in mind, the estimated finished lot pricing for the subject is \$78,000 per lot.

### Development Costs

As previously mentioned, we do not have a specific cost breakdown for the proposed development of the subject property. Therefore, we have relied upon the development costs of other projects in the Kent/Maple Valley area. Since some of these costs relate to a development plan relatively similar to that of the subject, we consider them to be reliable and should result in a strong residual value estimate for the property. Additionally, we have obtained cost data relating to the extension of water mains. Copies of these cost estimates are confidential; however, summaries are included within the report.

The following chart summarizes the costs by category. The Heritage Hills and Plemmons properties are much larger plats, with smaller lots. The Spring Lake Plat is quite similar to the subject from a lot count and lot size standpoint. In addition (like the subject soils towards the eastern boundary) this project had some difficult soils causing development costs to run higher than expected. The Pond at Greenbrier, however, is a newer plat which is similar from a location and lot count standpoint, and offers larger lots like that of the subject. The total development costs for these two projects are roughly \$34,000 and \$36,000 per lot respectively.

**Development Cost Comparables**

| Item   | Project Identification   |                 |                     |               |                       |               |                                     |    |                 |
|--|--------------------------|-----------------|---------------------|---------------|-----------------------|---------------|-------------------------------------|----|-----------------|
|  | <i>Pond @ Greenbrier</i> |                 | <i>Spring Lakes</i> |               | <i>Heritage Hills</i> |               | <i>Plummons Property (Proposed)</i> |    |                 |
|  | Cost                     | Cost/Lot        | Cost                | Cost/lot      | Cost                  | Cost/lot      |                                     |    |                 |
| Road Costs   | \$171,157                | \$10,068        | \$229,500           | \$10,432      | \$507,785             | 6,347.31      | \$346,795                           | \$ | 9,126           |
| Utilities (incl. assessments)                              | 164,808                  | 9,695           | 246,348             | 11,198        | 466,780               | 5,834.75      | 499,776                             |    | 13,152          |
| Engineering  | 71,235                   | 4,190           | 50,000              | 2,273         | 234,483               | 2,931.04      | 241,485                             |    | 6,355           |
| Additional Soft Costs                                      | 79,767                   | 4,692           | 124,017             | 5,637         | 780,420               | 9,755.25      | 114,915                             |    | 3,024           |
| Misc. & Contingency  | 130,622                  | 7,684           | 100,000             | 4,545         | 498,432               | 6,230.40      | 97,678                              |    | 2,570           |
| <b>Total Hard &amp; Soft Costs (excl. financing costs)</b> | <b>\$617,589</b>         | <b>\$36,329</b> | <b>\$749,865</b>    | <b>34,085</b> | <b>\$2,487,900</b>    | <b>31,099</b> | <b>\$1,300,649</b>                  |    | <b>\$34,228</b> |

After consideration of all of the comparables and the relatively simple design anticipated at the subject, we have concluded a development cost of \$36,000 per lot, excluding legal/management, sales/marketing and profit figures.

In addition to the costs provided, additional cost factors for sales and marketing are necessary. We have used figures that reflect the probability that the plat will be sold in bulk within a single takedown period. Management, legal, administration, and taxes are included at 5%. Sales and marketing are included at 9% of the gross sellout. A profit of 15% is considered an appropriate level of risk for a project this size.

**Development Approach Summary**

|   |                 |                    |
|---|-----------------|--------------------|
| <b>Total Gross Sellout</b>                      |                 |                    |
| 14 lots @                                       | \$78,000 /lot = | \$1,092,000        |
|   |                 | <u>\$1,092,000</u> |
| <b>Less:</b>                                    |                 |                    |
| Devel. Costs (Roads/Infrastructure/Eng./Mitig.) |                 | (504,000)          |
| Mgmt./Legal/Administrative/Taxes @              | 5%              | (54,600)           |
| Marketing/Sales Costs @                         | 9%              | (98,280)           |
| Profit @  | 15%             | <u>(163,800)</u>   |
| <b>Total Costs</b>                              |                 | <b>(820,680)</b>   |
| <b>Residual to Land</b>                         |                 | <b>\$271,320</b>   |
|   | <b>ROUNDED</b>  | <b>\$270,000</b>   |

**Correlation and Conclusion of Value**

The two approaches indicated a narrow range of values, at \$270,000 to \$310,000. As mentioned previously, the subject property does not have preliminary approval, and finished lots are not expected to be available for a minimum of six months.

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This adds a measure of risk to a project, but we have assumed that the timing for preliminary approval should be rapid, and these costs have been considered.

The Development approach included a scenario of 14 lots, and given the relatively small size of this plat, we expect they would be sold in bulk, with possibly only one takedown to a builder. The finished lot pricing is considered to be well supported, with some possible upside depending upon the actual lot layout. The estimate of development costs is considered reasonable, and reflective of the anticipated layout of the subject, particularly with consideration to the slopes and soil types towards the eastern portion of the site.

Lots have sold well to builder/developers, and the market continues to show strength. With consideration of the location, and the amenities offered by the subject, our value conclusion reflects a strong market position. The development approach provides for a realistic scenario of the subject, and more weight is, therefore, given to this approach. With this in mind, the concluded value of the subject property, exclusive of potential timber contribution is \$290,000

### **Timber Contribution**

There is excess timber on the subject property. We have contracted with Lusignan Forestry Inc. to provide us with an estimate of merchantable timber. Summary pages from the cruise are included in the Addenda to this report, and the entire document is incorporated by reference. After consideration of excise taxes and the required number of wildlife trees per acre to be left undisturbed, they have concluded a net stumpage value of \$102,700 as the harvestable portion of timber.

The eastern half of the subject contains most of the merchantable timber. Taking it may enhance value by providing additional views to the lots. On the other hand, leaving it provides a buffer from adjacent land and traffic noise from SR-169. Since there is an abandoned railbed between the subject and the highway, it is reasonable to expect the removal of most timber. Therefore, the merchantable timber would be

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considered additive to the concluded value of the real estate. The total indicated value of the subject property is as follows:

|   |                  |
|---|------------------|
| CONCLUDED VALUE OF REAL ESTATE            | \$290,000        |
| CONTRIBUTORY VALUE OF MERCHANTABLE TIMBER | <u>\$102,700</u> |
| TOTAL INDICATED VALUE (ROUNDED):          | \$390,000        |

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## CERTIFICATION OF VALUE

I, the undersigned, do hereby certify that I have personally inspected the property known as "Henry's Switch" located in Maple Valley, Washington, and have prepared the analyses, opinions, or conclusions of value.

To the best of my knowledge and belief, the statements of fact contained in this report and upon which the opinions herein are based are true and correct, subject to the assumptions and limiting conditions explained in the report.

Employment in and compensation for making this appraisal are in no way contingent upon the value reported; it was not based on a requested minimum valuation, a specific value, or the approval of a loan. I certify that I have no interest, either present or contemplated, in the subject property. I have no personal interest or bias with respect to the subject matter of the appraisal report or the parties involved. I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, as well as in conformance to the USPAP adopted by the Appraisal Standards Board of the Appraisal Foundation.

This appraisal report identifies all of the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report.

No one other than the undersigned, with the exception of the person(s) shown on additional certification(s) if enclosed, prepared the analysis, opinions, or conclusions concerning real estate that are set forth in this appraisal report.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

In my opinion, the market value of the fee simple interest in the subject property, as of December 26, 1999, is:

THREE HUNDRED NINETY THOUSAND DOLLARS  
(\$390,000)



Murray Brackett, MAI  
State Cert. #27011 BR-AC-KS-M396Q1

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# Addenda

# Land Sale

**Comp ID 1 and F-4**

**Comp # 7896**

**Common Name** Maple Park Estates  
**Address** SE of 207th Place SE and SE 159th  
**City** Renton **County** King **State** WA  
**Location Desc.**  
**Neighborhood** Auburn/Federal Way/SE County

**Seller** Cropsey, L.P.  
**Buyer** Lakeridge Development, Inc.  
**Sale Price** \$765,000 **Sale Date** 11/17/97 **Recording No.** 971117-0647  
**Analysis Price** \$765,000 **Record Date** 11/17/97 **Map Refer.** 657/H6  
**Section** 29 **Township** 23N **Range** 06E  
**Legal Desc.** NW4 NE4 Section 29, Township 23N, Range 06E, W.M.  
**Tax Parcel No.** 292306-9002  
**Assessments: Land** **Improv.** **Total Assess.**

**Financing** Cash to seller  
**Conditions of Sale** Market transaction  
**Rights Transferred** Fee Simple  
**Confirmation** Jacqueline at Lakeridge Development (425-228-9750); Debra Ferguson-Jones for buyer (425-228-9750)  
**Confirm Date** 4/30/98 **Market Time** Not available  
**Data Source** COMPS, Inc. and buyer

|                          |                                       |                   |          |
|--------------------------|---------------------------------------|-------------------|----------|
| <b>Land Area (sf)</b>    | 1,742,400                             | <b>Price/sf</b>   | \$0.44   |
| <b>Land Area (acre)</b>  | 40.00                                 | <b>Price/acre</b> | \$19,125 |
| <b>Frontage Feet</b>     |                                       | <b>Price/ff</b>   | \$0.00   |
| <b>Unit of Measure</b>   | <b>No. of Units</b>                   | <b>Price/unit</b> | \$0.00   |
| <b>Site Desc.</b>        | Wooded residential site               |                   |          |
| <b>Site Improvements</b> | None                                  |                   |          |
| <b>Zoning Code</b>       | SCP                                   |                   |          |
| <b>Zoning Desc.</b>      | Large Lot Residential                 |                   |          |
| <b>Current Use</b>       | VAC - Vacant                          |                   |          |
| <b>Utilities</b>         | All available; private septic systems |                   |          |
| <b>Access</b>            | 150-foot road extension required      |                   |          |
| <b>Topography</b>        | Sloping to west                       |                   |          |
| <b>Dimensions</b>        | 1,320' x 1,320                        |                   |          |
| <b>Frontage Desc.</b>    |                                       |                   |          |

**Remarks** This is a large tract of land which has been improved with 27 lots (although preliminary approval was granted for 28 lots), and construction of homes has started. Power is to the site. The seller reported that the water is in the existing access road, 150 feet from the corner of the property and that the buyer would need to bring water 800 feet to each all the lots. The homes will be on septic. There are powerlines on the southern border of the property, of which eight acres are lost to powerline and gas line easements. Reportedly, about 50% of the space is dedicated to open space. The buyer reported it will develop homes on 1-acre lots to be priced at \$450,000. They also indicated that these lots will not be sold to an outside builder, but they have estimated the finished lot value to be \$90,000 per lot.

# Land Sale

**Comp ID 2 and F-3**

**Comp # 7895**

**Common Name** The Grove at Spring Lake  
**Address** Petrovitsky Road, southwest of 196th Avenue  
**City** County King State WA  
**Location Desc.** Spring Lake area  
**Neighborhood** Renton/Issaquah/East County

**Seller** Lot Por. NW4, Section 6, Township 22N, Range 06E, W.M.  
**Buyer** Lakeridge Development, Inc.  
**Sale Price** \$560,000      **Sale Date** 12/17/97      **Recording No.** 971217-1575  
**Analysis Price** \$560,000      **Record Date** 12/17/97      **Map Refer.** 687/D3  
**Section** 06      **Township** 22N      **Range** 06E  
**Legal Desc.** Retained in appraiser's files  
**Tax Parcel No.** 062206-9006-07, -9007-06, -9008-05, 9058-04 (por.)  
**Assessments: Land**      **Improv.**      **Total Assess.**

**Financing** Cash to seller  
**Conditions of Sale** Market transaction  
**Rights Transferred** Fee Simple  
**Confirmation** Jacqueline at Lakeridge (425-228-9750); Jerry Harkleroad, seller (425-747-8188)  
**Confirm Date** 4/30/98      **Market Time** Not available  
**Data Source** COMPS, Inc., buyer, seller

|                          |                                       |                   |          |
|--------------------------|---------------------------------------|-------------------|----------|
| <b>Land Area (sf)</b>    | 2,395,800                             | <b>Price/sf</b>   | \$0.23   |
| <b>Land Area (acre)</b>  | 55.00                                 | <b>Price/acre</b> | \$10,182 |
| <b>Frontage Feet</b>     |                                       | <b>Price/ff</b>   | \$0.00   |
| <b>Unit of Measure</b>   | <b>No. of Units</b>                   | <b>Price/unit</b> | \$0.00   |
| <b>Site Desc.</b>        | Undeveloped residential land          |                   |          |
| <b>Site Improvements</b> | None                                  |                   |          |
| <b>Zoning Code</b>       | RASP                                  |                   |          |
| <b>Zoning Desc.</b>      | Residential                           |                   |          |
| <b>Current Use</b>       | VAC - Vacant                          |                   |          |
| <b>Utilities</b>         | All available; private septic systems |                   |          |
| <b>Access</b>            | Direct                                |                   |          |
| <b>Topography</b>        | Level                                 |                   |          |
| <b>Dimensions</b>        | Not available                         |                   |          |
| <b>Frontage Desc.</b>    |                                       |                   |          |

**Remarks** This is a 55-acre parcel, one of the last remaining portions of the Spring Lake ownership by M&H Development. There is reportedly 30.4 acres of usable land which has been configured into 22 horse-acre lots with preliminary approval. The site is on the southwest corner of the Spring Lake area and included some difficult soils, for which development costs are reportedly relatively high. According to the buyer, these lots will not be sold to an outside builder, but they have estimated the value of the finished lots to be \$95,000 per lot.

# Land Sale

**Comp ID 3**

**Comp # 7897**

**Common Name** Schneider Homes Property (Sunset Meadows)  
**Address** The west side of 132nd Avenue, on the south side of SE 282nd Street  
**City** County King State WA  
**Location Desc.**  
**Neighborhood** East Hill

**Seller** Betty Staples, et al.  
**Buyer** Schneider Homes, Inc.  
**Sale Price** \$375,000 **Sale Date** 1/29/98 **Recording No.** 980129-1778  
**Analysis Price** \$375,000 **Record Date** 1/29/98 **Map Refer.**  
**Section** 33 **Township** 22N **Range** 05E  
**Legal Desc.** Section 33, Township 22, Range 05  
**Tax Parcel No.** 332205-9185, -9187, -9015  
**Assessments: Land** **Improv.** **Total Assess.**

**Financing** Seller financing at market terms  
**Conditions of Sale** Market transaction  
**Rights Transferred** Fee Simple  
**Confirmation** Metroscan and Ken Pecham (206) 248-2471  
**Confirm Date** 4/22/98 **Market Time** Not available  
**Data Source** Metroscan

|                          |                             |                   |          |
|--------------------------|-----------------------------|-------------------|----------|
| <b>Land Area (sf)</b>    | 771,012                     | <b>Price/sf</b>   | \$0.49   |
| <b>Land Area (acre)</b>  | 17.70                       | <b>Price/acre</b> | \$21,186 |
| <b>Frontage Feet</b>     |                             | <b>Price/ff</b>   | \$0.00   |
| <b>Unit of Measure</b>   | <b>No. of Units</b>         | <b>Price/unit</b> | \$0.00   |
| <b>Site Desc.</b>        | Unimproved residential land |                   |          |
| <b>Site Improvements</b> | None                        |                   |          |
| <b>Zoning Code</b>       | RIPSO                       |                   |          |
| <b>Zoning Desc.</b>      |                             |                   |          |
| <b>Current Use</b>       | RES - Residential           |                   |          |
| <b>Utilities</b>         | All nearby, see remarks     |                   |          |
| <b>Access</b>            | Direct from 132nd Avenue    |                   |          |
| <b>Topography</b>        | Mildly sloping              |                   |          |
| <b>Dimensions</b>        | Not available               |                   |          |
| <b>Frontage Desc.</b>    | Paved arterial              |                   |          |

**Remarks** An irregular site with a significant portion of wetland areas located on the southern portion of the Kent East Hill area. It has direct access from the east and is bisected by Soos Creek. This was purchased without preliminary approval, but is intended for development of 17 homesites. There are wetlands on all three tax parcels, although the total effective acreage was not identified. The zoning requires clustering of lots away from the sensitive areas. The developer anticipates relatively small lots and possibly a plan with eight duplexes and one single-family residence.

# Land Sale

**Comp ID 4**

**Comp # 7898**

**Common Name** The Sohol Property  
**Address** 12648 SE 282nd Street  
**City** Kent **County** King **State** WA  
**Location Desc.**  
**Neighborhood** East Hill

**Seller**

**Buyer** Mohinder Sohol  
**Sale Price** \$250,000 **Sale Date** 4/30/97 **Recording No.** 970430-2950  
**Analysis Price** \$250,000 **Record Date** 4/30/97 **Map Refer.**  
**Section** 33 **Township** 22N **Range** 05E  
**Legal Desc.** Section 33, Township 22, Range 05  
**Tax Parcel No.** 188800-0045  
**Assessments: Land** **Improv.** **Total Assess.**

**Financing** Cash to seller  
**Conditions of Sale** Market transaction  
**Rights Transferred** Fee Simple  
**Confirmation** Metroscan  
**Confirm Date** 4/22/98 **Market Time** Not available  
**Data Source** Metroscan

|                          |                                  |                   |          |
|--------------------------|----------------------------------|-------------------|----------|
| <b>Land Area (sf)</b>    | 155,945                          | <b>Price/sf</b>   | \$1.60   |
| <b>Land Area (acre)</b>  | 3.58                             | <b>Price/acre</b> | \$69,832 |
| <b>Frontage Feet</b>     |                                  | <b>Price/ff</b>   | \$0.00   |
| <b>Unit of Measure</b>   | <b>No. of Units</b>              | <b>Price/unit</b> | \$0.00   |
| <b>Site Desc.</b>        | Large, improved residential site |                   |          |
| <b>Site Improvements</b> | 2,420-sf dwelling built in 1970  |                   |          |
| <b>Zoning Code</b>       | GR5-P                            |                   |          |
| <b>Zoning Desc.</b>      | Single-Family Residential        |                   |          |
| <b>Current Use</b>       |                                  |                   |          |
| <b>Utilities</b>         | All available                    |                   |          |
| <b>Access</b>            | Direct                           |                   |          |
| <b>Topography</b>        | Mild slope                       |                   |          |
| <b>Dimensions</b>        | Flag-shaped                      |                   |          |
| <b>Frontage Desc.</b>    | Paved neighborhood arterial      |                   |          |

**Remarks** This is a relatively small, infill lot with a 29-year-old single-family home. It was purchased in mid-1997 and is currently proposed for subdivision into nine homesites. It is unclear what contributory value, if any, the existing dwelling will have. No approvals were in place as of the date of purchase.

# Land Sale

**Comp ID 5**

**Comp # 7899**

|                          |                                    |                      |          |
|--------------------------|------------------------------------|----------------------|----------|
| <b>Common Name</b>       | River Rim LLC                      |                      |          |
| <b>Address</b>           | SE 290th Street at 107th Avenue SE |                      |          |
| <b>City</b>              | Auburn                             | <b>County</b>        | King     |
|                          |                                    | <b>State</b>         | WA       |
| <b>Location Desc.</b>    |                                    |                      |          |
| <b>Neighborhood</b>      | East Auburn                        |                      |          |
| <hr/>                    |                                    |                      |          |
| <b>Seller</b>            | Margaret and Roger Thordarson      |                      |          |
| <b>Buyer</b>             | River Rim LLC                      |                      |          |
| <b>Sale Price</b>        | \$380,000                          | <b>Sale Date</b>     | 12/13/96 |
| <b>Analysis Price</b>    | \$380,000                          | <b>Record Date</b>   | 12/13/96 |
| <b>Section</b>           | 05                                 | <b>Township</b>      | 21N      |
|                          |                                    | <b>Range</b>         | 05E      |
| <b>Legal Desc.</b>       | Retained in appraiser's files.     |                      |          |
| <b>Tax Parcel No.</b>    | 052105-9033; -9089                 |                      |          |
| <b>Assessments: Land</b> |                                    | <b>Improv.</b>       |          |
|                          |                                    | <b>Total Assess.</b> |          |

|                           |  |                    |        |
|---------------------------|--|--------------------|--------|
| <b>Financing</b>          | Short-term (3 years) cashout at market terms |                    |        |
| <b>Conditions of Sale</b> | Market transaction                           |                    |        |
| <b>Rights Transferred</b> | Fee Simple                                   |                    |        |
| <b>Confirmation</b>       | Margaret Thordarson (253-939-1377)           |                    |        |
| <b>Confirm Date</b>       | 4/30/98                                      | <b>Market Time</b> | 3 days |
| <b>Data Source</b>        | Metroscan and seller                         |                    |        |

|                          |  |                   |          |
|--------------------------|--|-------------------|----------|
| <b>Land Area (sf)</b>    | 569,329  | <b>Price/sf</b>   | \$0.67   |
| <b>Land Area (acre)</b>  | 13.07  | <b>Price/acre</b> | \$29,074 |
| <b>Frontage Feet</b>     |  | <b>Price/ff</b>   | \$0.00   |
| <b>Unit of Measure</b>   |  | <b>Price/unit</b> | \$0.00   |
| <b>Site Desc.</b>        | Residential site with existing home                            |                   |          |
| <b>Site Improvements</b> | Existing home built in 1954 and containing a total of 3,010 sf |                   |          |
| <b>Zoning Code</b>       | R1   |                   |          |
| <b>Zoning Desc.</b>      | Large-Lot SFR  |                   |          |
| <b>Current Use</b>       |  |                   |          |
| <b>Utilities</b>         | All available  |                   |          |
| <b>Access</b>            | Paved to eastern property corner                               |                   |          |
| <b>Topography</b>        | Steep slopes on western third                                  |                   |          |
| <b>Dimensions</b>        | Not available  |                   |          |
| <b>Frontage Desc.</b>    |  |                   |          |

**Remarks** This is a rectangular site with an existing dwelling. It was purchased in late 1996 with no approvals. It is proposed for development as the River Rim project, a 12-lot residential subdivision. According to the seller, the western 3 or so acres is in steep slopes and may not be developable. In fact, removal of trees to open up views may also be limited. Based on an effective size of 9.50 acres, the sale indicates a price per acre of \$40,000, or \$31,667 per potential lot. Preliminary approval for all 12 lots was granted in July 1998.

# Land Sale

**Comp ID** F-1

**Comp #** 8886

**Common Name** Greenbrier Estates II Plat  
**Address** 228th Avenue at 234th Place  
**City** Maple Valley **County** King **State** WA  
**Location Desc.** Located along the south side of 228th Avenue  
**Neighborhood**

**Seller** W.E. Ruth/Prouty Real Estate Services  
**Buyer** Various  
**Sale Price** **Sale Date** 2/1/97 **Recording No.**  
**Analysis Price** **Record Date** **Map Refer.** 748/A2  
**Section** 03 **Township** 21 **Range** 06  
**Legal Desc.** Section 03, Township 21, Range 06  
**Tax Parcel No.** 282931-0010;-0020, etc.  
**Assessments: Land** **Improv.** **Total Assess.**

**Financing** Cash to Seller  
**Conditions of Sale** Market transaction  
**Rights Transferred** Fee Simple  
**Confirmation** Jerry Prouty, seller  
**Confirm Date** 4/1/99 **Market Time** Not available  
**Data Source** COMPS, Inc.

|                         |                     |                   |        |
|-------------------------|---------------------|-------------------|--------|
| <b>Land Area (sf)</b>   | 436,907             | <b>Price/sf</b>   | \$0.00 |
| <b>Land Area (acre)</b> | 10.03               | <b>Price/acre</b> | \$0    |
| <b>Frontage Feet</b>    |                     | <b>Price/ff</b>   | \$0.00 |
| <b>Unit of Measure</b>  | <b>No. of Units</b> | <b>Price/unit</b> | \$0.00 |

**Site Desc.** On-grade with SE 288th Street  
**Site Improvements** SFR  
**Zoning Code** R1  
**Zoning Desc.** Large-Lot SFR  
**Current Use** SFR - Single-family Residential  
**Utilities** All available  
**Access** Direct via SE 288th Street  
**Topography** Primarily level  
**Dimensions** Square  
**Frontage Desc.** Paved along SE 288th Street

**Remarks** This is the Greenbrier Estates II plat located approximately 3/4-mile west of SR 169 along the south side of SE 288th Street. This is a primarily level plat offering larger lots roughly in the 24,000 to 35,000 square foot range. Typical home prices were in the upper \$300's, however, there are current listings of homes in the \$430,000 price range. According to the developer, these lots prices were negotiated in early 1997, and were sold in bulk for \$72,500. He indicated that their value would be in the mid \$80,000 range in today's market.

# Land Sale

**Comp ID** F-2

**Comp #** 8887

**Common Name** The Pond @ Greenbrier Plat  
**Address** South side of SE 288th at 230th Court  
**City** Maple Valley **County** King **State** WA  
**Location Desc.** Located along the south side of SE 288th Street  
**Neighborhood**

**Seller** W.E. Ruth/Prouty Real Estate Services  
**Buyer** Various  
**Sale Price** **Sale Date** 4/1/99 **Recording No.**  
**Analysis Price** **Record Date** **Map Refer.** 748/A2  
**Section** 03 **Township** 21 **Range** 06  
**Legal Desc.** Section 03, Township 21, Range 06  
**Tax Parcel No.** 032106-9073  
**Assessments: Land** **Improv.** **Total Assess.**

**Financing** Cash to Seller  
**Conditions of Sale** Market transaction  
**Rights Transferred** Fee Simple  
**Confirmation** Jerry Prouty, seller/ Ralph Giaccio, broker  
**Confirm Date** 12/1/99 **Market Time** Not available  
**Data Source** Other

**Land Area (sf)** 849,420 **Price/sf** \$0.00  
**Land Area (acre)** 19.50 **Price/acre** \$0  
**Frontage Feet** **Price/ff** \$0.00  
**Unit of Measure** **No. of Units** **Price/unit** \$0.00  
**Site Desc.** On-grade with SE 288th Avenue  
**Site Improvements** SFR  
**Zoning Code** SE35000  
**Zoning Desc.**  
**Current Use** SFR - Single-family Residential  
**Utilities** All available  
**Access** Direct via SE 288th  
**Topography** Primarily level  
**Dimensions** Rectangular  
**Frontage Desc.** Paved along SE 288th

**Remarks** This is the Pond at Greenbrier plat located approximately 3/4-mile west of SR 169 along the south side of SE 288th Street. This plat is currently under construction and will offer homes near Lake Sawyer. It will contain 17 lots, approximately one-half acre in size, with a couple of lots located on "The Pond". Roads are in as of this writing, and utilities include individual septic systems. Total development costs for the project were reportedly \$617,589 or \$36,329 per lot. According to the broker, the lots have been sold in a couple of takedown phases to 3 separate builders. He indicated that the price paid was between \$90,000 and \$95,000 per lot for the 17 lots.

## Land Sale

**Comp ID** F-5

**Comp #** 8846

**Common Name** Single-family Residential Lots  
**Address** North end of SE 243rd Street  
**City** Maple Valley **County** King **State** WA  
**Location Desc.** Located at the north end of SE 243rd Street  
**Neighborhood**

**Seller** Chuck Spoerer  
**Buyer** Reichert Construction  
**Sale Price** \$80,000 **Sale Date** 4/15/98 **Recording No.** 1352  
**Analysis Price** \$80,000 **Record Date** 4/15/98 **Map Refer.** 718/B1  
**Section** 15 **Township** 22N **Range** 06E  
**Legal Desc.** Section 15, Township 22N, Range 06E  
**Tax Parcel No.** 152206-9118  
**Assessments: Land** **Improv.** **Total Assess.**

**Financing** Cash to Seller  
**Conditions of Sale** Market transaction  
**Rights Transferred** Fee Simple  
**Confirmation** Rich w/ Reichert Construction, buyer  
**Confirm Date** 12/1/99 **Market Time** Not available  
**Data Source** Metroscan

**Land Area (sf)** 12,632 **Price/sf** \$6.33  
**Land Area (acre)** 0.29 **Price/acre** \$275,862  
**Frontage Feet** **Price/ff** \$0.00  
**Unit of Measure** **No. of Units** **Price/unit** \$0.00  
**Site Desc.** On-grade with SE 243rd Way  
**Site Improvements** SFR  
**Zoning Code** R4  
**Zoning Desc.** Residential  
**Current Use** SFR - Single-family Residential  
**Utilities** All available  
**Access** Direct via 243rd Way  
**Topography** Primarily level  
**Dimensions** Irregular  
**Frontage Desc.** Paved along SE 243rd Way

**Remarks** This lot is located within the River's Ridge Plat at the north end of SE 243rd Way. According to the buyer, this plat consists of five lots, which extend off of the end of the Daybreak Plat. He indicated that there were a couple of takedowns of the five lots purchased. The first four were bought in late 1996 and into 1997 for \$75,000 each (four lots for \$300,000 each). The last lot was purchased in April for \$80,000. The buyer indicated that for lots of this size range (9,000 to 10,000 sf) with amenities would sell for \$90,000 in today's market (12/1/99).



# Lusignan Forestry Inc

1207 NORTH 8<sup>TH</sup> STREET, SHELTON, WASHINGTON 98584

Member



ASSOCIATION OF CONSULTING FORESTERS

PHONE 360-426-1140

FAX 360-426-2741

TIMBER SALES AND HARVESTING  
TIMBER INVENTORIES  
TIMBER MANAGEMENT PLANS  
TIMBER APPRAISALS

16 December 1999

Murray Brackett  
Bruce C. Allen & Assoc. Inc.  
10655 4<sup>th</sup> Ave. Suite 221  
Bellevue, Wash. 98004-5022

Dear Mr. Brackett:

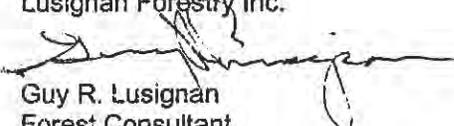
I have cruised the parcel # 342206 9016 which is described as; Portion of SE1/4 SE1/4 lying West of N. P. RR r/w , less county road and subj. to trans. Ln. esmt. All in Section 34 Township 22 North, Range 6 East, W. M. in King County, Wash. as per your December 6 request. In this cruise I used variable radius plots on a 3 chain by 3 chain grid. As a minimum tree I used one which contained at least a 3" diameter by 30' long log. To determine log grades I used Puget Sound Log Scaling & Grading Bureau rules, and for log sorts I used my understanding of current log market requirements. The market values are those which are currently being paid in the south Puget Sound market area for similar products, and the costs are those I would expect to pay a contractor to harvest and deliver these products to market.

This 14.2 acre tract has approximately 12.2 acres of merchantable timber currently supporting 275,000 bd. ft. of saleable products with a gross stumpage value of \$114,021.00. Current law requires that 5 trees be left for wildlife uses on each acre, and this amounts to about 4% of the trees and value, or \$4,500.00. An excise tax liability of approximately 6% will be due upon harvest of the timber, or a value reduction of \$6,821.00. It appears that access is available, and minimal construction of new roads would be necessary to harvest this timber during relatively dry times of year ( I do not believe that ground based equipment would be advisable during heavy rain events or immediately thereafter). On this basis it is my opinion that the following table reflects the current stumpage value of the timber on this tract.

|                          |                 |
|--------------------------|-----------------|
| Gross stumpage           | \$114,021.00    |
| Less wildlife costs      | 4,500.00        |
| Less excise tax estimate | <u>6,821.00</u> |
| Net Stumpage value       | \$102,700.00    |

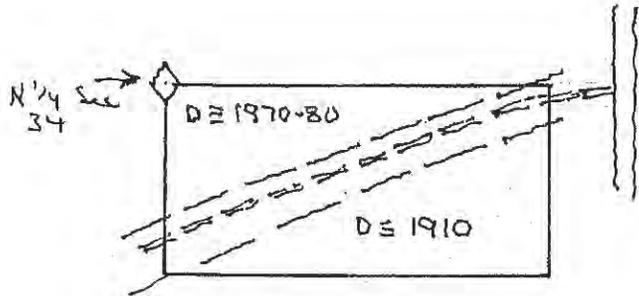
There are two timber types on this tract and two general terrain features, with the easterly portion being a flat with primarily Douglas fir, while the western portion is a hillside and top of the hill with a hardwood conifer mixed stand. The slope area is fairly steep, but is short enough that the trees can be reached from either top or bottom, and there is ample opportunity to construct a main yarding road up to the SW corner were the access is located. If we can be of further service, please let me know

Sincerely,  
Lusignan Forestry Inc.

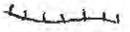
  
Guy R. Lusignan  
Forest Consultant

Encl.

created for: Bruce C. Allen + Assoc. Inc.  
 created by: Lusignan Forestry Inc.

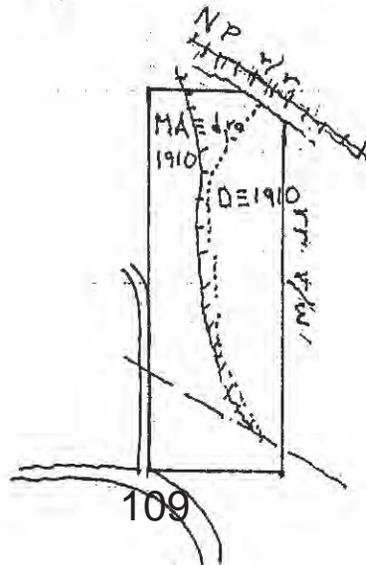


Legal: Parcel #342206 9002; N 1/2 NW 1/4 NE 1/4  
 Section 34 T22N R6E, W.M. in King Co.  
 Wash. subject to Transmission line easement and  
 RR r/w

-  = Timber type boundary
-  = terrain to break
-  = Powerline clearing edge
-  = gravel road



Legal: Parcel #342206 9016; SE 1/4 SE 1/4 lying  
 W of RR r/w and subject to Transmission line easement  
 in Section 34 T22N R6E W.M. in King Co.  
 Wash.



*[Signature]*  
 12/17/99

S 1/4 Corn. 34 

 SE Sec Corn. 34

PROJECT REPORT (HA)  
TIMBER APPRAISAL

LUSIGNAN FORESTRY INC.  
PROJECT ALLEN99  
Acres: 12.20

Plots 12 BFT:W  
Trees 69 CUB:1  
TRACT: 342206 9016

PAGE 1  
DATE: 12/16/99  
TIME: 02:42pm

T22N R06E S34 T0010

=====

REVENUES

| SPECIES         | NAME      | LOGS | TONS | CUNITS | MBF | \$/TON | \$/CCF | \$/MBF | TOTAL \$ |
|-----------------|-----------|------|------|--------|-----|--------|--------|--------|----------|
| BL MAPLE        | HDWD 4 S  | 115  |      | 17     | 4   |        | 89     | 342    | 1524     |
|                 | HDWD S    | 68   |      | 27     | 8   |        | 133    | 456    | 3541     |
|                 | PULP      | 22   |      | 2      | 1   |        | 63     | 172    | 152      |
|                 | SM PULP   | 11   |      | 3      | 1   |        | 64     | 172    | 182      |
| BL MAPLE        | TOT & AVE | 216  |      | 49     | 14  |        | 110    | 381    | 5399     |
| DOUG FIR        | 2 SAW C   | 178  |      | 177    | 84  |        | 308    | 651    | 54600    |
|                 | 2 SAW D   | 29   |      | 19     | 9   |        | 204    | 443    | 3845     |
|                 | 2 SAW J   | 80   |      | 94     | 44  |        | 367    | 785    | 34442    |
|                 | 3 SAW C   | 179  |      | 59     | 22  |        | 240    | 628    | 14090    |
|                 | 3 SAW D   | 246  |      | 95     | 34  |        | 176    | 492    | 16753    |
|                 | 3 SAW J   | 76   |      | 32     | 12  |        | 260    | 715    | 8278     |
|                 | 4 SAW D   | 163  |      | 24     | 7   |        | 127    | 432    | 3071     |
|                 | PULP      | 5    |      | 7      | 3   |        | 90     | 181    | 612      |
|                 | SM PULP   | 606  |      | 40     | 8   |        | 38     | 181    | 1498     |
| DOUG FIR        | TOT & AVE | 1564 |      | 546    | 223 |        | 251    | 614    | 137189   |
| R ALDER         | HDWD 3 S  | 44   |      | 7      | 3   |        | 206    | 480    | 1535     |
|                 | HDWD 4 S  | 336  |      | 64     | 20  |        | 137    | 426    | 8724     |
|                 | SM PULP   | 432  |      | 47     | 12  |        | 44     | 179    | 2062     |
| R ALDER         | TOT & AVE | 812  |      | 118    | 35  |        | 104    | 350    | 12321    |
| WHEMLOCK        | 4 SAW D   | 43   |      | 7      | 2   |        | 88     | 281    | 599      |
| WHEMLOCK        | TOT & AVE | 43   |      | 7      | 2   |        | 88     | 281    | 599      |
| REV TOT AND AVE |           | 2634 |      | 720    | 275 |        | 216    | 566    | 155508   |

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PROJECT REPORT (HA)  
TIMBER APPRAISAL

LUSIGNAN FORESTRY INC.  
PROJECT ALLEN99  
Acres: 12.20

Plots 12 BFT:W  
Trees 69 CUB:1  
TRACT: 342206 9016

PAGE 2  
DATE: 12/16/99  
TIME: 02:42pm

| COSTS            | \$/ACRE | \$/TON | \$/CCF | \$/MBF | TOTAL \$ |
|------------------|---------|--------|--------|--------|----------|
| ADMINISTRATION   | 225.21  |        | 3.82   | 10.00  | 2748     |
| HAULING          | 1238.63 |        | 20.99  | 55.00  | 15111    |
| LOGGING COST     | 1801.64 |        | 30.53  | 80.00  | 21980    |
| ROAD MAINTENANCE | 135.12  |        | 2.29   | 6.00   | 1649     |
| TOTAL COSTS      | 3400.60 |        | 57.63  | 151.00 | 41487    |
| PROFIT OR LOSS   | 9345.96 |        | 158.40 | 415.00 | 114021   |

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## QUALIFICATIONS

### MURRAY BRACKETT, MAI

#### Education

Bachelor of Arts in Business Administration, Western Washington University, 1985, with an emphasis on real estate.

#### Professional Education

*Appraisal Courses:* All appraisal courses required for MAI designation.

#### *Seminars and Continuing Education:*

- Easement Valuation
- Real Estate Law
- Appraising From Blueprints
- Complexities of Predevelopment Land
- Non Urban Properties Symposium
- The Appraiser as Expert Witness
- Litigation Skills for the Appraiser
- The New Frontier of Takings Law
- Partial Acquisitions Workshop
- Condemnation Appraisal & Mock Trial

#### Professional Affiliation

Member, Appraisal Institute. Received MAI Designation May 2, 1997 (Member No. 11,258)  
Member, International Right-of-Way Association

#### Appraisal Experience

Senior Associate Appraiser with *Bruce C. Allen & Associates, Inc.*, since 1985. Responsibilities include all types of commercial and industrial real estate valuation. Appraisals have been prepared on such diverse properties such as airports and airport-related facilities, park lands, subdivisions, sensitive area properties, and resorts, as well as more typical commercial and industrial-improved property. Airport work has included valuation of entire airports to assist in determining lease rates, valuation of adjacent properties for airport expansion, aviation related improved properties and aviation easements. Undeveloped land valuations have been performed for acquisitions in fee, leased fee and leasehold interests, as well as, various partial interests including the following: conservation easements, utility easements, subsurface easements, air-rights/aviation easements, and minority interests. Many appraisals have been prepared for use in litigation, including eminent domain dispute resolution, condemnation and inverse condemnations.

Qualified as an expert witness in King County Superior Court and Kitsap County Superior Court. Experience includes appraising in Washington, Oregon, Nebraska, Iowa, and British Columbia.

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## QUALIFICATIONS

### MURRAY BRACKETT, MAI (cont.)

#### Other Experience

Past: Instructor, Income Property Appraisal, Lake Washington Vocational Technical College.

#### Representative Client List

##### Cities/Counties

Cities of Bellevue, Kirkland, Seattle, Kent, Everett, Renton, Arlington, Tacoma, North Bend, Snoqualmie, Lake Forest Park, Lynnwood. Counties of King, Snohomish, Pierce, Kitsap, Thurston, and Skagit.

##### Government/Municipalities Agencies

Ports of Seattle, Everett, Olympia, Grays Harbor, Bremerton, and Friday Harbor. Washington State Parks, WSDOT (Approved Appraiser List), DNR, Federal Aviation Administration, Internal Revenue Service, King County Open Space, Sound Transit, General Services Administration, U.S. Navy, San Juan County Land Bank.

##### Financial Institutions

Seafirst Bank, U.S. Bancorp, Key Bank, Wells Fargo Trust.

##### Airports

Sea-Tac International Airport, Renton Municipal, Snohomish County Airport, Arlington Municipal, Bellingham International, Olympia Airport, and Friday Harbor Airport.

##### Developers/Individuals

John Buchan, Stafford Homes, Conner Development, Leavitt Company, Murray-Franklyn Homes, Century Advisors, R & R Properties, Port Blakely Communities, Quadrant Corporation.

##### Corporations

Weyerhaeuser Company, WRECO, Tramco, Gull Industries, Puget Sound Energy, Development Services of America, Food Services of America, Winmar Company, Jr. Achievement of Puget Sound, Lowe Enterprises, PACCAR, Inc., The Trust for Public Land, Fletcher General Construction, Manke Lumber Company, Ski Lifts, Inc., Simpson Timber Company.

##### Attorneys

Hillis, Clark, Martin & Peterson; Tousley Brain; Foster Pepper & Sheffleman; Short Cressman; Davis Wright & Tremaine; Betts Patterson & Mines; Karr Tuttle & Campbell; Anderson Hunter; Krutch Lindell; Curran Mendoza; and King County Prosecuting Attorney.

**State Certification Number - General:** BR-AC-KS-M396Q1 **Expiration:** 11/21/99

(Revised 05/28/99)

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October 12, 2020

**To:** Mayor Sean Kelly and Councilors  
**From:** Laura Philpot, City Manager  
**Subject:** Ordinance Amending Chapter 3.05 Entitled "Sales and Use Tax" Imposing an Additional Sales and Use Tax Pursuant to RCW 82.14.530.

### **Background/Discussion**

This agenda item seeks council consideration of a proposed ordinance implementing a 0.1% additional sales and use tax for housing and related services pursuant to RCW 82.14.530.

In 2015, the Washington state legislature enacted legislation allowing any county to levy a sales tax up to 0.1% for affordable housing and related services. In 2020, the legislature passed HB 1590 (**Exhibit A**), which allowed this tax to be passed using councilmanic authority and extended the deadline to September 30, 2020 by which counties had the right of first refusal in imposing the tax. The bill was codified in RCW 82.14.530 (**Exhibit B**).

Per the statute, the revenue generated from the 0.1% sales tax is restricted to the following:

- Minimum of 60% to be used for:
  - Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services; or
  - Constructing mental and behavioral health-related facilities; or
  - Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.
- Remaining (<40%) to be used for, "the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services."

RCW 82.14.530 also specifies that the affordable housing and facilities providing housing related programs may only be used for persons within any of the following population groups whose income is at or below 60% of the county median:

- Persons with behavioral health disabilities;
- Veterans;
- Senior citizens;
- Homeless, or at-risk of being homeless, families with children;
- Unaccompanied homeless youth or young adults;
- Persons with disabilities; or
- Domestic violence survivors.

If the county within which a city was sited, does not impose the additional sales and use tax by the September 30, 2020 deadline, cities can impose the tax through ballot measure or city council vote.

King County is scheduled to consider adoption of an ordinance implementing this tax on October 13, 2020. (**Exhibit C – King County Ordinance 2020-0311**). If Maple Valley does not impose the tax prior to this time, and the county moves forward with adoption on October 13, 2020, the county will determine the use of the additional sales and use tax revenue within the statutory requirements. The county's current proposal for use of the revenue, referred to as "Health through Housing," has a goal of housing 2,000 King County residents who are experiencing homelessness or are at risk of chronic homelessness—while reducing racial-ethnic disproportionality—by October 2022, by:

1. Acquiring single-room settings like hotels while economic conditions are favorable,
2. Putting them into immediate service as emergency and affordable housing,
3. Funding operating and supportive services within housing, including behavioral health services, to keep people healthy and housed; and
4. Converting acquired single-room settings into permanent supportive housing over time while continuing to develop additional affordable housing.

The draft proposal is attached as **Exhibit D**. At this time, the county has not yet consulted with Maple Valley relating to the implementation of this proposal or the use of any revenue collected by this tax.

### ***Fiscal Impact***

It is estimated that the city could collect approximately \$400,000 in tax revenue from the imposition of this additional sales and use tax. By imposing the tax on its own residents, the city could address issues related to affordable housing and the provision of behavioral and mental health services within our own community. Not imposing the tax could result in the county collecting the tax and using the revenue in efforts outside of our community.

There is a financial impact to our residents by imposing this tax. As such, per council direction, an ordinance has been prepared that would repeal the city ordinance imposing the additional sales and use tax if the county does not adopt an ordinance imposing this tax on October 13, 2020.

### *Options*

1. Adopt Ordinance No. O-20-708 Amending Chapter 3.05 of the Maple Valley Municipal Code Imposing an Additional Sales and Use Tax for Housing and Related Services pursuant to RCW 82.14.530.
2. Adopt Ordinance No. O-20-708 Amending Chapter 3.05 of the Maple Valley Municipal Code Imposing an Additional Sales and Use Tax for Housing and Related Services pursuant to RCW 82.14.530 and Adopt Ordinance No. O-20-709 Repealing this Ordinance Should King County Not Adopt an Ordinance on October 13, 2020.
3. Do not Adopt Ordinance No. O-20-708 Amending Chapter 3.05 of the Maple Valley Municipal Code Imposing an Additional Sales and Use Tax for Housing and Related Services pursuant to RCW 82.14.530.
4. Take some other action.

### *Attachments*

1. Exhibit A – HB 1590
2. Exhibit B – RCW 82.14.530
3. Exhibit C – King County Ordinance 2020-0311
4. Exhibit D – King County’s “Health Through Housing” Plan.

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**ORDINANCE NO. O- 20-708**

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING CHAPTER 3.05 OF THE MAPLE VALLEY MUNICIPAL CODE ENTITLED “SALES AND USE TAX” TO IMPOSE AN ADDITIONAL SALES AND USE TAX OF ONE-TENTH OF ONE PERCENT FOR HOUSING AND RELATED SERVICES AS AUTHORIZED BY RCW 82.14.530; PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE AND CORRECTIONS.

WHEREAS, the issues of housing affordability and the provision of mental and behavioral health related services are priorities of the Maple Valley City Council; and

WHEREAS, RCW 82.14.530 authorizes the imposition of an additional sales and use tax of one-tenth of one percent to be used for funding affordable housing and mental and behavioral health related services; and

WHEREAS, a minimum of sixty percent of the moneys collected from this tax must be used for constructing affordable housing or mental and behavioral health-related facilities; or funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers; and

WHEREAS, the affordable housing, and facilities providing housing-related programs, may only be provided to those persons whose income is at or below sixty percent of the median income of King County and are persons with behavioral health disabilities, veterans, senior citizens, homeless families with children, unaccompanied homeless youth or young adults, persons with disabilities, or domestic violence survivors; and

WHEREAS, the remainder of the moneys collected from this tax must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services; and

WHEREAS, under HB 1590, passed by the state legislature as Chapter 222, Laws of 2020, counties were afforded councilmanic authority to impose the tax until September 30, 2020, and cities were given councilmanic authority to impose the tax thereafter as long as the county had not already done so; and

WHEREAS, King County did not impose the additional sales and use tax by September 30, 2020, and has not imposed the tax by the date of this Ordinance; and

WHEREAS, because King County has not yet imposed the additional sales and use tax authorized by RCW 82.14.530, the Maple Valley City Council may impose the tax and collect the moneys to service the needs of the Maple Valley community; and

WHEREAS, the Maple Valley City Council has determined that the additional sales and use tax for housing and related services authorized by RCW 82.14.530 should be imposed to benefit the Maple Valley community;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

**Section 1. Amendment.** Chapter 3.05 of the Maple Valley Municipal Code entitled “Sales and Use Tax” is hereby amended to add a new Article, Article III, entitled “Additional Sales and Use Tax for Housing and Related Services” to read as follows:

**Article III. Additional Sales and Use Tax for Housing and Related Services**

**3.05.090 Imposition of additional sales and use tax for housing and related services.**

A. Imposition. There is hereby imposed an additional sales and use tax, separate and apart from any other sales and use tax imposed by the City, upon every taxable event occurring as defined in Chapter 82.14 RCW, for housing and related services as authorized by RCW 82.14.530. The tax shall be imposed upon and collected from those persons from whom the state sales and/or use tax is collected pursuant to Chapters 82.08 and 82.12 RCW, as the same now exist or may hereafter be amended.

B. Tax Rate. The rate of the tax imposed by this section shall be one-tenth of one percent of the selling price, in the case of sales tax, or value of the article used, in the case of a use tax.

C. Purpose and Use of Tax. Moneys collected from the tax imposed by this section shall be used solely for those housing and related services authorized by RCW 82.14.530, as the same now exists or as hereafter amended.

**3.05.100 Administration – Collection.**

The administration and collection of the tax imposed under MVMC section 3.05.090 shall be in accordance with the provisions of RCW 82.14.050, as the same now exists or may hereafter be amended. As provided in RCW 82.14.530, if King County subsequently imposes a sales and use tax for housing and related services as authorized by such statute, the County shall provide a credit against its tax for the full amount of the tax imposed by the City.

**3.05.110 Inspection of records – Agreement with the Department of Revenue.**

The City consents to the inspection of such records as are necessary to qualify the City for inspection of records of the Department of Revenue, pursuant to RCW 82.32.330, as the same now exists or may hereafter be amended. The City Manager is authorized to enter into an agreement with the Department of Revenue for the administration of the tax.

**3.05.120 Violation – Penalty.**

It is unlawful for any seller to fail or refuse to collect taxes with intent to violate the provisions of this chapter or to gain some advantage or benefit, whether direct or indirect, or for any buyer to refuse to pay any tax due under the provisions of this chapter. Any person violating any provision of this chapter shall be guilty of a misdemeanor and upon conviction thereof punished pursuant to State law or City ordinance.

**Section 2. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court, board or tribunal of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**Section 3. Effective Date.** This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication, provided, that the additional sales and use tax imposed by Section 1 shall apply only to taxable events occurring on and after January 1, 2021.

**Section 4. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF  
ON THE 12<sup>TH</sup> DAY OF OCTOBER 2020.

CITY OF MAPLE VALLEY

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Sean P. Kelly, Mayor

ATTEST/AUTHENTICATED:

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Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

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Patricia Taraday, City Attorney

Date of Publication: October 16, 2020

Effective Date: October 21, 2020

**ORDINANCE NO. O-20-709**

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, REPEALING ORDINANCE NO. O-20-708 SHOULD KING COUNTY NOT ADOPT AN ORDINANCE IMPOSING THE ADDITIONAL SALES AND USE TAX FOR HOUSING AND RELATED SERVICES AUTHORIZED BY RCW 82.14.530 ON OCTOBER 13, 2020; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND CORRECTIONS.

WHEREAS, in effort to directly benefit the citizens of the City of Maple Valley, the City Council imposed an additional sales and use tax for housing and related services authorized by RCW 82.14.530 on October 12, 2020 amending Chapter 3.05 of the Maple Valley Municipal Code entitled “Sales and Use Tax” to reflect the same; and

WHEREAS, this action would have prevented King County from imposing the tax and potentially utilizing the moneys collected from Maple Valley citizens to efforts outside of the Maple Valley community; and

WHEREAS, the City Council understands how the imposition of this tax may financially impact its residents; and

WHEREAS, King County is considering adoption of the additional sales and use tax on October 13, 2020; and

WHEREAS, should King County not impose the additional sales and use tax on October 13, 2020, the City Council of the City of Maple Valley repeals Ordinance No. O-20-708, which imposed the tax on its own residents;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

**Section 1. Repealer.** If King County Council does not adopt an ordinance imposing an additional sales and use tax authorized by RCW 82.14.530 on October 13, 2020, the City of Maple Valley City Council repeals Ordinance No. O-20-708.

**Section 2. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court, board or tribunal of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**Section 3. Effective Date.** This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication.

**Section 4. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF  
ON THE 12<sup>TH</sup> DAY OF OCTOBER 2020.

CITY OF MAPLE VALLEY

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Sean P. Kelly, Mayor

ATTEST/AUTHENTICATED:

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Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

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Patricia Taraday, City Attorney

Date of Publication: October 16, 2020

Effective Date: October 21, 2020

CERTIFICATION OF ENROLLMENT

**HOUSE BILL 1590**

Chapter 222, Laws of 2020

66th Legislature  
2020 Regular Session

AFFORDABLE HOUSING SALES AND USE TAX--COUNCILMANIC AUTHORITY

EFFECTIVE DATE: June 11, 2020

Passed by the House March 9, 2020  
Yeas 52 Nays 44

LAURIE JINKINS

**Speaker of the House of  
Representatives**

Passed by the Senate March 6, 2020  
Yeas 27 Nays 21

CYRUS HABIB

**President of the Senate**

Approved March 31, 2020 10:44 AM

JAY INSLEE

**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 1590** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

**Chief Clerk**

FILED

March 31, 2020

**Secretary of State  
State of Washington**

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HOUSE BILL 1590

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AS AMENDED BY THE SENATE

Passed Legislature - 2020 Regular Session

**State of Washington**                      **66th Legislature**                      **2019 Regular Session**

**By** Representatives Doglio, Dolan, Macri, Cody, Gregerson, Wylie, Appleton, Robinson, Ormsby, Frame, and Davis

Read first time 01/24/19. Referred to Committee on Housing, Community Development & Veterans.

1            AN ACT Relating to allowing the local sales and use tax for  
2 affordable housing to be imposed by a councilmanic authority; and  
3 amending RCW 82.14.530.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5            **Sec. 1.** RCW 82.14.530 and 2015 3rd sp.s. c 24 s 701 are each  
6 amended to read as follows:

7            (1)(a)(i) A county legislative authority may submit an  
8 authorizing proposition to the county voters at a special or general  
9 election and, if the proposition is approved by a majority of persons  
10 voting, impose a sales and use tax in accordance with the terms of  
11 this chapter. The title of each ballot measure must clearly state the  
12 purposes for which the proposed sales and use tax will be used. The  
13 rate of tax under this section may not exceed one-tenth of one  
14 percent of the selling price in the case of a sales tax, or value of  
15 the article used, in the case of a use tax.

16            (ii) As an alternative to the authority provided in (a)(i) of  
17 this subsection, a county legislative authority may impose, without a  
18 proposition approved by a majority of persons voting, a sales and use  
19 tax in accordance with the terms of this chapter. The rate of tax  
20 under this section may not exceed one-tenth of one percent of the

1 selling price in the case of a sales tax, or value of the article  
2 used, in the case of a use tax.

3 (b) (i) ~~If a county ((with a population of one million five~~  
4 ~~hundred thousand or less has not imposed))~~ does not impose the full  
5 tax rate authorized under (a) of this subsection (~~within two years~~  
6 ~~of October 9, 2015))~~ by September 30, 2020, any city legislative  
7 authority located in that county may (~~submit~~):

8 (A) Submit an authorizing proposition to the city voters at a  
9 special or general election and, if the proposition is approved by a  
10 majority of persons voting, impose the whole or remainder of the  
11 sales and use tax rate in accordance with the terms of this chapter.  
12 The title of each ballot measure must clearly state the purposes for  
13 which the proposed sales and use tax will be used;

14 (B) Impose, without a proposition approved by a majority of  
15 persons voting, the whole or remainder of the sales and use tax rate  
16 in accordance with the terms of this chapter.

17 (ii) The rate of tax under this section may not exceed one-tenth  
18 of one percent of the selling price in the case of a sales tax, or  
19 value of the article used, in the case of a use tax.

20 (~~(ii) If a~~) (iii) A county with a population of greater than  
21 one million five hundred thousand (~~has not imposed the full~~) may  
22 impose the tax authorized under (a) (ii) of this subsection (~~within~~  
23 ~~three years of October 9, 2015, any city legislative authority~~) only  
24 if the county plans to spend at least thirty percent of the moneys  
25 collected under this section that are attributable to taxable  
26 activities or events within any city with a population greater than  
27 sixty thousand located in that county (~~may submit an authorizing~~  
28 ~~proposition to the city voters at a special or general election and,~~  
29 ~~if the proposition is approved by a majority of persons voting,~~  
30 ~~impose the whole or remainder of the sales and use tax rate in~~  
31 ~~accordance with the terms of this chapter. The title of each ballot~~  
32 ~~measure must clearly state the purposes for which the proposed sales~~  
33 ~~and use tax will be used. The rate of tax under this section may not~~  
34 ~~exceed one-tenth of one percent of the selling price in the case of a~~  
35 ~~sales tax, or value of the article used, in the case of a use tax))~~  
36 within that city's boundaries.

37 (c) If a county imposes a tax authorized under (a) of this  
38 subsection after a city located in that county has imposed the tax  
39 authorized under (b) of this subsection, the county must provide a  
40 credit against its tax for the full amount of tax imposed by a city.

1 (d) The taxes authorized in this subsection are in addition to  
2 any other taxes authorized by law and must be collected from persons  
3 who are taxable by the state under chapters 82.08 and 82.12 RCW upon  
4 the occurrence of any taxable event within the county for a county's  
5 tax and within a city for a city's tax.

6 (2)(a) Notwithstanding subsection (4) of this section, a minimum  
7 of sixty percent of the moneys collected under this section must be  
8 used for the following purposes:

9 (i) Constructing affordable housing, which may include new units  
10 of affordable housing within an existing structure, and facilities  
11 providing housing-related services; or

12 (ii) Constructing mental and behavioral health-related  
13 facilities; or

14 (iii) Funding the operations and maintenance costs of new units  
15 of affordable housing and facilities where housing-related programs  
16 are provided, or newly constructed evaluation and treatment centers.

17 (b) The affordable housing and facilities providing housing-  
18 related programs in (a)(i) of this subsection may only be provided to  
19 persons within any of the following population groups whose income is  
20 at or below sixty percent of the median income of the county imposing  
21 the tax:

22 (i) Persons with (~~mental illness~~) behavioral health  
23 disabilities;

24 (ii) Veterans;

25 (iii) Senior citizens;

26 (iv) Homeless, or at-risk of being homeless, families with  
27 children;

28 (v) Unaccompanied homeless youth or young adults;

29 (vi) Persons with disabilities; or

30 (vii) Domestic violence survivors.

31 (c) The remainder of the moneys collected under this section must  
32 be used for the operation, delivery, or evaluation of mental and  
33 behavioral health treatment programs and services or housing-related  
34 services.

35 (3) A county that imposes the tax under this section must consult  
36 with a city before the county may construct any of the facilities  
37 authorized under subsection (2)(a) of this section within the city  
38 limits.

39 (4) A county that has not imposed the tax authorized under RCW  
40 82.14.460 prior to October 9, 2015, but imposes the tax authorized

1 under this section after a city in that county has imposed the tax  
2 authorized under RCW 82.14.460 prior to October 9, 2015, must enter  
3 into an interlocal agreement with that city to determine how the  
4 services and provisions described in subsection (2) of this section  
5 will be allocated and funded in the city.

6 (5) To carry out the purposes of subsection (2)(a) and (b) of  
7 this section, the legislative authority of the county or city  
8 imposing the tax has the authority to issue general obligation or  
9 revenue bonds within the limitations now or hereafter prescribed by  
10 the laws of this state, and may use, and is authorized to pledge, up  
11 to fifty percent of the moneys collected under this section for  
12 repayment of such bonds, in order to finance the provision or  
13 construction of affordable housing, facilities where housing-related  
14 programs are provided, or evaluation and treatment centers described  
15 in subsection (2)(a)(iii) of this section.

16 (6)(a) Moneys collected under this section may be used to offset  
17 reductions in state or federal funds for the purposes described in  
18 subsection (2) of this section.

19 (b) No more than ten percent of the moneys collected under this  
20 section may be used to supplant existing local funds.

Passed by the House March 9, 2020.  
Passed by the Senate March 6, 2020.  
Approved by the Governor March 31, 2020.  
Filed in Office of Secretary of State March 31, 2020.

--- END ---

## RCW 82.14.530

### Sales and use tax for housing and related services.

(1)(a)(i) A county legislative authority may submit an authorizing proposition to the county voters at a special or general election and, if the proposition is approved by a majority of persons voting, impose a sales and use tax in accordance with the terms of this chapter. The title of each ballot measure must clearly state the purposes for which the proposed sales and use tax will be used. The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(ii) As an alternative to the authority provided in (a)(i) of this subsection, a county legislative authority may impose, without a proposition approved by a majority of persons voting, a sales and use tax in accordance with the terms of this chapter. The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(b)(i) If a county does not impose the full tax rate authorized under (a) of this subsection by September 30, 2020, any city legislative authority located in that county may:

(A) Submit an authorizing proposition to the city voters at a special or general election and, if the proposition is approved by a majority of persons voting, impose the whole or remainder of the sales and use tax rate in accordance with the terms of this chapter. The title of each ballot measure must clearly state the purposes for which the proposed sales and use tax will be used;

(B) Impose, without a proposition approved by a majority of persons voting, the whole or remainder of the sales and use tax rate in accordance with the terms of this chapter.

(ii) The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(iii) A county with a population of greater than one million five hundred thousand may impose the tax authorized under (a)(ii) of this subsection only if the county plans to spend at least thirty percent of the moneys collected under this section that are attributable to taxable activities or events within any city with a population greater than sixty thousand located in that county within that city's boundaries.

(c) If a county imposes a tax authorized under (a) of this subsection after a city located in that county has imposed the tax authorized under (b) of this subsection, the county must provide a credit against its tax for the full amount of tax imposed by a city.

(d) The taxes authorized in this subsection are in addition to any other taxes authorized by law and must be collected from persons who are taxable by the state under chapters **82.08** and **82.12** RCW upon the occurrence of any taxable event within the county for a county's tax and within a city for a city's tax.

(2)(a) Notwithstanding subsection (4) of this section, a minimum of sixty percent of the moneys collected under this section must be used for the following purposes:

(i) Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services; or

(ii) Constructing mental and behavioral health-related facilities; or

(iii) Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.

(b) The affordable housing and facilities providing housing-related programs in (a)(i) of this subsection may only be provided to persons within any of the following population groups whose income is at or below sixty percent of the median income of the county imposing the tax:

- (i) Persons with behavioral health disabilities;
- (ii) Veterans;
- (iii) Senior citizens;
- (iv) Homeless, or at-risk of being homeless, families with children;
- (v) Unaccompanied homeless youth or young adults;
- (vi) Persons with disabilities; or
- (vii) Domestic violence survivors.

(c) The remainder of the moneys collected under this section must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services.

(3) A county that imposes the tax under this section must consult with a city before the county may construct any of the facilities authorized under subsection (2)(a) of this section within the city limits.

(4) A county that has not imposed the tax authorized under RCW **82.14.460** prior to October 9, 2015, but imposes the tax authorized under this section after a city in that county has imposed the tax authorized under RCW **82.14.460** prior to October 9, 2015, must enter into an interlocal agreement with that city to determine how the services and provisions described in subsection (2) of this section will be allocated and funded in the city.

(5) To carry out the purposes of subsection (2)(a) and (b) of this section, the legislative authority of the county or city imposing the tax has the authority to issue general obligation or revenue bonds within the limitations now or hereafter prescribed by the laws of this state, and may use, and is authorized to pledge, up to fifty percent of the moneys collected under this section for repayment of such bonds, in order to finance the provision or construction of affordable housing, facilities where housing-related programs are provided, or evaluation and treatment centers described in subsection (2)(a)(iii) of this section.

(6)(a) Moneys collected under this section may be used to offset reductions in state or federal funds for the purposes described in subsection (2) of this section.

(b) No more than ten percent of the moneys collected under this section may be used to supplant existing local funds.

[ **2020 c 222 § 1; 2015 3rd sp.s. c 24 § 701.** ]

## NOTES:

**Construction—2015 3rd sp.s. c 24:** See note following RCW **36.160.030**.



## Legislation Text

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**File #:** 2020-0311, **Version:** 1

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AN ORDINANCE imposing an additional sales and use tax of one-tenth of one percent, as authorized in RCW 82.14.530, to fund affordable housing, housing-related services, the operations and maintenance costs of affordable housing and facilities where housing-related programs are provided, behavioral health-related facilities, newly constructed evaluation and treatment centers, and the operation, delivery or evaluation of behavioral health treatment programs and services; and providing for the use of the sales and use tax revenue for eligible expenditures; and adding a new chapter to K.C.C. Title 4A.

### PREAMBLE:

In December 2018, The King County regional affordable housing task force found that the region needs an additional 44,000 homes affordable for very low- and extremely low-income households over the next five years.

Additional funding is required to address the urgent need for affordable housing in King County.

In November 2015, King County declared a state of emergency to address the homelessness crisis.

Approximately 4,500 households receiving homeless services in King County are experiencing chronic homelessness.

Studies show that people experiencing chronic homelessness experience more negative physical health, lower behavioral health outcomes, and victimization.

Studies show the costs of permanent supportive housing for these households is far less than the

crisis system costs from these households experiencing homelessness.

One-room settings, in particular permanent affordable housing with supportive services, are proven to improve health outcomes and housing stability and reduce crisis system use.

As of September 14, 2020, nearly 200,000 Americans had died from COVID-19.

Persons living in congregate shelters are particularly vulnerable to rapid spread of airborne disease like COVID-19 because persons living in congregate shelters are disproportionately persons of color, older than average, and experience higher rates of underlying health conditions, and are by definition without a safe place in which to observe social distancing and best practices of hygiene.

The Regional Action Framework identified a need for 6,500 additional units of supportive housing for people experiencing chronic homelessness.

In 2019, only 38 percent of adult Medicaid enrollees with an identified need for substance use disorder treatment in King County and statewide received treatment, and only half of those needing mental health treatment received treatment.

To combat the intersecting crises of COVID-19, chronic homelessness, housing affordability, and behavioral health disorder, there is need for a robust approach that provides more stable affordable housing for those experiencing chronic homelessness, and at risk of chronic homelessness, and increases access to behavioral health treatment and housing-stability services for those households.

In the 2020 Regular Session, the Washington state Legislature approved, and the Governor signed, Substitute House Bill 1590, which became Chapter 222, Laws of Washington 2020 ("the Act").

The Act authorizes the governing body of a county to impose a local sales and use tax for affordable housing, housing-related services, the operations and maintenance costs of affordable

housing and facilities where housing-related programs are provided, behavioral health-related facilities, newly constructed evaluation and treatment centers, and the operation, delivery or evaluation of behavioral health treatment programs and services.

The metropolitan King County council has determined that imposing the sales and use tax to improve the region's health outcomes and address the housing affordability crisis will benefit the county's residents.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Sections 2 through 9 of this ordinance should constitute a new chapter in K.C.C. Title 4A.

NEW SECTION. SECTION 2. The definitions in this section apply throughout this chapter unless the context clearly require otherwise.

A. "Affordable housing" means residential housing that requires payment of monthly housing costs of no more than thirty percent of an eligible household's income. For the purposes of this chapter, monthly housing costs may include rent and costs for those utilities that provide for water, wastewater, electricity, gas, solid waste and recycling services, but not those utilities that provide for telephone, internet services or cable services.

B. "Affordable housing committee" means the committee developed to implement the work of the regional affordable housing task force developed to implement Motion 14754.

C. "At risk of experiencing chronic homelessness" describes a household that:

1. Includes an adult with a developmental, physical or behavioral health disability;
- 2.a. Is currently experiencing homelessness for only ten to twelve months in the previous three years;

or

- b. has experienced homelessness for a cumulative total of twelve months within the last five years;

and

- 3.a. Includes one adult that has been incarcerated within the previous five years in a jail or prison;

b. includes one adult that has been detained or involuntarily committed under chapter 71.05 RCW or its successor statute; or

c. identifies as a member of a population that is demographically overrepresented among persons experiencing homelessness in King County.

C. "Behavioral health treatment programs and services" means a program or service designed to improve or treat the health of persons with one or more behavioral health condition, including a mental health condition, a substance use disorder or both.

D. "Eligible household" means a person, cohabitating persons and the cohabitating dependents of persons within population groups described in RCW 82.14.530 as it exists on the date of enactment of this ordinance, and including any amendments thereto expanding such allowable purposes, as eligible for provision of affordable housing and use of facilities providing housing-related programs and whose income at the time they receive services or placement within affordable housing is at or below thirty percent of the median income in King County.

E. "Experiencing chronic homelessness" refers to a household that includes an adult with a disability, that either is currently experiencing homelessness for at least twelve consecutive months or has experienced homelessness for a cumulative twelve months within the previous three years.

F. "Housing-related services" means services that are provided to eligible households that are either living in affordable housing or experiencing housing instability, which services have the purpose of helping the household gain, maintain or increase housing stability. "Housing-related services" may include but are not limited to: case management; tenant education and supports; financial assistance for essential costs of housing; or assessment and referral to other human services. For the purposes of this definition, housing instability means a household's inability to gain and maintain safe, habitable housing in a community of the household's choice for less than approximately forty percent of the household's income.

G. "Proceeds" means the principal amount of moneys received from the Washington state Department

of Revenue from the collection of the additional sales and use tax authorized by this chapter and RCW 82.14.530 and any interest earnings on such moneys.

NEW SECTION. SECTION 3. To provide necessary moneys for the purposes identified in section 5 of this ordinance, as authorized by RCW 82.14.530, an additional one-tenth of one percent sales and use tax is hereby levied, fixed and imposed on all taxable events within King County as defined in chapter 82.14 RCW. The tax shall become effective on the earliest practicable date consistent with RCW 82.14.055. The tax shall be imposed upon and collected from those persons from whom sales tax or use tax is collected by the state in accordance with chapter 82.08 or 82.14 RCW, and shall be collected at the rate of one-tenth of one percent of the selling price, in the case of a sales tax, or value of the article use, in the case of a use tax. This additional sales and use tax shall be in addition to all other existing sales and use taxes currently imposed by the county.

NEW SECTION. SECTION 4. The proceeds of the sales and use tax authorized in this chapter shall be deposited in a special revenue fund, which fund shall be created by ordinance.

NEW SECTION. SECTION 5.

A. Proceeds collected under the sales and use tax imposed by this chapter shall be used by the county for purposes set forth in RCW 82.14.530 as it exists on the date of enactment of this ordinance, and including any amendments thereto expanding such allowable purposes. The uses include funding for the following:

1. Affordable housing for use by eligible households, which may include, but is not limited to, units within an existing structure and facilities providing housing-related services;
2. Behavioral health-related facilities;
3. The operations and maintenance costs of affordable housing for eligible households, facilities where housing related programs are provided for eligible households or newly constructed evaluation and treatment centers; and
4. The operation, delivery or evaluation of behavioral health treatment programs and services or housing-related services.

B. To carry out the purposes of RCW 82.14.530 and this chapter, the county may issue bonds and may use and pledge proceeds of the sales and use tax collected under this chapter in order to finance affordable housing, facilities where housing-related programs are provided or evaluation and treatment centers described in subsection A. of this section and consistent with RCW 82.14.530. Notwithstanding anything in this chapter to the contrary, so long as any bonds payable from and secured by a pledge of the sales and use tax authorized in this chapter are outstanding, the county shall continue to impose and collect the sales and use tax as provided in this chapter and in RCW 82.14.530.

NEW SECTION. SECTION 6. Expenditure of proceeds collected annually under the tax imposed by this chapter shall be apportioned among eligible uses in a manner consistent with RCW 82.14.530 as it exists on the date of enactment of this ordinance or as it may be later amended.

NEW SECTION. SECTION 7.

A. Beginning January 1, 2022, expenditure of proceeds collected under the tax imposed by this chapter shall be consistent with an implementation plan called the Health through Housing Implementation Plan, which plan shall be adopted and periodically updated by ordinance. The Health through Housing Implementation Plan shall describe the goals, strategies, performance measures, reporting requirements and annual expenditure plan to direct use of the proceeds collected under the tax imposed by this chapter. The Health through Housing Implementation Plan shall also describe the composition and responsibilities of a health through housing advisory committee, which is to provide advice to the executive and council and to report annually to the council and the community on the accomplishments and effectiveness of the expenditure of proceeds collected under the tax imposed by this chapter. Among the goals and corresponding performance measures of the Health through Housing Implementation Plan shall be the annual reduction of racial and ethnic demographic disproportionality among persons experiencing chronic homelessness in King County.

B.1. No later than June 30, 2021, the executive shall transmit for council review and adoption by ordinance a proposed initial Health through Housing Implementation Plan. The initial Health through Housing

Implementation Plan shall describe the goals, strategies, performance measures, reporting requirements and annual expenditure plan to direct use of the proceeds collected under the tax imposed by this chapter from 2022 through 2028. The executive shall consult with the affordable housing committee and the chief executive officer of the King County Regional Homelessness Authority in the development of the initial proposed Health through Housing Implementation Plan.

2. The executive's proposal within the Health through Housing Implementation Plan for the health through housing advisory committee shall provide for the meaningful inclusion on the committee of persons who have experienced homelessness, meaningful inclusion on the committee of persons representative of racial and ethnic communities that are demographically disproportionately represented among persons experiencing chronic homelessness in King County and meaningful inclusion of residents of cities with populations greater than sixty thousand persons and of unincorporated areas. The health through housing advisory committee shall include representatives from other county, city, and subregional boards, commissions or committees to promote regional coordination and coordination across King County human services investments.

3. The paramount goal of the initial Health through Housing Implementation Plan shall be the creation and ongoing operation of two thousand units of affordable housing with housing-related services for eligible households in King County that are experiencing chronic homelessness or that are at risk of experiencing chronic homelessness. Affordable housing units for persons experiencing chronic homelessness created in 2021 using proceeds collected under the tax imposed by this chapter may be encompassed within the initial Health through Housing Implementation Plan's goals, strategies, satisfaction of performance measures and reporting.

4. The initial Health through Housing Implementation Plan shall also include as a goal the creation and operations of a mobile behavioral health intervention program with access for its clients to housing created, operated, or otherwise funded by proceeds collected under the tax imposed by this chapter. The purpose of the mobile behavioral health intervention program required by this subsection shall be to provide an alternative to

the use of law enforcement to respond to behavioral health crises. The goal required by this subsection may be satisfied by creating a new program or by supplementing and adapting an existing program.

5. The initial proposed Health through Housing Implementation Plan shall describe the process to site affordable housing and behavioral health facilities funded by proceeds collected under the tax imposed by this chapter. The siting process shall be in accordance with RCW 82.14.530 and shall describe and require use of an equity and social justice impact review process when siting affordable housing and behavioral health facilities.

6. The initial Health through Housing Implementation Plan shall in its annual expenditure plan:

a. forecast annual costs associated with bonds issued using funds collected under the tax imposed by this chapter and allocate proceeds to fully cover those annual costs;

b. allocate at least nine percent and no more than thirteen percent of each year's proceeds for the provision, delivery and administration of behavioral health treatment programs and services that are not part of the supportive services provided within affordable housing or behavioral health facilities funded by the tax imposed by this chapter; and

c. from the annual remaining proceeds after costs associated with bonding described in subsection B.6.a. of this section and allocations for behavioral health described in subsection B.6.b. of this section, the annual expenditure plan shall allocate no more than five percent for administration, no more than one and one-half percent for evaluation and at least one percent for use in supporting and building the capacity of community-based organizations to deliver eligible uses of funds for persons and communities that are disproportionately demographically represented among persons experiencing chronic homelessness in King County.

C. No later than June 30, 2027, and every eight years thereafter, the executive shall transmit for council review and adoption by ordinance a proposed update to the Health through Housing Implementation Plan, which proposed update shall describe for an additional eight years beyond the term of the then-adopted Health

through Housing Implementation Plan the goals, strategies, performance measures, reporting requirements and expenditure plan to direct use of the proceeds collected under the tax imposed by this chapter.

NEW SECTION. SECTION 8. Proceeds collected in 2021 under the sales and use tax imposed by this chapter shall only be expended in accordance with the ordinance or ordinances enacting or amending the county's 2021-2022 biennial budget. Before the county awards any proceeds collected in 2021, the executive shall use an equity and social impact review process and consult with the city in which the proposed site or service is located. The county shall prioritize 2021 proceeds for sites or services within a jurisdiction that submits a written statement of support. Proceeds collected in 2022 and thereafter shall only be expended in accordance with and after adoption by ordinance of the Health through Housing Implementation Plan required by this chapter.

NEW SECTION. SECTION 9. Any process to site an affordable housing project or behavioral health facility funded by proceeds from the tax imposed by this chapter shall comply with RCW 82.14.530 and use an equity and social justice impact review process.

SECTION 10. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

## Health through Housing Proposal Summary

The King County Executive is proposing Councilmanic enactment of a *Health through Housing 0.1% Countywide Sales Tax* authorized under [RCW 82.14.530](#) (aka the Legislature's 2020 [HB 1590](#)).

### GOAL: HOUSE 45% OF CHRONIC HOMELESS POPULATION (based on HMIS)

By October 2022, house 2,000 King County residents who are experiencing or at risk of chronic homelessness—while reducing racial-ethnic disproportionality—by:

1. acquiring single-room settings like hotels while economic conditions are favorable,
2. putting them into immediate service as emergency and affordable housing,
3. funding operating and supportive services within housing, including behavioral health services, to keep people healthy and housed; and
4. converting acquired single-room settings into permanent supportive housing over time while continuing to develop additional affordable housing.

### Why this concept, why this instrument, why now?

- **Housing is a Foundation for Health: Single Room Housing is Healthier; Congregate Shelters are Not a Long-Term Solution**  
Our COVID-19 deintensification actions show that the basics that underpin health for most of us would do the same for people without a home: the ability to sleep in a bed, to use a bathroom, to feel safe, and to have the dignity of a place to be are foundations of health, preventing problems that we must otherwise treat at even greater personal and financial cost.
- **A Temporary Opportunity to Make an Immediate & Lasting Difference**  
COVID-19 provides TEMPORARY economic conditions to purchase single-room properties like hotels that we can immediately convert to emergency housing—we must be nimble enough to leverage this window for change. We have a chance to immediately increase housing stock for less money than is normally possible. This window will close.
- **Reframing the Housing vs. Shelter False Policy/Funding Choice**  
We can invest in immediate emergency housing for King County residents—people and resources that would otherwise go to congregate shelters or unsheltered homelessness—and then re-develop the purchased properties to build permanent supportive housing for even more people over time. The same resources can provide emergency housing now and support long-term affordable housing goals.
- **We Center the Most Affected. Nothing is More Regressive for a Person Than Experiencing Homelessness.**  
Attempts at more progressive revenue sources have failed, leaving the sales tax as the only available tool. Meanwhile, the status quo is costing our society, community, and budgets.

### What is proposed?

Upon a majority vote of the King County Council, proposed ordinance [2020-0311](#) (sponsored by Councilmember Joe McDermott) will implement a 0.1% sales tax across King County for affordable housing, housing-related services and behavioral health treatment. Current forecasts estimate the tax will generate \$65-70 million/year.

The ordinance authorizes funding for the following:

- Affordable housing;
- Behavioral health-related facilities;
- Operations and maintenance costs of affordable housing, facilities for housing-related services, or newly constructed evaluation and treatment centers;
- Operation, deliver, or evaluation of behavioral health treatment programs and services or housing-related services;

The Executive's proposed 2021-22 budget appropriates ***\$96 million*** from revenue generated in the first two years of the tax. These funds are appropriated for debt service payments for up to ***\$400 million in bonds to finance affordable housing***, operating and service expenses for those affordable housing units, and behavioral health treatment.

# Health through Housing Proposal Summary

## How will funds be spent?

Proceeds collected in 2021 are directed by the County's 2021-2022 biennial budget. Proceeds collected in 2022-2028 will be governed by the **Initial Health through Housing Implementation Plan** (Initial Plan), upon adoption by ordinance. In 2028 and every eight years after that, the executive will propose an update to the Health through Housing Implementation Plan.

### Ongoing Implementation Plan

The Implementation Plan will:

- Describe goals, strategies, performance measures, reporting requirements and annual expenditures
- Include goals and performance measures for the annual reduction of racial and ethnic demographic disproportionality among persons experiencing chronic homelessness
- Establish composition and responsibilities of a **Health through Housing Advisory Committee** to provide advice to the executive and council and report annually on the accomplishments and effectiveness of programs funded with the revenues. The committee will include:
  - Persons who have experienced homelessness;
  - Persons representative of racial and ethnic communities demographically disproportionately represented among persons experiencing chronic homelessness;
  - Residents of unincorporated areas and of cities with populations greater than 60,000 persons; and
  - Representatives from other county, city, and sub-regional boards, commissions or committees.

### INITIAL Implementation Plan (by 6/30/2021)

The Executive will consult with the Affordable Housing Committee and the CEO of the King County Regional Homelessness Authority to develop the Initial Plan.

1. **The paramount goal of the Initial Plan is creation and ongoing operation of 2,000 permanently affordable homes** with housing-related services for eligible households that are experiencing chronic homelessness or that are at risk of experiencing chronic homelessness.
2. The Initial Plan will also support the creation and operation of a mobile behavioral health intervention program as an alternative to the use of law enforcement. This program will connect clients to housing created or operated with Health through Housing revenues. A portion of expenditures for 2022-2028 will also support and build the capacity of community-based organizations serving communities that are disproportionately demographically represented among persons experiencing chronic homelessness.
3. Specify the process to site affordable housing and behavioral health facilities funded from 2022-2028.

## Who will be served?

All households served with affordable housing, or facilities providing housing-related services, with these funds must earn **at or below 30% of Area Median Income** and meet the following qualifications (required by RCW 82.14.530):

- Persons with behavioral health disabilities;
- Senior citizens;
- Persons with disabilities;
- Domestic violence survivors;
- Homeless, or at-risk of being homeless, families with children; or
- Unaccompanied homeless youth or young adults.

Households must also meet one of the following definitions:

- A household experiencing **chronic homelessness** must include an adult with a disability and either be currently experiencing homelessness for at least 12 consecutive months or have experienced homelessness for a cumulative 12 months within the prior 3 years.
- A household **at-risk of chronic homelessness** describes a household that includes an adult with a disability and meets two additional criteria:
  1. currently experiencing homelessness for 10-12 months in the previous 3 years or previously experienced homelessness for 12+ months within the last 5 years; and
  2. include one adult that has been incarcerated within the previous 5 years, or been detained or involuntarily committed, or identifies as a member of a population that is demographically overrepresented among persons experiencing homelessness.

## How will you make decisions about siting housing and facilities?

- Use an **equity and social justice impact review process** and **consult with cities** in which capital projects will be located.
- Prioritize 2021 proceeds for sites/services within a city that submits a written statement of support.
- Plan to spend at least 30% of funds collected in cities with over 60,000 residents in the community that generated those funds (consistent with RCW 82.14.530).



**CITY OF MAPLE VALLEY  
COMMUNITY SERVICES APPLICATION**

**ECONOMIC DEVELOPMENT COMMISSION**

*(Please print or type)*

Name: Erica Dial

Home Address: [REDACTED] Home phone: [REDACTED]

Cell Phone: [REDACTED] Email address: ceo@maplevalleychamber.org

Work Address: 23745 225th Way SE, Suite 205 Map Work Phone: 425.432.0222 x101

**NOTICE**  
Each applicant will be interviewed in public by City Council prior to the Council meeting

**\*Select which the following areas of economic development listed below in which you have experience (you may select more than one if applicable). All positions are voting members.**

- Chamber of Commerce Representative     Commercial Real Estate Developer     Local Business owner
- Higher Education Institution     Financial Institution (bank or credit union)     Local School District Representative
- Workforce Development Agency, Small Business Development Center (SBDC), human resources, or staffing agency
- Public Utility (electric, water/sewer, telecommunications)     Tourism Attraction/Event/Event Venue

**Please answer the following questions:**

1. List your educational background.  
 BSB (Bachelor of Science Business) - Marketing Emphasis - Carlson School of Management - University of Minnesota  
 MBA - Carlson School of Management - University of Minnesota
2. Please state your occupational background, beginning with your current occupation and employer (may attach resume).  
 CEO, Maple Valley Black Diamond Chamber of Commerce - November 2015 - Present  
 Executive Director, Stoughton (WI) Chamber of Commerce - March 2013 - March 2015  
 Marketing Communications, National Guardian Life - January 2013 - March 2013  
 Visitor Services Coordinator, Stoughton Chamber of Commerce - February 2008-July 2012



**COMMUNITY SERVICES APPLICATION  
ECONOMIC DEVELOPMENT COMMISSION (Cont.)**

3. What other special expertise do you have which would be applicable to the Economic Development Commission?

I have served on the EDC for the last few years and have the historical knowledge to continue the work that the commission has already started. I love to be collaborative and I'm good at connecting people.

4. Describe your involvement in the Maple Valley community (current or past involvement).

Through the Chamber I have been involved in many community events such as the Fishing Derby and MV Days as well as Tahoma Football. I am also a MV Rotarian and have served our community through that organization. Our family financially supports Vine Maple Place, MV Food Bank and the Tahoma Schools Foundation.

5. Please explain why you are interested in serving in this volunteer position.

First, I want to continue to move the forward on the projects that we, as a Commission have laid out in our goals. Second, the Chamber can bring a unique perspective and have direct access to the voice of local business. This can be useful to the Commission when gathering feedback or perspective and can also help when delivering information from the City. And, if our community is thriving economically, then our organization thrives as well. We can work together to do that and I want to be a part of that process.

6. What do you see the role of the Economic Development Commission playing in the City of Maple Valley?

I believe the Commission should have the opportunity to be a part of the overall process in the City's Business Development plan. We are a unique group of people that have different perspectives and our opinions on certain business topics can be valuable. We are also a group that can build the relationships with local businesses (that's the business and retention part of our work) and help guide the City in knowing what the needs of our businesses might be. We should also be looking for ways to support the growth of new businesses to help bring living wage jobs to our area. So really we are building relationships with local businesses, supporting the growth of new businesses, and bringing jobs to the area - which will ultimately improve the quality of life in MV (even though it's pretty great right now!).

7. What do you consider to be "successful" economic development for the City of Maple Valley?

I would consider "success" in Economic Development in Maple Valley when there is a shared vision for development in the City. There are resources provided to accomplish the vision



COMMUNITY SERVICES APPLICATION  
ECONOMIC DEVELOPMENT COMMISSION (Cont.)

**Attendance & Training Requirements**

**Appointments to this commission will require your consistent attendance at regularly scheduled meetings. Are you able to meet this requirement?**

Daytime meetings (a check indicates yes)     Evening meetings (a check indicates yes)

***Appointment to this commission will require you complete Open Public Meetings Act and Public Records Act training within the first 30 days following appointment. Are you able to meet this requirement?***     (a check indicates yes)

**Please return this application by the deadline, by mail, to:**

**City of Maple Valley  
Attention: City Clerk  
P. O. Box 320  
Maple Valley, WA 98038  
Phone: 425-413-8800  
Fax: 425-413-4282**

## Erica Dial Economic Development Commission Application Answers

### Question 3-7

3. I have served on the EDC for the last few years and have the historical knowledge to continue the work that the commission has already started. I love to be collaborative and I'm good at connecting people.

4. Through the Chamber I have been involved in many community events such as the Fishing Derby and MV Days as well as Tahoma Football. I am also a MV Rotarian and have served our community through that organization. Our family financially supports Vine Maple Place, MV Food Bank and the Tahoma Schools Foundation.

5. First, I want to continue to move forward on the projects that we, as a Commission have laid out in our goals. Second, the Chamber can bring a unique perspective and have direct access to the voice of local business. This can be useful to the Commission when gathering feedback or perspective and can also help when delivering information from the City. And, if our community is thriving economically, then our organization thrives as well. We can work together to do that and I want to be a part of that process.

6. I believe the Commission should have the opportunity to be a part of the overall process in the City's Business Development plan. We are a unique group of people that have different perspectives and our opinions on certain business topics can be valuable. We are also a group that can build the relationships with local businesses (that's the business and retention part of our work) and help guide the City in knowing what the needs of our businesses might be. We should also be looking for ways to support the growth of new businesses to help bring living wage jobs to our area. So really we are building relationships with local businesses, supporting the growth of new businesses, and bringing jobs to the area - which will ultimately improve the quality of life in MV (even though it's pretty great right now!).

7. I would consider "success" in Economic Development in Maple Valley when there is a shared vision for development in the City and everyone is on the same page. There are resources provided to accomplish the vision and there is progress made on making the vision a reality.



**CITY OF MAPLE VALLEY  
COMMUNITY SERVICES APPLICATION**

**ECONOMIC DEVELOPMENT COMMISSION**

*(Please print or type)*

Name: Mike Zahajko

Home Address: [REDACTED] MV WA 98038 Home phone: \_\_\_\_\_

Cell Phone: [REDACTED] Email address: [REDACTED]

Work Address: 23175 224th PL SE, MV WA 98038 Work Phone: \_\_\_\_\_

**NOTICE**  
Each applicant will be interviewed in public by City Council prior to the Council meeting

**\*Select which the following areas of economic development listed below in which you have experience (you may select more than one if applicable). All positions are voting members.**

- Chamber of Commerce Representative     Commercial Real Estate Developer     Local Business owner
- Higher Education Institution     Financial Institution (bank or credit union)     Local School District Representative
- Workforce Development Agency, Small Business Development Center (SBDC), human resources, or staffing agency
- Public Utility (electric, water/sewer, telecommunications)     Tourism Attraction/Event/Event Venue

**Please answer the following questions:**

1. List your educational background.  
Highest education -- MBA, BYU Provo, UT
  
2. Please state your occupational background, beginning with your current occupation and employer (may attach resume).  
Owner, Innovator, Entrepreneur  
Corporate executive: Tesoro, Wayne, Texaco



**COMMUNITY SERVICES APPLICATION**  
**ECONOMIC DEVELOPMENT COMMISSION (Cont.)**

3. What other special expertise do you have which would be applicable to the Economic Development Commission?  
20+ years executive business leadership (VP and higher)  
Extensive local, national and global business contacts relationships  
Fast growing, local business, paying 'living wage jobs' headquartered in Maple Valley, WA
  
4. Describe your involvement in the Maple Valley community (current or past involvement).  
Participated in EDC and other community volunteer events for over 15 years  
CAF volunteers over 250+ manhours/year performing community services  
CAF coordinated with the City to develop and provide ongoing support for anti-graffiti response program
  
5. Please explain why you are interested in serving in this volunteer position.
  1. Belief that service is good for the sole
  2. Service is good for our community
  3. Doing service is contagious to other around me...
  
6. What do you see the role of the Economic Development Commission playing in the City of Maple Valley?
  1. EDC must be an action oriented... not merely a think-tank, talk-about things organization...
  2. EDC must be the leadership to business, community and City to connect MV as a premier City to operate a business
  3. All business is good -- however, businesses that provide living wage jobs are best!
  
7. What do you consider to be "successful" economic development for the City of Maple Valley?  
Action. Growth. Education. Favorable business environment. Results!



COMMUNITY SERVICES APPLICATION  
ECONOMIC DEVELOPMENT COMMISSION (Cont.)

**Attendance & Training Requirements**

**Appointments to this commission will require your consistent attendance at regularly scheduled meetings. Are you able to meet this requirement?**

Daytime meetings (a check indicates yes)     Evening meetings (a check indicates yes)

***Appointment to this commission will require you complete Open Public Meetings Act and Public Records Act training within the first 30 days following appointment. Are you able to meet this requirement?***     (a check indicates yes)

**Please return this application by the deadline, by mail, to:**

**City of Maple Valley  
Attention: City Clerk  
P. O. Box 320  
Maple Valley, WA 98038  
Phone: 425-413-8800  
Fax: 425-413-4282**

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**CITY OF MAPLE VALLEY  
COMMUNITY SERVICE APPLICATION**

FOR MEMBERSHIP ON THE

LAKE WILDERNESS CITIZEN ADVISORY BOARD

City Board or Commission (Please type or print)

Name PAUL WICHEL MANN

Home address [REDACTED]

Home Phone 425 [REDACTED]

Work address SAME

Work Phone [REDACTED]

Email: [REDACTED]@COMCAST.NET

Are you a Maple Valley resident? YES

Length of residence 9 YEARS

Do you own property on the Lake Wilderness shoreline? YES

1. List your educational background.

AA FINANCE 1991  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Please state your occupational background, beginning with your current occupation and employer.

TECHNOLOGY CONSULTANT - SELF EMPLOYED  
WREN OWNER - PERFORMANCE AUTOMOTIVE + DETAIL - RENTON WA  
OWNER - DOUGLAS SHOLL HOLDINGS - REAL ESTATE INVESTMENT  
\_\_\_\_\_  
\_\_\_\_\_

3. Describe your involvement in the Maple Valley community.

LAKE WILDERNESS PRESERVATION ASSOC 2015  
KING COUNTY LAKE STEWARD  
CAC MEMBER 2017-2020  
\_\_\_\_\_  
\_\_\_\_\_

4. Describe your leadership roles and/or any special expertise you have which would be applicable to the position for which you are applying.

I LIVE ON THE LAKE  
BUSINESS OWNER  
LAKE STEWARD  
CURRENT CAC MEMBER  
\_\_\_\_\_  
\_\_\_\_\_

5. List the addresses of property you own in Maple Valley and the type of property.  
(Residential or commercial.)

25618 LAKE WILDERNESS LN SE - RESIDENTIAL  
21438 SE 27TH ST - RESIDENTIAL

6. Are you an official representative of a homeowner's association or other group? If so, please name the group.

NO

7. Describe why you are interested in serving in this position.

I'VE BEEN ON THE CAC SINCE 2017 + ENJOY  
THE VOICE IT HAS IN OUR COMMUNITY + THE  
PEOPLE WHO PARTICIPATE ON THE COMMITTEE.

*Appointment to this board or commission will require your consistent attendance at regularly scheduled meetings.*

Are you available for evening meetings? YES Daytime meetings? YES

-----  
Please return this application by the deadline to:

Attn.: HR  
City of Maple Valley  
PO Box 320  
Maple Valley, WA 98038

Or email to: [human.resources@maplevalleywa.gov](mailto:human.resources@maplevalleywa.gov)

**Thank you for taking the time to fill out this application. Volunteers play a vital role in the Maple Valley government. We appreciate your interest.**