



# Existing Conditions Report

*Planning and Land Use*

## Greater Maple Valley/Cedar River

King County Department of Local Services

DRAFT as of October 2024



**King County**  
Local Services

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## Introduction

The 2016 King County Comprehensive Plan<sup>1</sup> (Comprehensive Plan) established the Community Service Area (CSA) Subarea Planning Program for areas in unincorporated King County.

The Comprehensive Plan<sup>2</sup> guides growth and development throughout unincorporated King County. Subarea planning provides detailed, community-informed local plans for specific areas of unincorporated King County.

The King County Code (K.C.C.)<sup>3</sup> mandates that subarea plans:

- Be developed based on an established scope of work
- Use equity impact tools and resources in plan development
- Include robust community engagement
- Be monitored through performance measures

Since the Subarea Planning Program's inception in 2016, three subarea plans have been adopted: Vashon-Maury Island in 2017, Skyway-West Hill in 2022, and North Highline in 2022. The Snoqualmie Valley NE King County Subarea Plan is scheduled for adoption in late 2024.

King County is now starting the planning process for the Greater Maple Valley/Cedar River CSA subarea.

Throughout this report, the Greater Maple Valley/Cedar River Community Service Area will be referred to in the following ways: Greater Maple Valley CSA, Greater Maple Valley, Greater Maple Valley unincorporated



Figure 1: King County Community Service Areas

<sup>1</sup> [Ordinance 18427](#)

<sup>2</sup> [King County Comprehensive Plan, as amended in 2022](#) through [Ordinance 19555](#)

<sup>3</sup> [K.C.C. 2.16.055.B](#)

area, Greater Maple Valley/ Cedar River area, Greater Maple Valley/ Cedar River subarea or abbreviated as GMV/CR.

## Greater Maple Valley/ Cedar River Subarea

The Greater Maple Valley/ Cedar River Community Service Area is in the southeastern portion of unincorporated King County, Washington, approximately 30 minutes east of Seattle and Tacoma, between Puget Sound and the Cascade Mountains. The area covers 345 square miles and is home to about 19,000 residents.

The collection of information in this initial report offers only a snapshot of this part of Washington State. Through this report, King County planners aim to provide an appreciation and common understanding of the history and people of Greater Maple Valley as planning begins.

In 2024, the King County Department of Local Services (DLS) will begin collaborating with community members to create a subarea plan for the Greater Maple Valley/Cedar River CSA. The subarea plan will outline the community's vision and principles for the development and changes in the Greater Maple Valley/Cedar River subarea over the next 20 years. The plan will be adopted as an element of the King County Comprehensive Plan and will help guide the County's decisions in the future.

Over half of the CSA consists of designated resource lands (see Figure 2 inset). These lands are primarily in public ownership. Additionally, the regulation of resource lands is addressed through King County Comprehensive Plan policies. For these reasons the Greater Maple Valley/ Cedar River subarea plan will focus on the westernmost 34 square miles, home to most of the area's 19,000 residents. This area, the focus of the King County planning study, is shown in Figure 2 as part of the overall CSA.

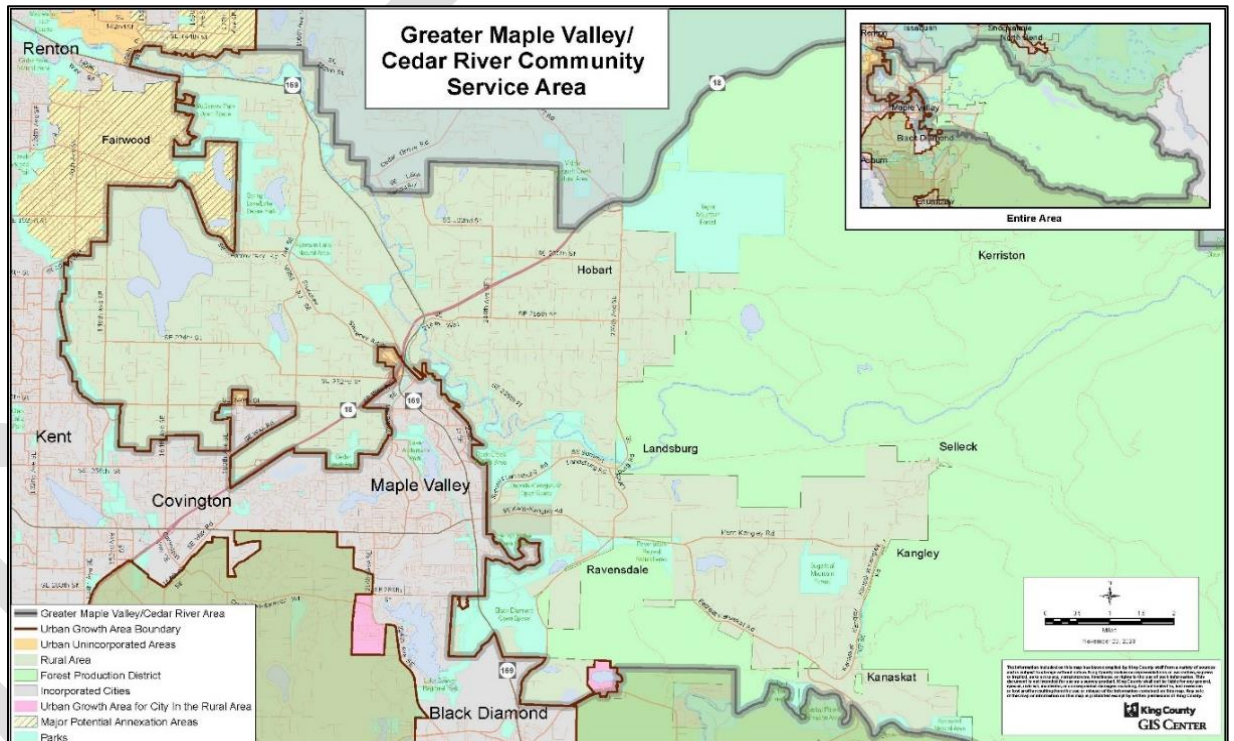


Figure 2: Greater Maple Valley/Cedar River Community Service Area

# History

## Tribal History

*This section is under review.*

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*Figure 3: Cedar Mountain Mine – Pictured in the summer of 1889. The Cedar River can be seen in the upper part of the picture. Credit: Maple Valley*



*Figure 4: Stetson - Post Lumber Company Train, Washington State Archives*

## European Settlement<sup>4</sup>

In 1879, while working on maintaining local trails, George Ames, Henry Sidebotham, and C.O. Russell decided to settle in what is now known as the Greater Maple Valley. To name the new settlement, the three men conducted a vote by writing potential names on slips of paper and placing them in a hat. "Vine Maple Valley" won by a two-thirds majority. However, the word "Vine" was later removed by the post office because it made the name too long, leaving the settlement with its current name, Maple Valley.

In the 1880s, railroads were constructed to transport coal, which significantly contributed to the growth of Maple Valley. The Cedar Mountain Coal Mine was a major site of coal extraction from 1884 through 1947. Despite not being the largest producer in the area, the mine had a steady output, averaging 90,000 tons of coal per year and providing employment for hundreds of workers. The influx of residents due to the mining and railroad industries necessitated an expansion in agriculture to supply food for the growing population. Additionally, salmon from the Cedar River became an important food source for the community.

By the turn of the century, Maple Valley had developed a commercial district, featuring a general store, two hotels, a barber shop, a restaurant, a blacksmith shop, and two saloons. As the town continued to grow, another hotel, an additional store, and a second blacksmith shop were built to accommodate the increasing population and business activity. To support the expanding community, schools were also established, ensuring education for the children of the area's residents.

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<sup>4</sup> Clarence B. Bagley, *History of King County* (Chicago: S.J. Clarke Publishing Co, 1929) Vol. I, 781-814; Laura Lorenz *Historical Sketch of the Greater Maple Valley Area* (Maple Valley: Dotson Printing Company, 1980), 3-27; *The Seattle Times - Magazine Supplement*, December 4, 1960, pp. 8-9.

### Moderate Day Growth/Vacation Spot

In the early to mid-20th century, Maple Valley became a popular destination for weekend visitors from Seattle due to the increasing availability of the automobile. Seattleites frequently drove to Maple Valley for recreation, particularly to stay at Gaffney's Grove Resort at Lake Wilderness. This resort was situated on the former site of the Hanson Lumber Mill. Visitors to Gaffney's Grove Resort could rent cabins for overnight stays and enjoy various amenities. The resort featured a store, two swimming beaches, boat rentals, a bowling alley, a roller rink, a restaurant, a dance hall, a nine-hole golf course, baseball fields, tennis courts, and even a private airstrip. These attractions made Maple Valley a sought-after getaway spot for those looking to escape the city for leisure and recreation.

### Highway Construction

In 1960, construction began on State Route 18 (SR 18), which connected Auburn and North Bend. This highway provided a shortcut from Interstate 5 (I-5) to Interstate 90 (I-90), significantly improving regional transportation. However, the construction of SR 18 had a considerable impact on the Maple Valley area, as it bisected the area, leading to the destruction or displacement of many original and landmark buildings. This transformation marked a significant period of change for Maple Valley.



Figure 5: Swimming beach with otter slide and diving board. Maple Valley Historical Society Photo

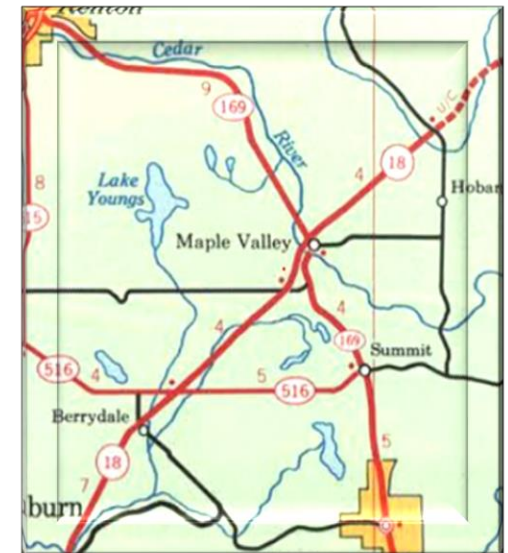


Figure 6: 1964 Highway Map: Washington State Department of Transportation Library

## Community Plans and City Incorporation

The Greater Maple Valley/Cedar River subarea planning area is comprised of four historic community planning areas.

- The first community plan in this area was the Soos Creek Plateau Communities Plan (SCCP) that was adopted in November 1979.<sup>5</sup> The SCCP had emerging planning concepts, including a Rural Area land use designation implemented with zoning that limited residential density to one home per five acres.
- The Tahoma/Raven Heights Communities Plan was adopted in October 1984.<sup>6</sup> It continued to apply the Growth Reserve and Rural Area designations and zoning that emerged during the SCCP planning process.
- The Snoqualmie Valley Community Plan was adopted in 1989<sup>7</sup> to implement the 1985 Comprehensive Plan with a focus on the Snoqualmie Valley and protecting rural lands.
- The County had also identified a planning area for “East King,” the geography of which was composed primarily as Forestry Production District (along with the I-90 corridor and Snoqualmie Pass).

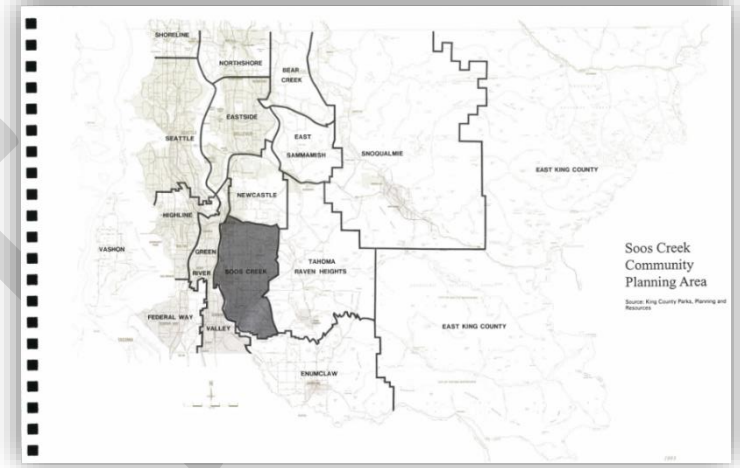


Figure 7: Cover of the 1991 Soos Creek Community Plan

In 1991, Ordinance 10197<sup>8</sup> updated interim zoning for the Soos Creek Plateau Community Plan and the Tahoma/Raven Heights Communities Plan planning areas to decrease the densities around critical areas to preserve ecological functions.

The 1994 Comprehensive Plan<sup>9</sup> established the Urban Growth Area (UGA) and was followed by adopting zoning to implement the Plan. After this, the community plans were removed, and the some of the policies were relocated to the Comprehensive Plan which established the policy direction for the subarea from that point forward. The City of Maple Valley was incorporated in 1997 which included most of the urban land in the area.

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<sup>5</sup> [Ordinance 4572](#)

<sup>6</sup> [Ordinance 6986](#)

<sup>7</sup> [Ordinance 9118](#)

<sup>8</sup> [Ordinance 10197](#)

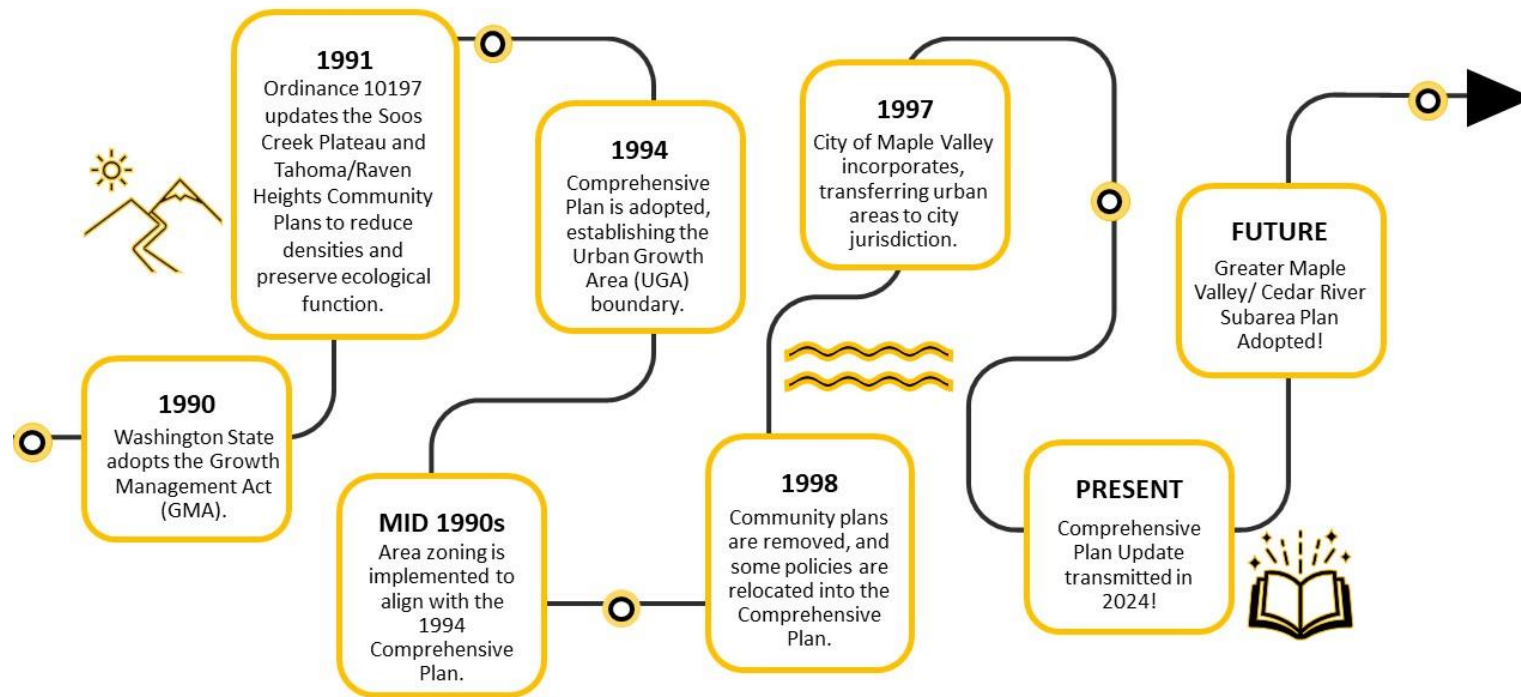
<sup>9</sup> [Ordinance 117221](#)



In 2012, King County established the Community Service Areas (CSAs).<sup>10</sup> CSAs are intended to help King County agencies provide services and connect to local communities in unincorporated King County. Beginning with the 2016 Comprehensive Plan<sup>11</sup>, the geographical boundaries of the County's seven CSAs were identified as the framework for subarea planning.

The King County Department of Local Services began engaging with members of the Greater Maple Valley/ Cedar River CSA community in 2024 with a goal of completing a subarea plan for the Greater Maple Valley/ Cedar River CSA by June 2026 for consideration by the King County Council.

### Planning History for Greater Maple Valley/ Cedar River



<sup>10</sup>[Ordinance 17415](#)

<sup>11</sup>[Ordinance 18427](#)

Figure 8: Greater Maple Valley/ Cedar River timeline infographic

## Population<sup>12</sup>

The GMV/CR subarea has approximately 19,000 residents, with a median age of 48. This median age is higher than that of both unincorporated King County and countywide, which includes incorporated cities.

Table 1

Socioeconomics	GMV/CR Subarea	Unincorporated King County	King County
Population	18,922	241,862	2,225,500
Average household size	3	2.78	2.42
Median age	48	41	37

Within the area, 88 percent of residents own their homes, which is slightly higher than the homeownership rate in unincorporated King County. This rate is significantly higher than the overall homeownership rate countywide, which stands at only 56 percent.

Table 2

Housing	GMV/CR Subarea	Unincorporated King County	King County
Owner-occupied households	88%	80%	56%
Renter-occupied households	12%	20%	44%

Median household income in the subarea is \$110,000, which is \$17,400 lower than the median household income of unincorporated King County and \$6,300 lower than the countywide median household income. Moreover, eight percent of households live below the poverty line with a household income of \$25,000 or less; this contrasts with six percent of unincorporated King County and eight percent countywide.

<sup>12</sup> [Public use microdata areas \(PUMAs\) are statistical geographic areas that the Census Bureau defines for the distribution of public use microdata sample \(PUMS\) data from the decennial census, ACS, and Puerto Rico Community Survey. PUMS data are individual records about characteristics of people and housing stripped of personal identifying information. Link to \[United States Census Bureau PUMAs information\]\(#\)](#)

Almost 80 percent of the residents within the subarea are White, with Hispanic/Latino as the second largest race and ethnic group in the subarea at eight percent.

Table 3

Income and Poverty	GMV/CR Subarea	Unincorporated King County	King County
Median household income	\$110,000	\$127,400	\$116,300
Households below poverty line	8%	6%	8%

Almost 80 percent of the residents within the subarea are White, with Hispanic/Latino as the second largest race and ethnic group in the subarea at eight percent.

Table 4

Race and Ethnicity	GMV/CR Subarea	Unincorporated King County	King County
White	79%	65%	56%
Black or African American	2%	5%	6%
American Indian and Alaska Native	<1%	<1%	<1%
Asian	5%	13%	19%
Native Hawaiian and Other Pacific Islander	<1%	1%	1%
Some other race	1%	1%	1%
Two or more races	4%	6%	7%
Hispanic or Latino	8%	9%	10%
Black, Indigenous, People of Color (BIPOC) <sup>1</sup>	21%	35%	44%

<sup>1</sup>BIPOC population is calculated by subtracting White non-Hispanic/Latino population from the total population.

The primary languages other than English spoken include Spanish, Chinese, Ukrainian, and Tagalog.

Table 5

Language	Speakers	Percent of Total Population
Spanish	4840	3.7%

Chinese	1330	1.0%
Ukrainian	1000	0.8%
Tagalog	1000	0.8%

## Neighborhoods and Community Areas

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## Neighborhood Areas

Community members recognize several informal neighborhood areas within the subarea, as depicted by Figure 10.<sup>13</sup> The neighborhood boundaries roughly correspond to the Tahoma School District Board Districts map<sup>14</sup>.

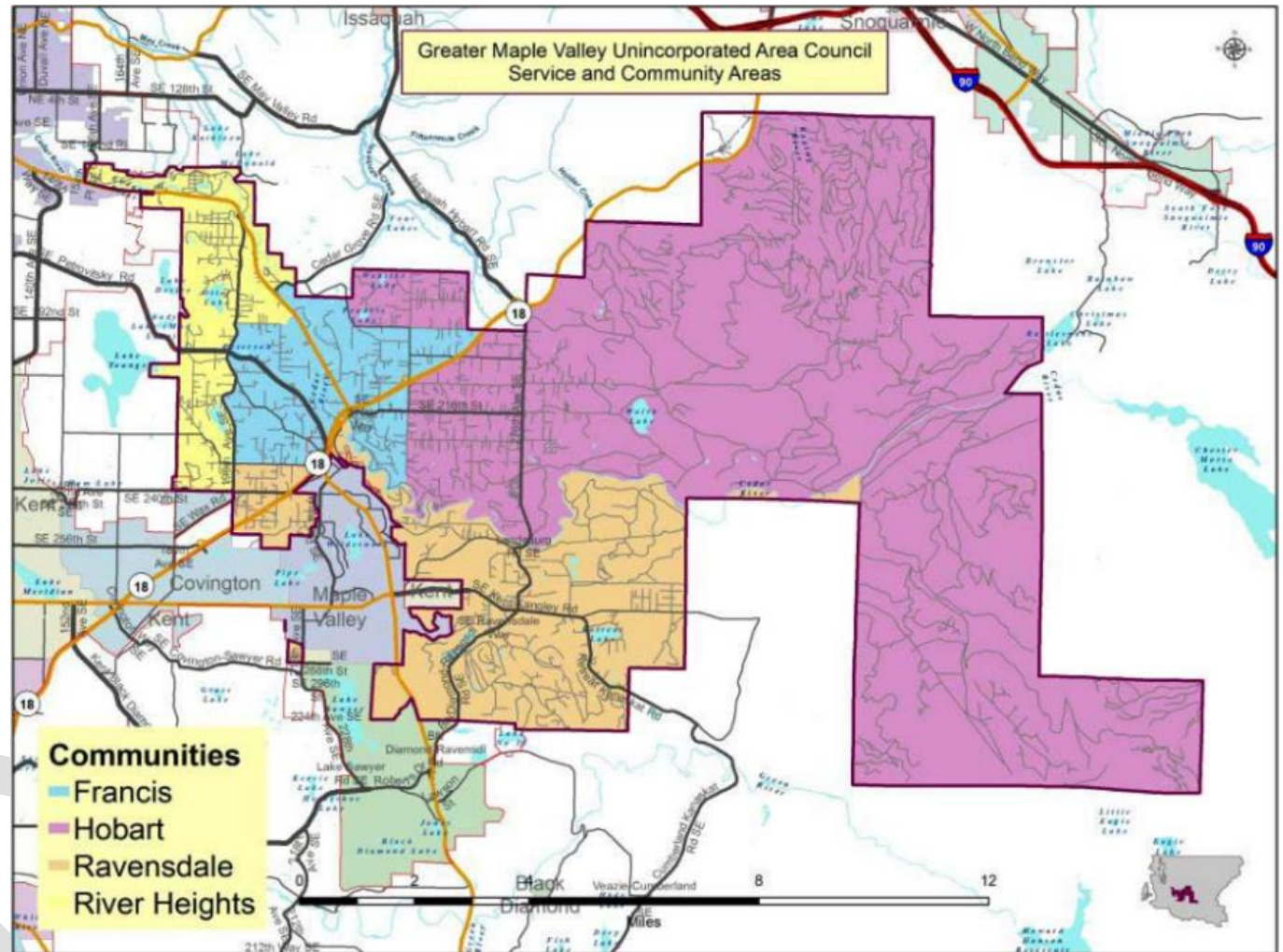


Figure 10: Greater Maple Valley Unincorporated Area Council Neighborhood Areas

<sup>13</sup> [Greater Maple Valley Unincorporated Area Council](#)

<sup>14</sup> [Tahoma School District Proposed Board District as Approximated Using Census 2020 Geography](#)

## Census Designated Places<sup>15</sup>

There are four census designated places (CDPs) within the subarea: Hobart, Maple Heights-Lake Desire, Ravensdale, Shadow Lake. A CDP is a concentration of population defined by the United States Census Bureau for statistical purposes.

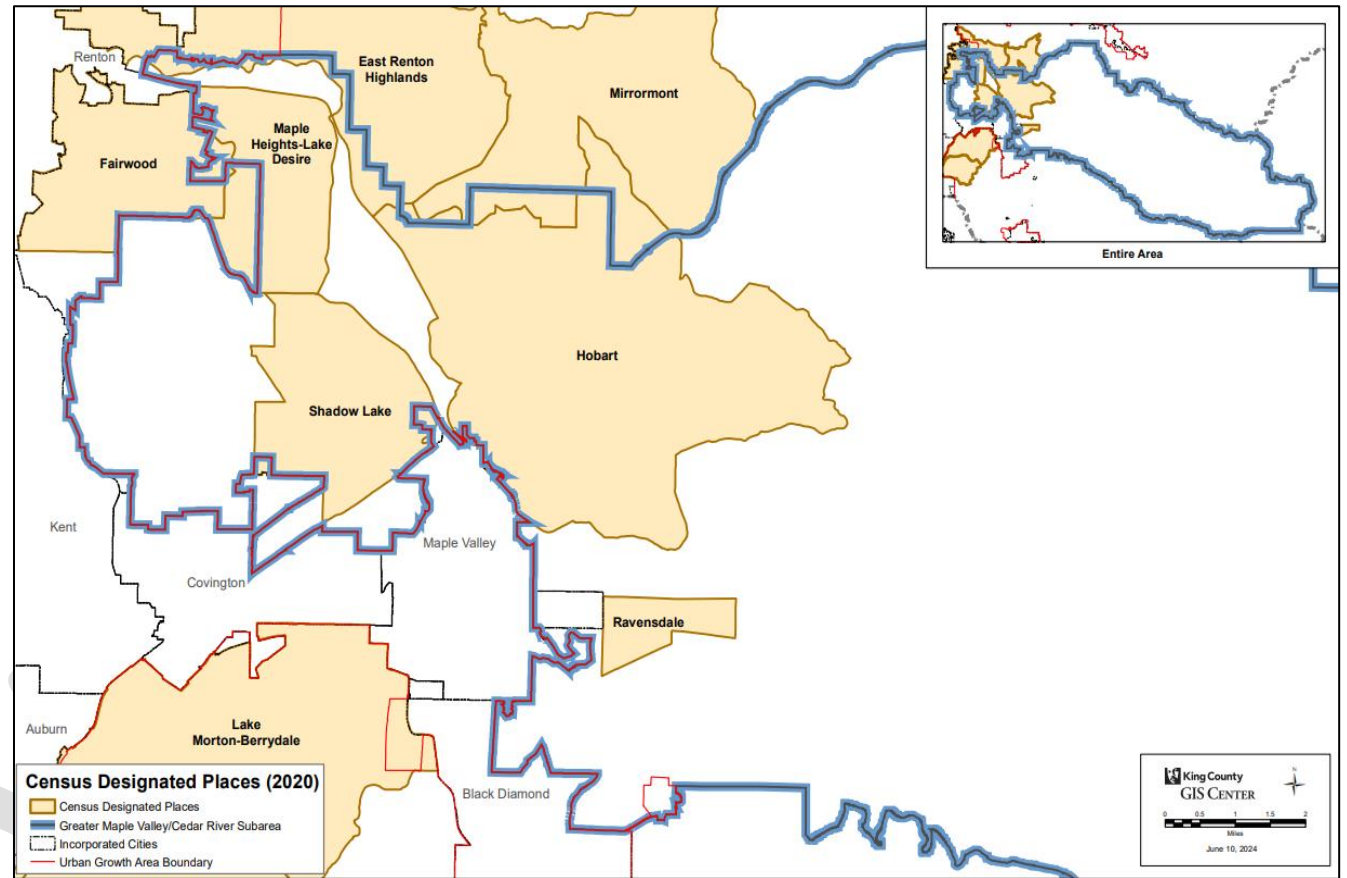


Figure 11: Census Designated Places.

<sup>15</sup> [Census Designated Places](#)



Figure 13: Hobart Post Office

The Hobart CDP spans 18.9 square miles, making it the largest neighborhood area within the Greater Maple Valley/Cedar River subarea. With a population of approximately 7,000 residents, Hobart features a high homeownership rate of around 90 percent, with about 10 percent of residents renting their homes.

Hobart was named after Vice President Garret Hobart, who served from 1897 to 1899 under United States President William McKinley. The community's post office, which opened in 1903, is considered a historic building.

Hobart offers numerous recreational opportunities, particularly at Big Bend Natural Area Park. The Cedar River, which flows through this area, attracts boaters, anglers, and other water enthusiasts during various seasons. Additionally, the area features trails associated with the Cedar River, providing pathways for hikers, bicyclists, and equestrians to enjoy the natural surroundings.



*Figure 12: Hobart Church Community Park*

**Maple Heights-Lake Desire**



Maple Heights-Lake Desire CDP encompasses a total area of 4.3 square miles. Portions of this CDP are outside of the subarea. This CDP has approximately 3,800 residents.

### **Ravensdale**

Ravensdale CDP is a community with coal mining and railroad origins. Coal mining began in the area in 1899, and by 1907, Ravensdale had become a coal mining town with a population of 1,000 residents, most of whom worked for the mining company<sup>16</sup>. The Northern Pacific Railroad ran through the center of town. In 1915, a devastating explosion in the mine resulted in the deaths of 31 men, making it one of the worst coal mining accidents in Washington State history.<sup>17</sup> Following this tragedy, the mine was closed. However, new mines eventually opened, continuing to drive Ravensdale's economy.

Today, Ravensdale has a population of approximately 550 residents and is predominantly composed of single-detached residences.

### **Shadow Lake**

The Shadow Lake CDP area has a population of approximately 2,250 residents and is named after Shadow Lake, which lies within this CDP. Shadow Lake itself has a total area of 5.3 square miles.



*Figure 14: Ravensdale Market*

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<sup>16</sup> [Covington Reporter October 18, 2012](#)

<sup>17</sup> [Seattle Times p.B3 Published November 16, 2015](#)

## Public Services

Public services refer to amenities provided by the government or other public institutions to meet the needs and improve the quality of life of the community. These services are typically funded by taxpayer money and are available to all members of the public. The following information includes maps conveying a variety of public services within the subarea.

### Fire Districts:

Portions of six Fire Districts are in the subarea: Numbers 25, 37, 40, 43, 47, and Enumclaw Fire Department. Fire districts and departments play a vital role in ensuring the safety and well-being of their communities by providing emergency medical services, rescue operations, fire suppression, and investigation.

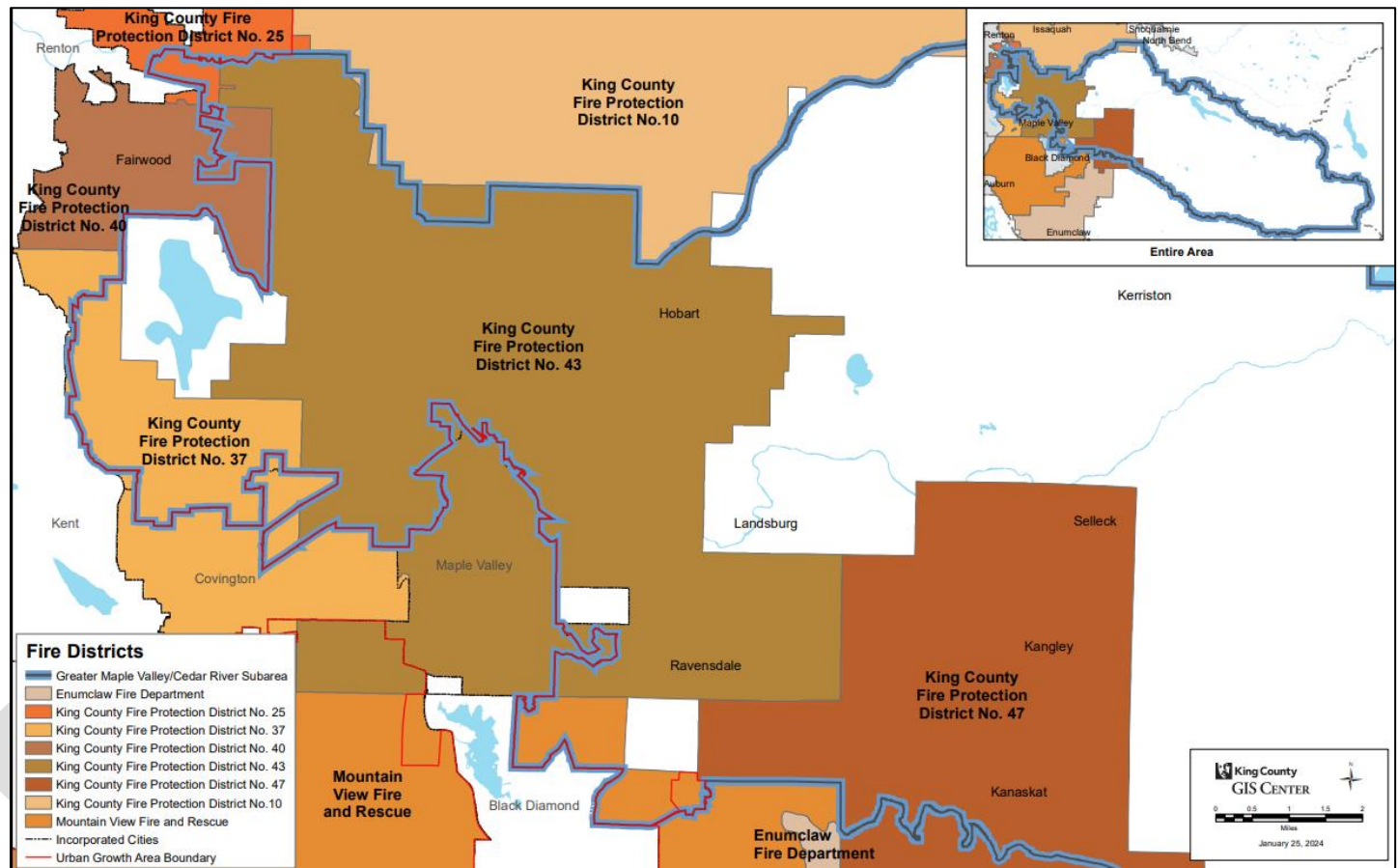


Figure 15: Fire Districts Map

**Sewer Service Areas:**

Though portions of the subarea are within the Cedar River and Water District and the Soos Creek Water and Sewer District, sewer is generally not permitted in the Rural Area or on Natural Resource Lands. Residences and businesses within the subarea generally rely on on-site septic systems, which is sufficient for the needs of individual parcels and are a more practical solution given the large distances between properties.

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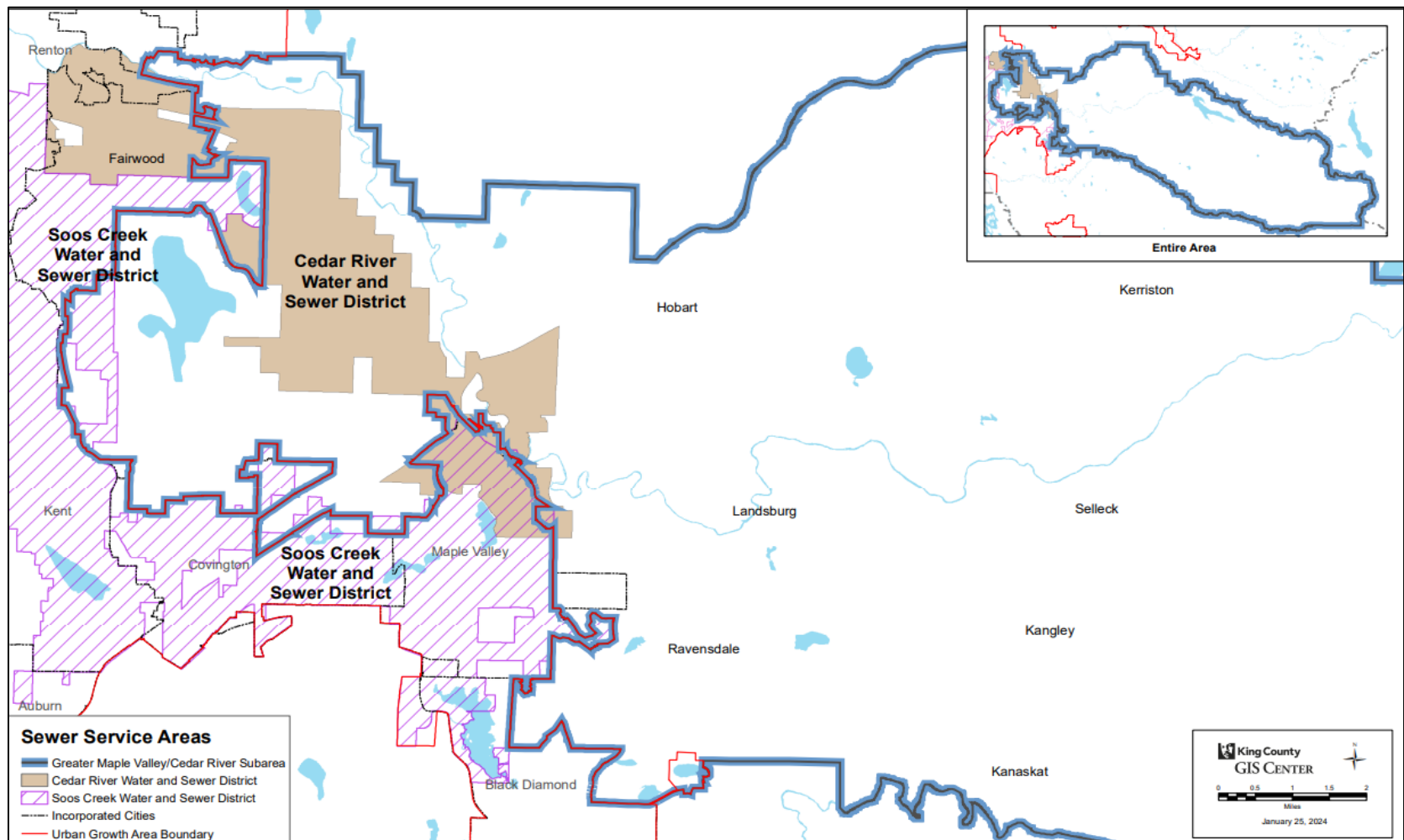


Figure 16: Sewer Service Areas

## Water Providers:

Water providers play a crucial role in managing and distributing water resources to meet the needs of communities. There are five water providers within the subarea: Cedar River Water and Sewer District, Cherokee Bay Water Association, City of Black Diamond, King County Water District 90, and Soos Creek Water and Sewer District.

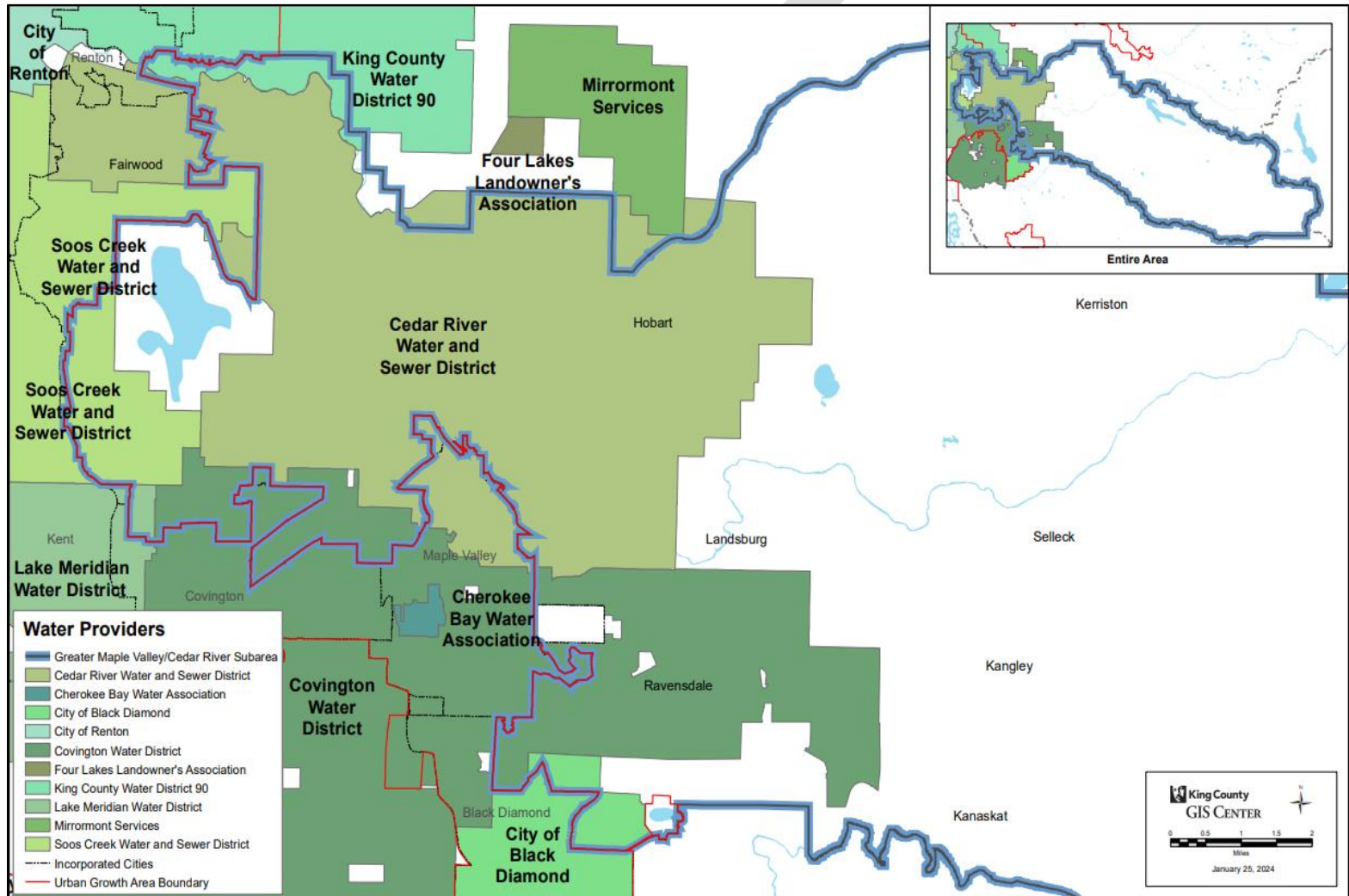


Figure 17: Water Providers Map

Lake Meridian, and Soos Creek Water and Sewer District. Properties outside of the providers' service area must be sourced by public or private wells.

**Drinking Water Wells:**

Many public and private wells serve as a water source within the subarea. In Washington State, public water wells are categorized into different types, Type A and Type B based on their usage and capacity. Type A wells are typically larger community wells that serve a significant number of connections, usually 15 or more connections and are subject to more stringent regulatory requirements. While Type B wells are smaller in scale compared to Type A wells and serve 2-14 connections and typically catering to smaller communities or clusters of homes.

A domestic/private well is a water well that is drilled and used to supply water to serve the needs of a single property or a small number of properties. These wells typically serve the water needs of individual residences and are maintained by private property owners.

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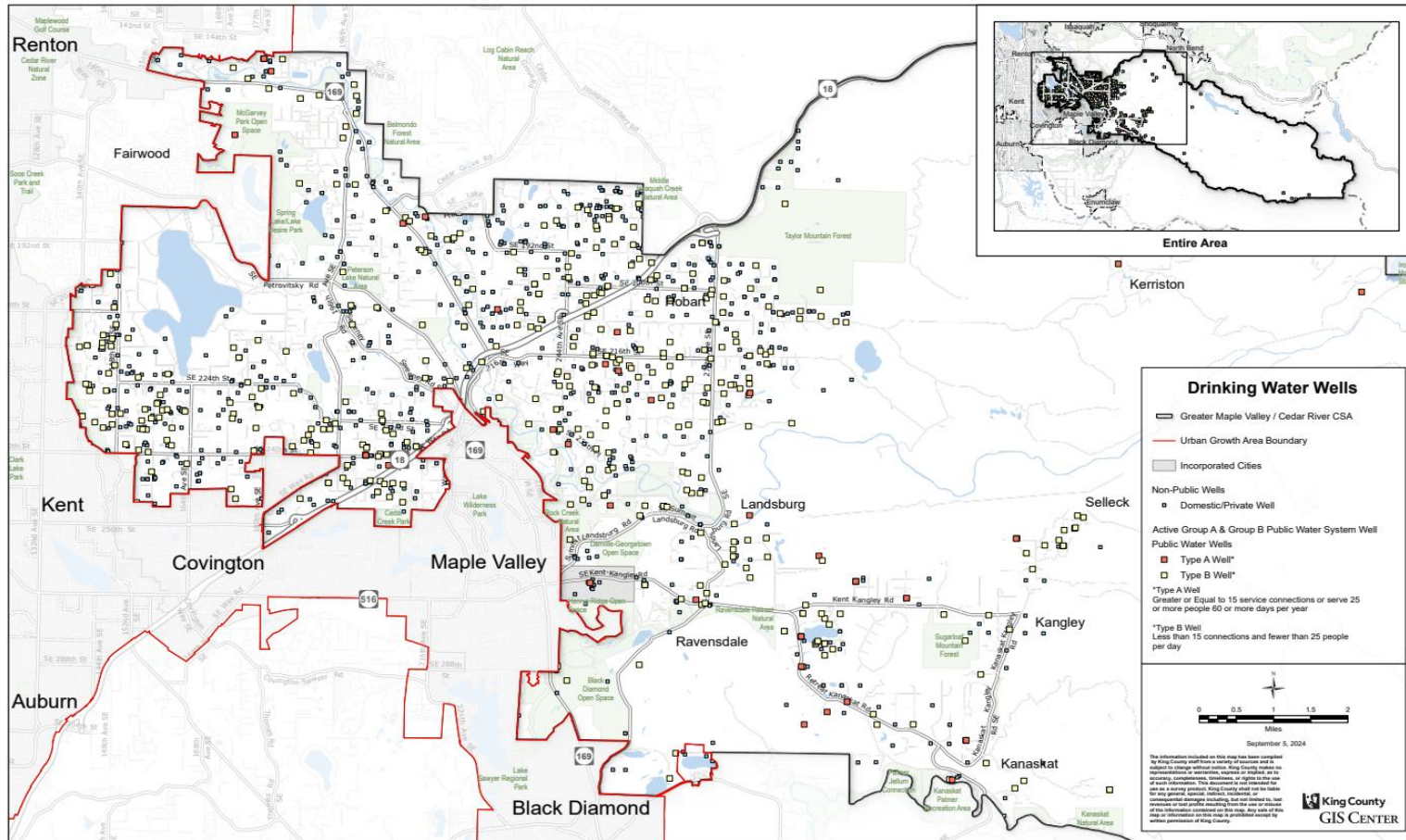
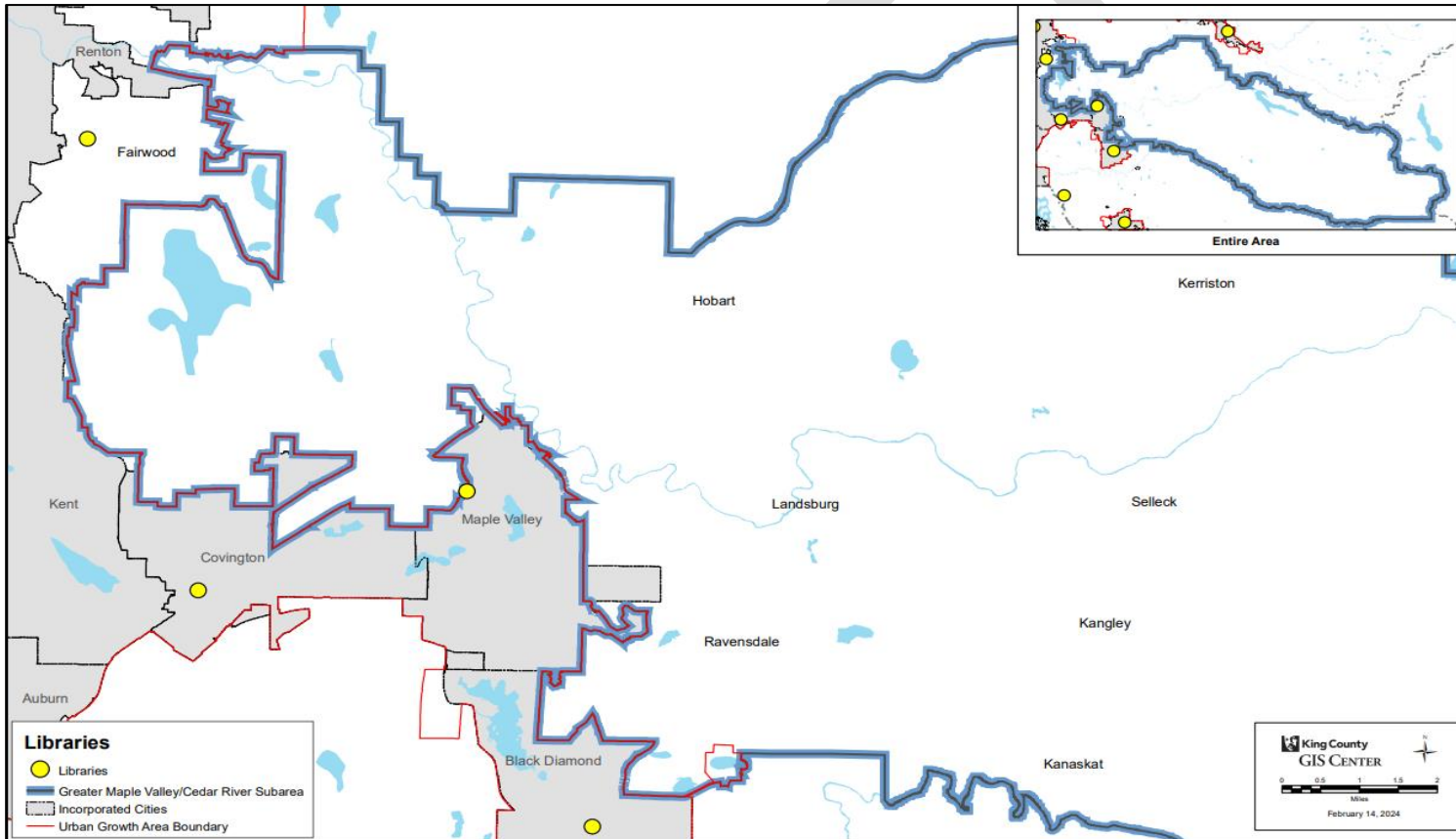


Figure 18: Drinking Water Wells Map

**Libraries:**

Libraries operated by the King County Library System (a special purpose district separate from King County) are in the community of Fairwood and the Cities of Covington, Maple Valley, and Black Diamond. These libraries are located outside of the Greater Maple Valley/ Cedar River CSA. The King County Library System is responsible for delivering these services and ensuring access to a comprehensive range of library resources and programs.



*Figure 19: Library locations, all outside of the subarea*



### **Road Classifications and Metro Transit Bus Routes:**

Figure 20 shows King County Metro Transit bus routes. The only Metro Transit Bus Route within the subarea is Route 907 which travels along Highway 169. Public transportation is limited, and residents must rely on personal vehicles or other means of transportation.

In addition, while a few large freeways run through the Subarea, most of the road system consists of local roads or collectors. These smaller roads serve to connect residential areas, providing access to the principal/minor arterial roads and freeways that facilitate regional travel.

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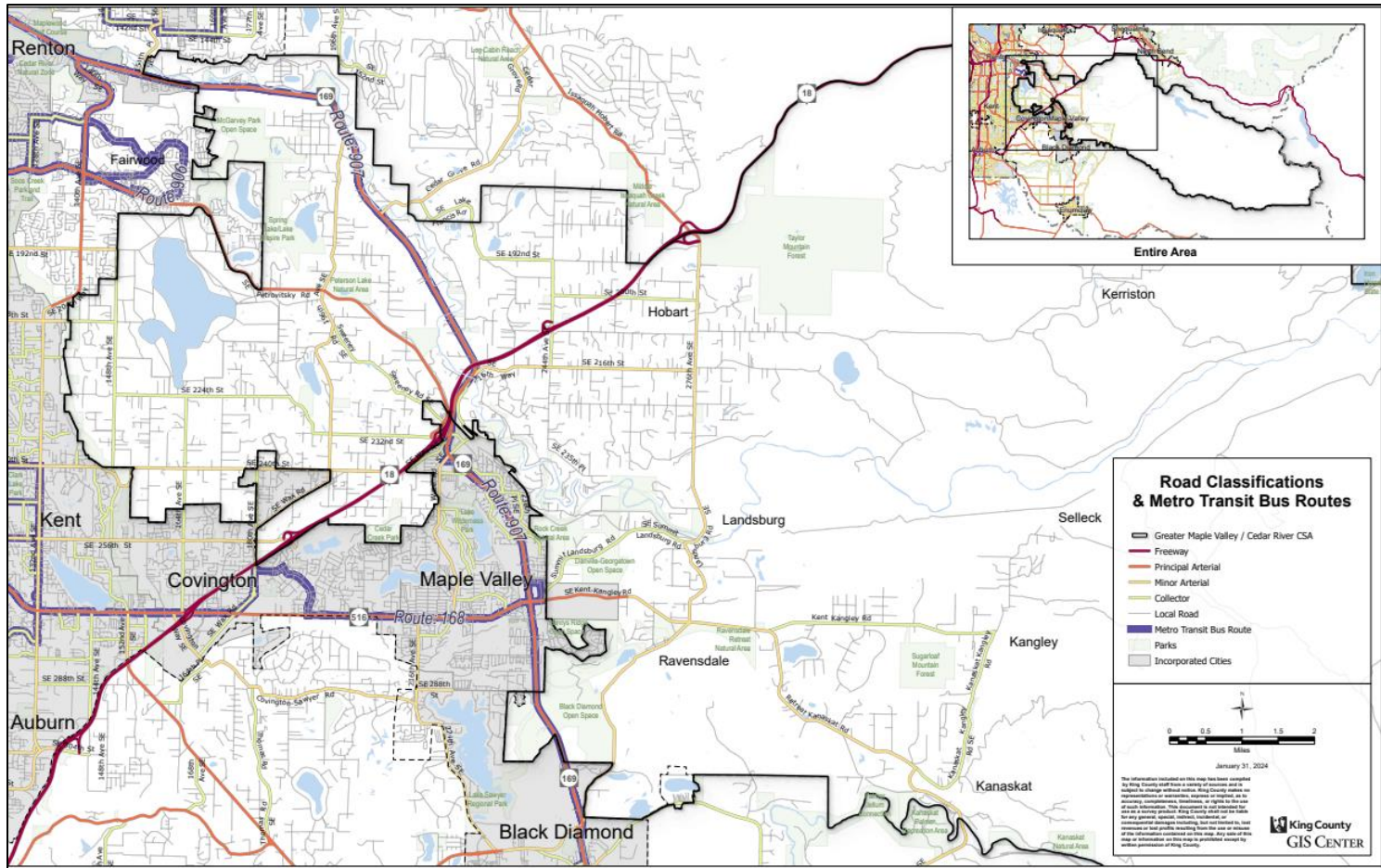


Figure 20: Road Classifications and Metro Transit Routes.

Parks, Open Space, and Public Lands:



The subarea has a variety of parks and open spaces that provide recreational opportunities for residents and visitors. These parks offer amenities such as trails, sports fields, picnic areas, and playgrounds, catering to a wide range of outdoor activities and community needs.

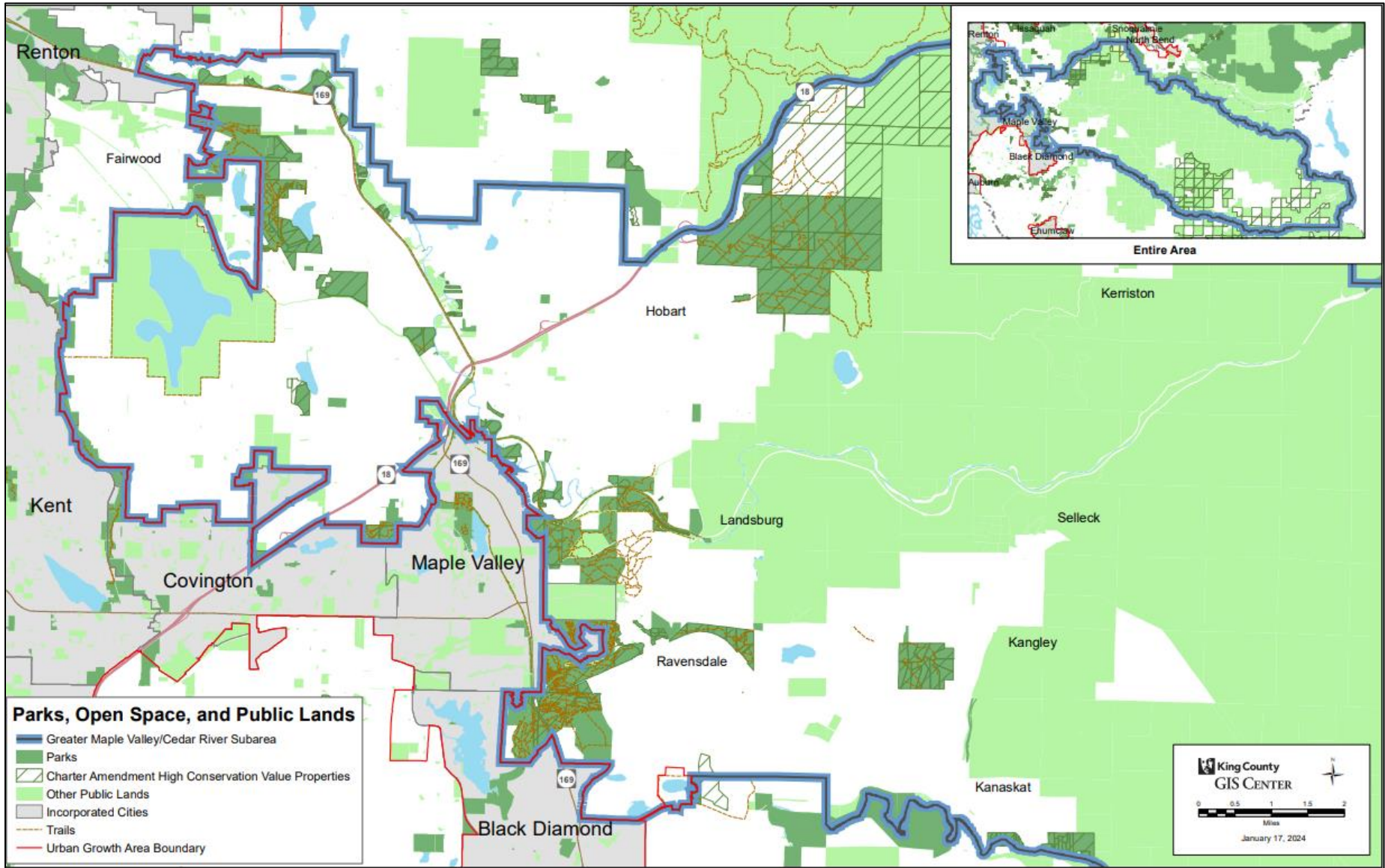


Figure 21: Parks, Open Space and Public Lands Map.

The subarea has a variety of parks and open spaces that provide recreational opportunities for residents and visitors. These parks offer amenities such as trails, sports fields, picnic areas, and playgrounds, catering to a wide range of outdoor activities and community needs.

Notable parks and trails include:

- Cedar River Trail (portions within the subarea): biking and walking
- Johnny Lazor Baseball Field: baseball and softball
- Kanaskat-Palmer State Park
- Ravensdale Park: playgrounds, sports fields, and passive area



*Figure 22: Ravensdale Community Park*



*Figure 23: Johnny Lazor Baseball*



*Figure 24: Kanaskat- Palmer State Park*

## Community Needs List

Every two years, DLS works with the unincorporated area residents to identify the funding priorities for their communities, which are reflected in a Community Needs List (CNL). In September 2022, a CNL was adopted for Greater Maple Valley and Cedar River.<sup>18</sup> These lists are important for informing the planning and budgeting of King County’s work in unincorporated King County. Table 6 represents needs identified by the community.

DLS will be engaging with community members in 2024 to update the CNL in 2025 for this subarea. The CNL is outside the scope of the subarea plan, but coordination occurs between the subarea plan and the CNL effort. While the CNL guides biennial budget decisions, the subarea plan is intended to inform County policy for the subarea over a 20-year timeframe.

Following is a summary of the 2022 CNL for Greater Maple Valley/ Cedar River CSA. On the King County CNL website, more detailed information about [2022 community priorities](#) and the [community survey](#) that informed the final list is provided.

Table 6

2022 Community Needs List Summary		
Category	Request	Priority
Intersection Improvements	Construct roundabouts at every major intersection from Black Diamond to Issaquah	High
Law Enforcement	Increase Sheriff’s presence	High
Permitting	Improve permitting processes	High
Traffic Congestion	Address congestion, expand roadways, and improve traffic flow	High
Digital Equity	Improve broadband connectivity and access	High
Illegal Dumping	Enforce illegal dumping	Medium
Road Drainage	Address frequent water over the roadway on 244th Ave SE	Medium
Transit Service	Add Metro Transit services	Medium
Traffic Enforcement	Enforce traffic laws	Medium
Affordable Housing	More affordable housing is needed	Low
Trails	Improve road and trails	Low
Road Pavement	Address road pavement issues at several different intersections	Low
Housing/Social Services	Add more affordable housing services (homelessness)	Low

<sup>18</sup> [Ordinance 19527](#)

## How Land is Used

Approximately 46 percent of the subarea consists of vacant land. The most widespread use of land in the subarea is single-detached residences (7.71 percent), depicted in Figure 25 in yellow. Additionally, the commercial area uses (red) occupies only a small portion of the overall subarea (0.49 percent), illustrating that the area is predominantly residential with limited commercial development. A more comprehensive discussion of land use designations and zoning classifications that determine how land is used is provided later in this report.

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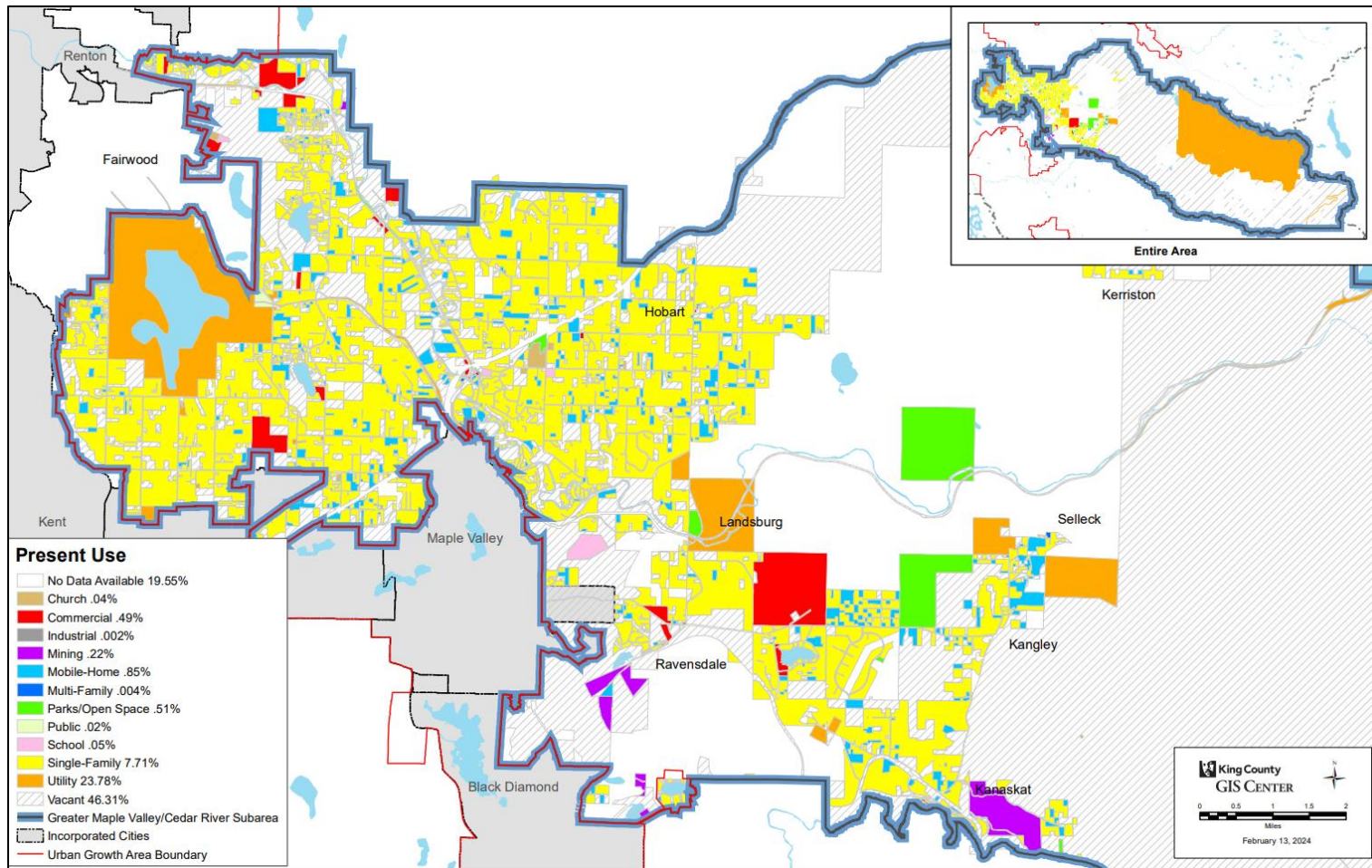


Figure 25: King County Present Use Map

## Comprehensive Plan

Every city and county in Washington State adopts regulations and plans that say how land is used, consistent with State laws. King County follows the Washington Growth Management Act (GMA) <sup>19</sup> by delineating three geographies: the **Urban Growth Area (UGA)**, the **Rural Area**, and **Natural Resource Lands** described below:

The **UGA** are lands designated within King County, Washington, where development is concentrated away from rural and natural resource lands. The UGA boundary is defined by the King County Countywide Planning Policies<sup>20</sup> and King County Comprehensive Plan, and is used to manage growth, infrastructure, and land use. It includes all 39 cities within the county, the cities' Potential Annexation Areas, the Urban Growth Area for Cities in the Rural Area, and other land within the unincorporated part of the county characterized by urban growth. King County works with cities and towns to set the UGA boundary for the whole county. This boundary marks where urban-level development can happen, ensuring the efficient provision of public services, while keeping land outside the boundary for low-density development, farming, forests, and open space.

The Greater Maple Valley/Cedar River area is outside the UGA and is comprised of rural and natural resource lands.

The **Rural Area** is a geography that primarily includes the Rural Area (ra) land use designation and Rural Area (RA) zoning classifications. The Rural Area geography also includes other land use designations and zoning classifications on properties that are also located outside of the UGA and Natural Resource Lands, such as Rural Towns and Rural Neighborhood Commercial Centers. Much of the subarea's land use is designated ra and the corresponding RA zoning classifications.

**Natural Resource Lands** include lands of long-term commercial significance that are required to be designated and protected under the GMA, such as Agricultural Production Districts (APDs), Forest Production Districts (FPDs), and Mineral lands. The western portion of the Greater Maple Valley/Cedar River subarea is within the FPD (please see Forest Production Chapter of this report).

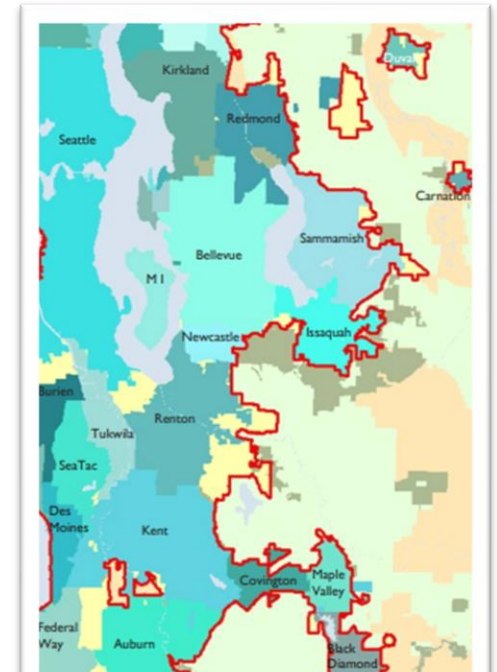


Figure 26: Depiction of King County Urban Growth Area Boundary

<sup>19</sup> For more detailed information, visit the [Washington State Department of Commerce's page on the Growth Management Act](#).

<sup>20</sup> [Countywide Planning Policies \(CPPs\) - King County, Washington](#)



The Comprehensive Plan supports GMA goals by encouraging careful land use, protecting farmland and forests, and making sure any new development in rural areas fits with the area's character. King County also protects important natural areas, like wetlands and wildlife habitats, in line with GMA's goals to conserve natural resources.

## Land Use Map

King County's land use map in the Comprehensive Plan designates the general types of planned, long-term uses intended for each parcel of land. In contrast, zoning classifications in the Zoning Atlas and implemented in the Zoning Code (K.C.C. Title 21A) specify allowed uses and development requirements for each parcel. Zoning classifications and standards must align with the Comprehensive Plan and the land use map. Following are descriptions of land uses from the Comprehensive Plan.

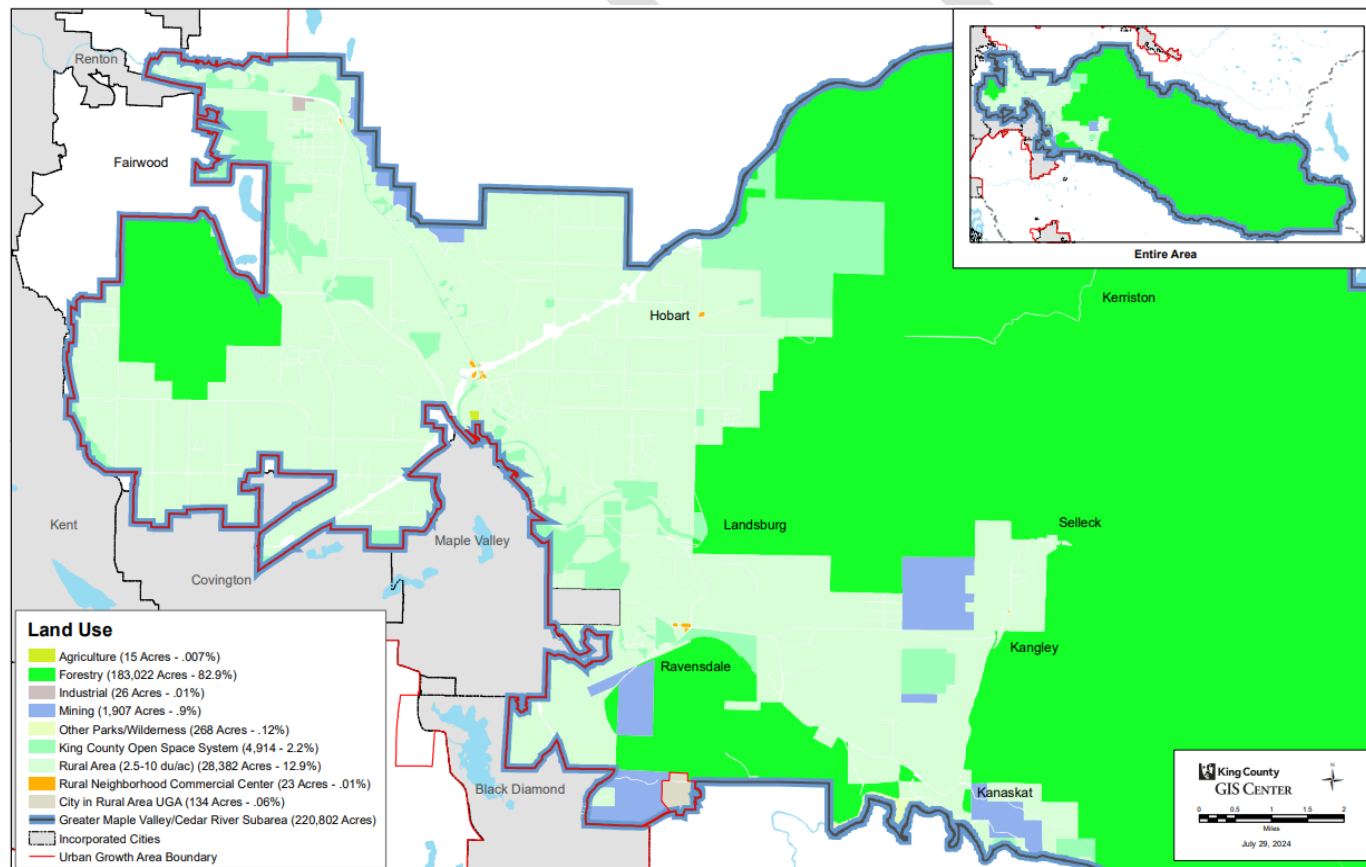


Figure 27: Land Use Map

## **Agriculture**

The Agriculture (a) land use designation includes land used for commercial purposes for either the raising of crops or livestock or the production of agricultural products or both, including land within APDs. APDs are blocks of contiguous farmlands where agriculture is supported through the protection of agricultural soils and related support services and activities. This designation comprises of 0.007 percent of the subarea (15 acres), making it the smallest land use designation.

## **Forestry**

The Forestry (f) land use designation is the largest land use within the subarea at 82.9 percent. This designation includes regionally and nationally significant forests devoted primarily to growth and harvesting forest and timber products, including FPDs as well as land outside of FPDs such as U.S. Forest Service Lands. FPDs conserve large blocks of commercially valuable forestland for the long term. The designation and zoning are designed to prevent intrusion of incompatible uses, manage adjacent land uses to minimize land use conflicts, and prevent or discourage conversion from forestry to other uses.

## **Industrial**

The Industrial (i) land use designation generally provides for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing, and heavy trucks. The industrial designation also protects the County's industrial land base for industrial economic development and employment opportunities. There are limitations on non-resource industrial uses in the rural area compared to industrial uses in the UGA. While mining and forestry designations are prevalent in the subarea, industrial designation is limited to only 26 acres (0.01 percent of the subarea).

## **Mining**

The Mining (m) land use designation generally includes those sites that had Potential Mineral zoning prior to the date of the adoption of the 1994 Comprehensive Plan and those sites that had Mineral zoning as of the date of the adoption of the 2000 Comprehensive Plan Update. There are 1,907 acres of land within the Mining designation in the subarea, which is 0.9 percent overall. Please see Mining Section of this report for further details.

## **Other Parks/Wilderness**

The Other Parks/Wilderness (op) land use designation includes state parks and natural resource conservation areas and federal wilderness areas in unincorporated King County. Within the subarea, there are 268 acres (12 percent of the subarea) within this designation.

## **King County Open Space System**

The King County Open Space System (os) land use designation includes regional parks and recreation amenities, natural areas, forests, regional and back country trails, and local parks in unincorporated areas. The system provides benefits to county residents including recreation, conservation of natural and working lands, flood hazard management, wildlife habitat, and connection of critical areas. Within this designation, there are 4,914 acres (2.2 percent of the subarea).

## **Rural Area**

The Rural Area (ra) designation is the second largest land use designation within the subarea with 28,382 acres, which is 12.9 percent. It is characterized by low-density residential development, farms, ranches, forests, watersheds crucial for both fisheries and flood hazard management, mining areas, unincorporated towns, historic sites and buildings, archaeological sites, and regionally important recreation areas.

## **Rural Neighborhood Commercial Center**

The Rural Neighborhood Commercial Center (rn) land use designation applies to areas that provide limited, local convenience shopping, restaurants, and services to meet the daily needs of rural residents. They are small commercial developments that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have infrastructure or services such as water supply or sewage disposal systems any different from those serving the surrounding area. This is the second smallest land use designation within the subarea only comprising of 23 acres (0.01 percent of the subarea) and include the commercial nodes at Hobart and Ravensdale.

## **Urban Growth Area for Cities in Rural Area**

Cities in the Rural Area are incorporated areas substantively surrounded by the Rural Area, and whose local governments are involved in the region's planning processes on an equal legal basis with Seattle, Bellevue, and the other King County cities. The cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie. The UGA for Cities in the Rural Area (rx) land use designation applies to lands that will eventually be annexed into those cities but are designated for low-density, phased development until annexation can occur. There is small portion, 134 acres (0.06 percent of the subarea) of this designation within the subarea with an annexation affiliation to the City of Black Diamond.

## Forest Production District

Most of the vacant land in the subarea is within the FPD. The Comprehensive Plan designates the FPD where the primary use should be commercial forestry with minimal new residential and commercial development.

Taylor Mountain is within the subarea's portion of the FPD and comprises 1,822 acres near Hobart. Most of the forest is less than 60 years old, and two-thirds of the forest is red alder. King County conducted a forest harvest on the property in 2004, removing approximately 60 acres of the mature alder.

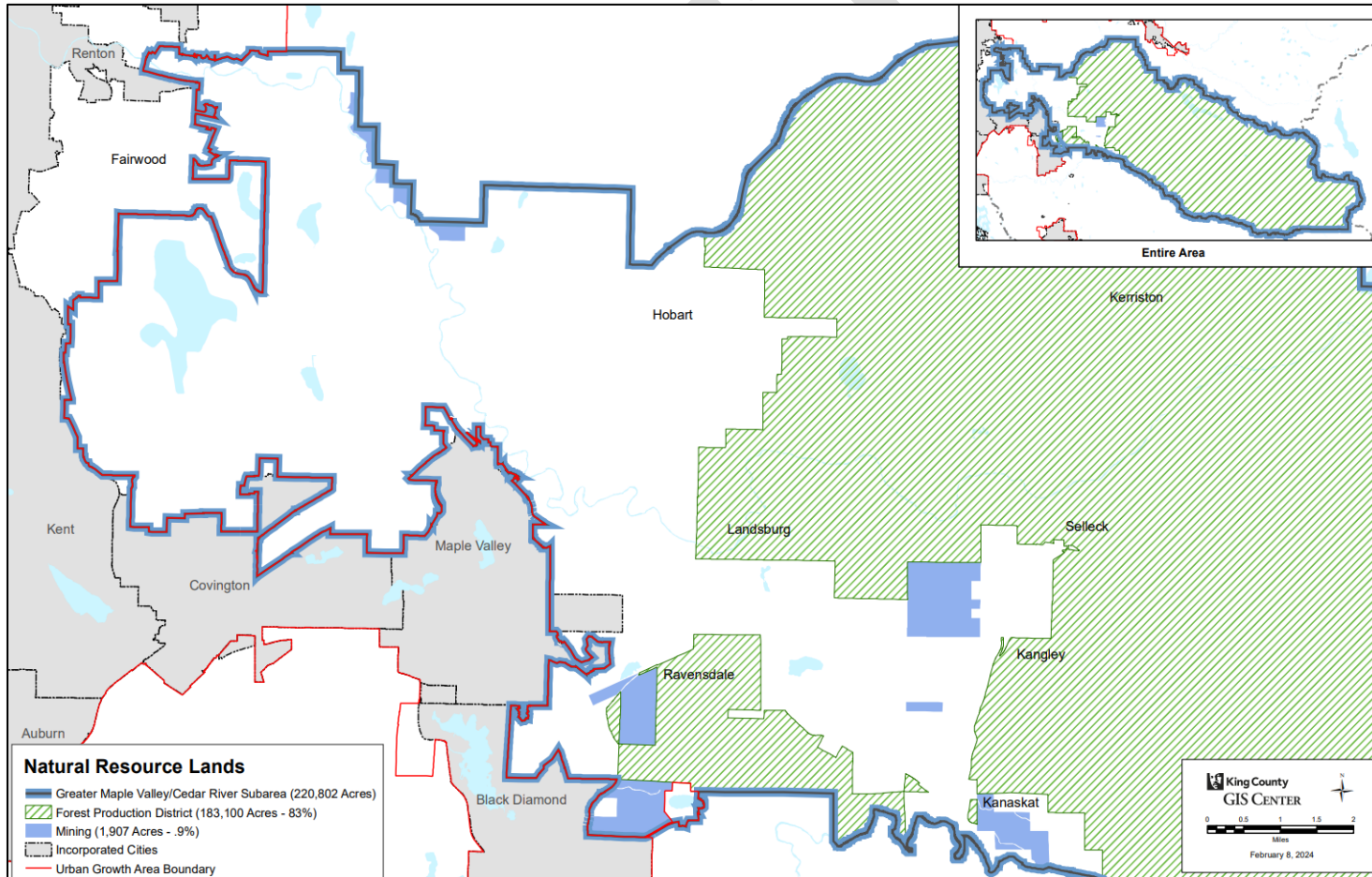
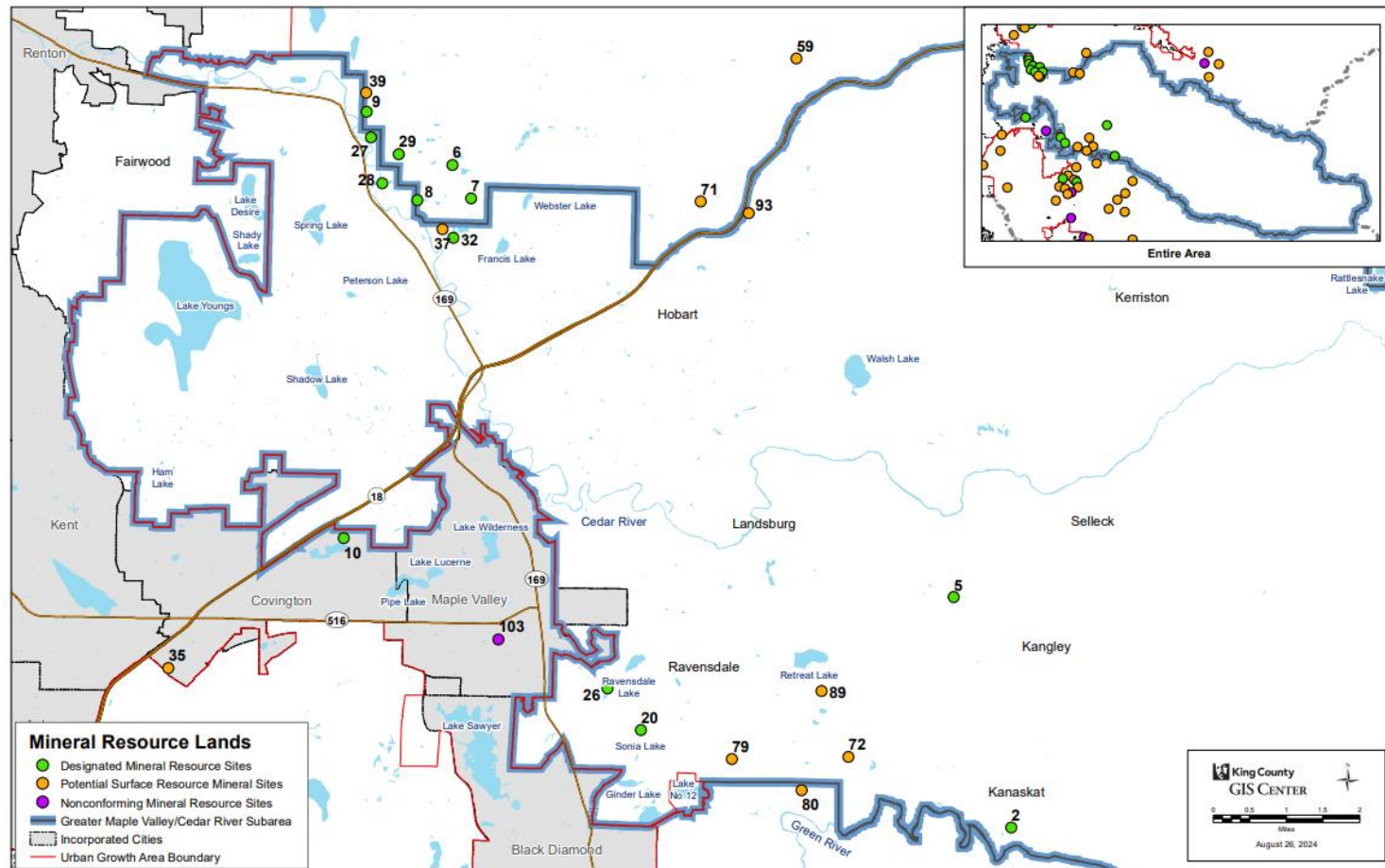


Figure 28: Natural Resource Lands Map

## Mineral Resource Lands

Within the subarea, there are 14 mineral resource lands designated by the Comprehensive Plan, which include nine designated sites and five potential sites. Additionally, 10 sites are located outside and adjacent to the subarea. Several of these sites are located on the border of the subarea, underscoring their significance to both the immediate area and neighboring jurisdictions.

Sand and gravel are the most mined minerals at these sites. These resources are crucial for construction and industrial applications, contributing to the local economy and infrastructure development.



*Figure 29: Mineral Resource Lands Map. Associated Labels in Tables 7-9*

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Table 7

<b>Designated Mineral Resource Sites within Maple Valley CSA<sup>21</sup></b>			
<b># on the Map</b>	<b>Site Name and/or Owner/Operator</b>	<b>Mineral</b>	<b>Acres</b>
<b>2</b>	Plum Creek Timber Company	Sand and Gravel	476
<b>5</b>	Kangley Pit/Meridian Aggregates Co. (398 acres) and Stoneway Concrete Gravel Pit/Gary Merlino Construction	Sand and Gravel	608
<b>8</b>	Cedar grove Pit /ANMARCO	Sand and Gravel	35
<b>20</b>	Reserve Silica Corporation Plum Creek Timber Co. and Silica Sand Mine	Silica	-
<b>26</b>	Meridian Minerals Co.	Sand and Gravel	-
<b>27</b>	Pinnacle Exploration	Sand and Gravel	-
<b>28</b>	ANMARCO and G. Newell	Sand and Gravel	-
<b>32</b>	Lake Francis Plum Creek Timber Co	Sand and Gravel	-

Table 8

<b>Potential Surface Resource Mineral Sites within Maple Valley CSA</b>		
<b># on Map</b>	<b>Site Name and/or Owner/Operator</b>	<b>Acres</b>
<b>37</b>	Merlino Property/ANMARCO	32
<b>72</b>	Weyerhaeuser Co	173
<b>79</b>	E. Seliger, Weyerhaeuser Co,	1,167
<b>89</b>	Lake Retreat/King Co	82
<b>93</b>	Route 18 Fill Project/Plumb Creek Timber Co.	40

<sup>21</sup> King County Comprehensive Plan, Chapter 3

Table 9

<b>Mineral Resource Sites Adjacent to Maple Valley CSA</b>				
<b># of Map</b>	<b>Type</b>	<b>Site Name and/or Owner/Operator</b>	<b>Mineral</b>	<b>Acres</b>
<b>39</b>	Potential	Rivera and Green	-	21
<b>59</b>	Potential	State of Washington	-	640
<b>71</b>	Potential	State of Washington	-	115
<b>80</b>	Potential	Green River (No information in Chart)	-	-
<b>103</b>	Nonconforming	Summit/King County	-	176
<b>6</b>	Designated	Cedar Grove Pit/Queen City Farms	Sand and Gravel	315
<b>7</b>	Designated	Lake Francis Pit/Plumb Creek Timber Co	Sand and Gravel	143
<b>9</b>	Designated	Cedar Mountain Pit/ Rivera & Green	Sand and Gravel	57
<b>10</b>	Designated	Black River Quarry	Sand and Gravel	374
<b>29</b>	Designated	Plum Creek Timber Co	Sand and Gravel	-



## Zoning Classifications

The Comprehensive Plan describes the relationship between land use designations and zoning classifications as follows: *“The application of zoning classifications on specific properties is the first steps towards implementing the land use designations of the Comprehensive Plan.”* The following table replicates information from Chapter 12 of the Comprehensive Plan, as anticipated to be amended in 2024.<sup>22</sup> The table identifies the range of zoning classifications (found in K.C.C. Title 21A) that are allowed in each Comprehensive Plan land use designation.

Table 10

Comprehensive Plan Land Use Designations	Zoning Classifications*
Unincorporated Activity Center (ac)	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center (cb)	NB, CB, O
Neighborhood Business Center (nb)	NB, O
Commercial Outside of Centers (co)	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Residential, High (uh)	R-18, R-24, R-48
Urban Residential, Medium (um)	R-4, R-6, R-8, R-12
Urban Residential, Low (ul)	R-1
Urban Growth Area for Cities in Rural Area (rx)	UR
Rural Town (rt)	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, O, I
Rural Neighborhood Commercial Center (rn)	NB
Rural Area (ra)	RA-2.5, RA-5, RA-10, RA-20
Industrial (i)	I
Forestry (f)	F, M
Agriculture (ag)	A-10, A-35
Mining (m)	M
Greenbelt/Urban Separator (gb)	R-1
King County Open Space System (os)	All zones
Other Parks/Wilderness (op)	All zones

### Zoning Classification Key

A=Agricultural  
 F=Forest  
 M=Mineral  
 RA=Rural Area  
 UR = Urban Reserve  
 R=Urban Residential  
 NB=Neighborhood Business  
 CB=Community Business  
 RB=Regional Business  
 O=Office  
 I=Industrial

<sup>22</sup> [2024 King County Comprehensive Plan - King County, Washington](#)

\* This is the range of zoning that may be allowed within each comprehensive plan land use designations subject to Comprehensive Plan and subarea plan policies. Actual zoning on a specific property is determined through the area zoning process or through site-specific rezone application

### **Zoning Map**

The Zoning Code (K.C.C. Title 21A) establishes rules for each zoning classification, including permitted activities and development standards for residential, commercial, and industrially zoned lands. Traditionally, zoning strives to separate incompatible activities or uses. Examples of Zoning Code standards include allowed uses of land, limitations to building height, building setbacks from lot lines and natural features, building coverage on lots, amount of floor area allowed on a lot, required landscaping, limitations on hours of operations in certain areas, and more. Following is a map depicting zoning in the subarea.

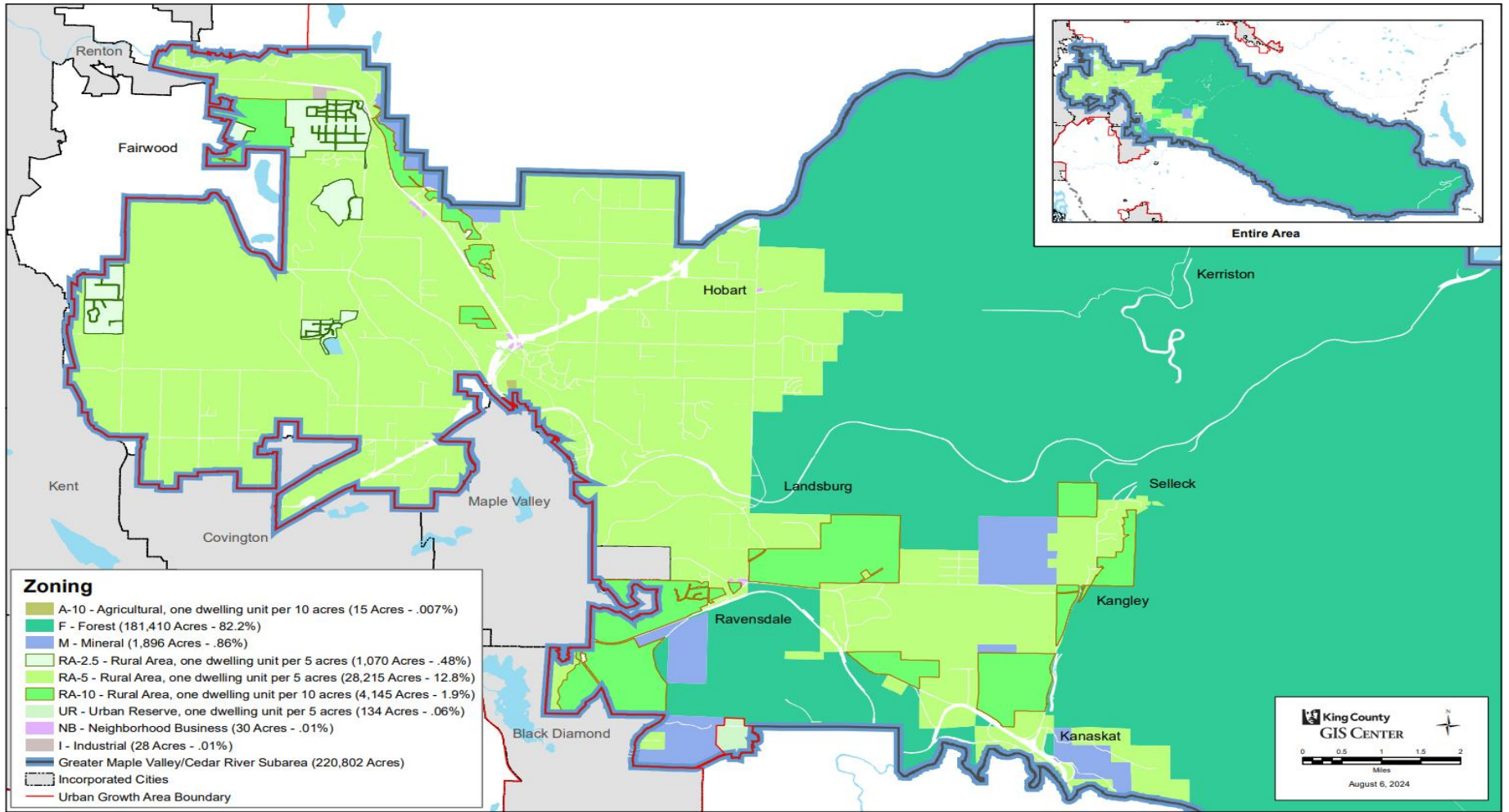


Figure 30: Zoning Map for Greater Maple Valley/ Cedar River

## Title 21A King County's Zoning Code

Nine zoning classifications are applied to land in the Greater Maple Valley/ Cedar River subarea as depicted on Figure 30. Following is a general description of each zone classification, including the purpose of the zone as identified in K.C.C. Title 21A.

### Agricultural Zone

**Description:** In Greater Maple Valley/ Cedar River, minimal land is zoned as Agricultural (A), encompassing only 15 acres or 0.007 percent of the total area. However, the lack of official A zoning does not preclude the existence of hobby farms and other agricultural activities in other zoning classifications. There are two zoning classifications for Agricultural: A-10 and A-35. A-10 is present within the subarea, has a minimum lot size of 10 acres, and is intended for smaller agricultural operations. A-35 is the other classification and has a minimum lot size of 35 acres, but does not have any applicable lands in the subarea.

**King County Code Purpose Statement:** K.C.C. 21A.04.030: Agricultural Zone

"A. The purpose of the agricultural zone (A) is to preserve and protect irreplaceable and limited supplies of farmland well suited to agricultural uses by their location, geological formation and chemical and organic composition and to encourage environmentally sound agricultural production. These purposes are accomplished by:

1. Establishing residential density limits to retain lots sized for efficient farming;
2. Allowing for uses related to agricultural production and limiting nonagricultural uses to those compatible with farming, or requiring proximity for the support of agriculture; and
3. Allowing for residential development primarily to house farm owners, on-site agricultural employees and their respective families.

B. Use of this zone is appropriate for lands within agricultural production districts designated by the Comprehensive Plan and for other farmlands deemed appropriate for long-term protection."

### Forest Zone

**Description:** The largest zoning classification within the subarea is the Forest (F) zone encompassing about approximately 82 percent of the 345 square mile subarea. Please see Forest Production District Chapter of this report for detailed description of the subarea's forest lands.

**King County Code Purpose Statement:** K.C.C. 21.A.04.040: Forest Zone

"A. The purpose of the Forest Zone (F) is to preserve the forest land base; to conserve and protect the long-term productivity of forest lands; and to restrict uses unrelated to or incompatible with forestry. These purposes are accomplished by:

1. Applying the F zone to large contiguous areas where a combination of site, soil and climatic characteristics make it possible to sustain timber growth and harvests over time;
2. Limiting residential, recreational, commercial and industrial uses to those uses that are compatible with forestry, to minimize the potential hazards of damage from fire, pollution and land use conflicts; and
3. Providing for compatible outdoor recreation uses and for conservation and protection of municipal watersheds and fish and wildlife habitats.

B. Use of this zone is appropriate for lands within forest production districts designated by the Comprehensive Plan. "

## Mineral Zone

### Description:

The Mineral (M) zone applies to only 0.86 percent of land (1,896 acres) in the Greater Maple Valley/ Cedar River subarea. Please see Mining Chapter of this report for detailed description of the subarea's mining lands.

### King County Code Purpose Statement:

K.C.C. 21A.04.050: Mineral Zone

"A. The purpose of the mineral zone (M) is to provide for continued extraction and processing of mineral and soil resources in an environmentally responsible manner by:

1. Reserving known deposits of minerals and materials within areas as protection against premature development of the land for non-extractive purposes;
2. Providing neighboring properties with notice of prospective extracting and processing activities; and
3. Providing appropriate location and development standards for extraction and on-site processing to mitigate adverse impacts on the natural environment and on nearby properties.

B. Use of this zone is appropriate for known deposits of minerals and materials on sites that are of sufficient size to mitigate the impacts of operation and that are served or capable of being served at the time of development by adequate roads and other public services; and for sites containing mineral extracting and processing operations that were established in compliance with land use regulations in effect at the time the use was established."

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## Rural Area Zone

Description: Rural Area (RA) zone encompass approximately 15.8 percent of the subarea and represent the majority zoning classification for properties outside of the F zone. Within the RA zone, the RA-5 classification, which typically allows for residential development at a density of one unit per five acres, as well as other rural nonresidential uses, is the most common. This indicates a low-density, rural character for much of the subarea. RA-2.5 is a historic zone that reflected on the ground development at the time of the adoption of GMA, but is not longer applied to new parcels moving forward.

Table 11

Rural Area Zones	Amount of Land in Acres	Percentage of Subarea	Percentage of Rural Area Zone
RA-2.5	1,070	0.48%	3.17%
RA-5	28,215	12.80%	83.65%
RA-10	4,145	1.90%	12.29%

King County  
Code Purpose  
Statement:

K.C.C. 21A.04.060: Rural Area Zone

"A. The purpose of the rural zone (RA) is to provide for an area-wide long-term rural character and to minimize land use conflicts with nearby agricultural or forest production districts or mineral extraction sites. These purposes are accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and are able to be adequately supported by rural service levels;
2. Allowing small scale farming and forestry activities and tourism and recreation uses that can be supported by rural service levels and that are compatible with rural character;
3. Increasing required setbacks to minimize conflicts with adjacent agriculture, forest, or mineral zones; and
4. Requiring tracts created through cluster development to be designated as permanent open space or as permanent resource use.

B. Use of this zone is appropriate in rural areas designated by the Comprehensive Plan as follows:

1. RA-2.5 in rural areas where the predominant lot pattern is below five acres in size for lots established prior to the adoption of the 1994 Comprehensive Plan;
2. RA-5 in rural areas where the predominant lot pattern is five acres or greater but less than ten acres in size and the area is generally environmentally unconstrained;

3. RA-10 in rural areas where the predominant lot pattern is ten acres or greater but less than twenty acres in size. RA-10 is also applied on land that is generally environmentally constrained, as defined by county, state or federal law, to protect critical habitat and regionally significant resource areas (RSRAs). The RA-10 zone is also applied to lands within one-quarter mile of a forest or agricultural production district or an approved long-term mineral extraction site. On Vashon-Maury Island RA-10 zoning shall be maintained on areas zoned RA-10 as of 1994 and on areas with a predominant lot size of ten acres or greater that are identified on the Areas Highly Susceptible to Groundwater Contamination map."

4. RA-20 in Rural Forest Focus Districts designated by the King County Comprehensive Plan."

## Urban Reserve Zone

**Description:** The Urban Reserve (UR) zone constitutes a small percentage of the subarea, covering just 134 acres or 0.06 percent of the total area. Despite its small size, the allowed density of the Urban Reserve zone is the same as that of the RA-5 zone, which allows for one dwelling unit per five acres. This zoning ensures phased growth until annexation/future planning by adjacent cities is executed.

**King County Code Purpose Statement:** K.C.C. 21A.04.070: Urban Reserve Zone

"A. The purposes of the urban reserve zone (UR) are to phase growth and demand for urban services, and to reserve large tracts of land for possible future growth in portions of King County designated by the Comprehensive Plan for future urban growth while allowing reasonable interim uses of property; or to reflect designation by the Comprehensive Plan of a property or area as part of the urban growth area when a detailed plan for urban uses and densities has not been completed. These purposes are accomplished by:

1. Allowing for rural, agricultural and other low-density uses;
2. Allowing for limited residential growth, either contiguous to existing urban public facilities, or at a density supportable by existing rural public service levels; and
3. Requiring clustered residential developments where feasible, to prevent establishment of uses and lot patterns which may foreclose future alternatives and impede efficient later development at urban densities.

B. Use of this zone is appropriate in urban areas, rural towns or in rural city expansion areas designated by the Comprehensive Plan, when such areas do not have adequate public facilities and services or are not yet needed to accommodate planned growth, do not yet have detailed land use plans for urban uses and densities, or are designated as sites for a potential urban planned development or new fully contained communities."



## Neighborhood Business Zone

**Description:** The Neighborhood Business (NB) zone in the subarea covers 30 acres, or 0.01 percent of the total area, and is the only zone in the subarea specifically dedicated to commercial uses. The Comprehensive Plan provides for limited retail in rural areas, anticipating that residents will rely on neighboring urban areas for most of their retail and service needs.

**King County Code Purpose Statement:** K.C.C. 21A.04.090: Neighborhood Business Zone

"A. The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties and in urban areas on properties with the land use designation of commercial outside of center, to provide for limited residential development. These purposes are accomplished by:

1. Limiting nonresidential uses to those retail or personal services which can serve the everyday needs of a surrounding urban or rural residential area;
2. Allowing for mixed use (housing and retail/service) developments and for townhouse developments as a sole use on properties in the urban area with the land use designation of commercial outside of center; and
3. Excluding industrial and community/regional business-scaled uses.

B. Use of this zone is appropriate in urban neighborhood business centers, rural towns, or rural neighborhood centers designated by the comprehensive plan, on sites which are served at the time of development by adequate public sewers when located in urban areas or adequate on-site sewage disposal when located in rural areas, water supply, roads and other needed public facilities and services. "

## Industrial Zone

**Description:** The Industrial (I) zone comprises a small portion of the zoning in the subarea, covering only 28 acres or 0.1 percent of the total area. However, there are industrial uses present in other zones that were either conditionally approved or are considered legal non-conforming. This means that some industrial activities exist outside the designated I zone due to historical approvals or because they predate current zoning regulations.

**King County Code Purpose Statement:** K.C.C. 21A.04.130: Industrial Zone

"A. The purpose of the industrial zone (I) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

1. Allowing for a wide range of industrial and manufacturing uses;

2. Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and

3. Limiting residential, institutional, commercial, office and other non-industrial uses to those necessary for the convenience of industrial activities.

B. Use of this zone is appropriate in urban activity centers or rural towns designated by the Comprehensive Plan and community plans which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services."

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## The Environment – Critical Areas and Shorelines

The GMA mandates that local governments address the quality of the environment in different ways:

- *Critical Areas:* Local governments are required to adopt policies and regulations to protect “critical areas,” ensuring both environmental preservation and public safety. In King County, these regulations are outlined in K.C.C. Chapter 21A.24, which is also known as the Critical Area’s Ordinance (CAO).
- *Shorelines:* In 1971, Washington State adopted the Shoreline Management Act,<sup>23</sup> requiring local governments to develop and implement Shoreline Master Programs (SMPs). King County’s shorelines regulations are found in Chapter 6 of the Comprehensive Plan and K.C.C. Chapter 21A.25.
- *Climate Change:* As of 2023, most local governments must adopt a climate element into local Comprehensive Plans.<sup>24</sup> Planning for climate change mitigation in King County happens at a countywide level.

The following narratives and maps provide information about some elements of the natural environment, which include critical areas and shorelines. The CAO, defines and regulates critical areas. According to K.C.C. 21A.06.254, a “critical area” is defined as “areas any area that is subject to natural hazards or a land feature that supports unique, fragile or valuable natural resources including fish, wildlife or other organisms or their habitats or such resources that carry, hold or purify water in their natural state. "Critical area" includes the following areas:

- A. Aquatic areas;
- B. Coal mine hazard areas;
- C. Critical aquifer recharge area;
- D. Erosion hazard areas;
- E. Flood hazard areas;
- F. Landslide hazard areas;
- G. Seismic hazard areas;
- H. Steep slope hazard areas;
- I. Volcanic hazard areas;
- J. Wetlands;
- K. Wildlife habitat conservation areas; and

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<sup>23</sup> Washington State [RCW 90.58](#)

<sup>24</sup> Washington State [HB 1181](#)

L. Wildlife habitat networks."

Shorelines in King County are identified both locally through King County and the State:

K.C.C. 21A.06.1083A Shorelines of statewide significance: "those shorelines described in RCW 90.58.030(2)(f)<sup>25</sup> that are within the unincorporated portion of King County." This definition specifies that the shorelines of statewide significance mentioned apply to those within the unincorporated portions of King County and not within city boundaries. These are specific water bodies that have been identified as having exceptional value to the entire state. These shorelines are prioritized for more intensive protection due to their ecological, economic, and recreational importance.

K.C.C. 21A.06.1083B Shorelines of the state: "the total of all shorelines and shorelines of statewide significance, including the one-hundred-year floodplain." This broader definition that encompasses all shorelines including both high-value shorelines of statewide significance and other shorelines that meet the basic criteria in both King County and other jurisdictions.

Map	Environmental Feature
Figure 31: Critical Aquifer Recharge Area	Critical Aquifer Recharge Areas
Figure 32: Frequently flooded areas	Floodplain Special flood hazard area, as shown on Flood Insurance Rate Maps Zero-rise flooding fringe Zero-rise Floodway FEMA floodway Channel migration zones
Figure 33: Fish and wildlife habitat conservation areas	Aquatic areas Wildlife habitat conservation areas Wildlife habitat networks
Figure 34: Geologically Hazardous Areas	Coal mine hazard areas Erosion Hazard areas Landslide Hazard areas Seismic Hazard Areas Steep Slope Hazard Areas Volcanic Hazard Areas (may not be in the subarea)

<sup>25</sup> [RCW 90.58.030: Definitions and concepts](#)

Figure 35: Wetlands	Wetlands
Figure 36: Regulated Shorelines	Shorelines

## Critical Aquifer Recharge Areas

Critical aquifer recharge areas are defined in K.C.C.21A.06.253C as “an area designated on the critical aquifer recharge area map adopted by K.C.C. 21A.24.311 that has a high susceptibility to ground water contamination or an area of medium susceptibility to ground water contamination that is located within a sole source aquifer or within an area approved in accordance with Chapter 246-290 WAC<sup>26</sup> as a wellhead protection area for a municipal or district drinking water system, or an area over a sole source aquifer and located on an island surrounded by saltwater. Susceptibility to ground water contamination occurs where there is a combination of permeable soils, permeable subsurface geology and ground water close to the ground surface.” Recharge areas are categorized based on their susceptibility to groundwater contamination criteria in K.C.C. 21A.24.313.

Large portions of the subarea contain critical aquifer recharge areas, which are essential for replenishing groundwater supplies. These areas play a vital role in maintaining the quality and availability of groundwater, making them significant for environmental protection and water resource management within the subarea.

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<sup>26</sup> [Chapter 246-290 WAC](#):

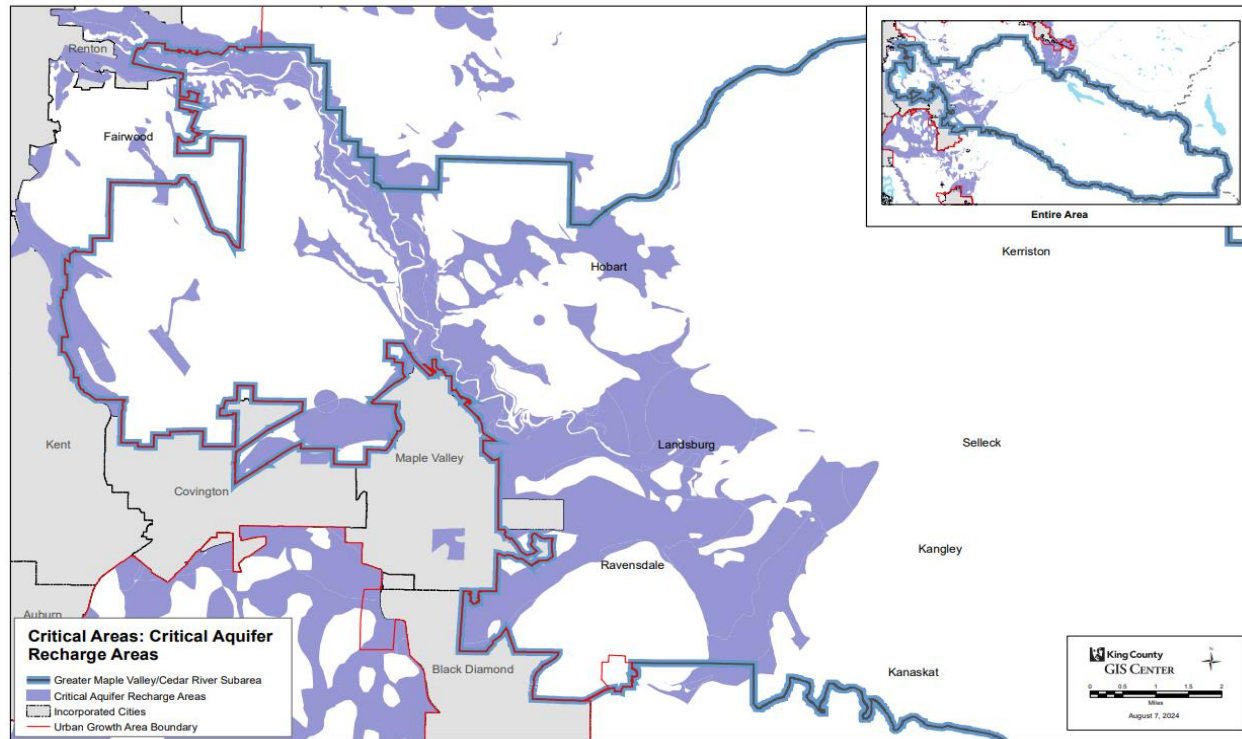


Figure 31: Critical Aquifer Recharge Areas

## Flood Hazard Areas

K.C.C. 21A.24.230 defines and manages flood hazard areas in unincorporated King County, including how these areas are identified, classified, and regulated to ensure compliance with flood-related standards.

Flood hazard areas include the following categories: floodplain, Zero-rise Flood fringe, Zero-rise Floodway, FEMA Floodway, and Channel Migration Zones.

Flood hazard areas, including the FEMA floodway and floodplain, are identified using the Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Maps (FIRM). The FIS and FIRM also determine base flood elevation (BFE) and other flood regulations. Most flood zones within the subarea are associated with the Cedar River.

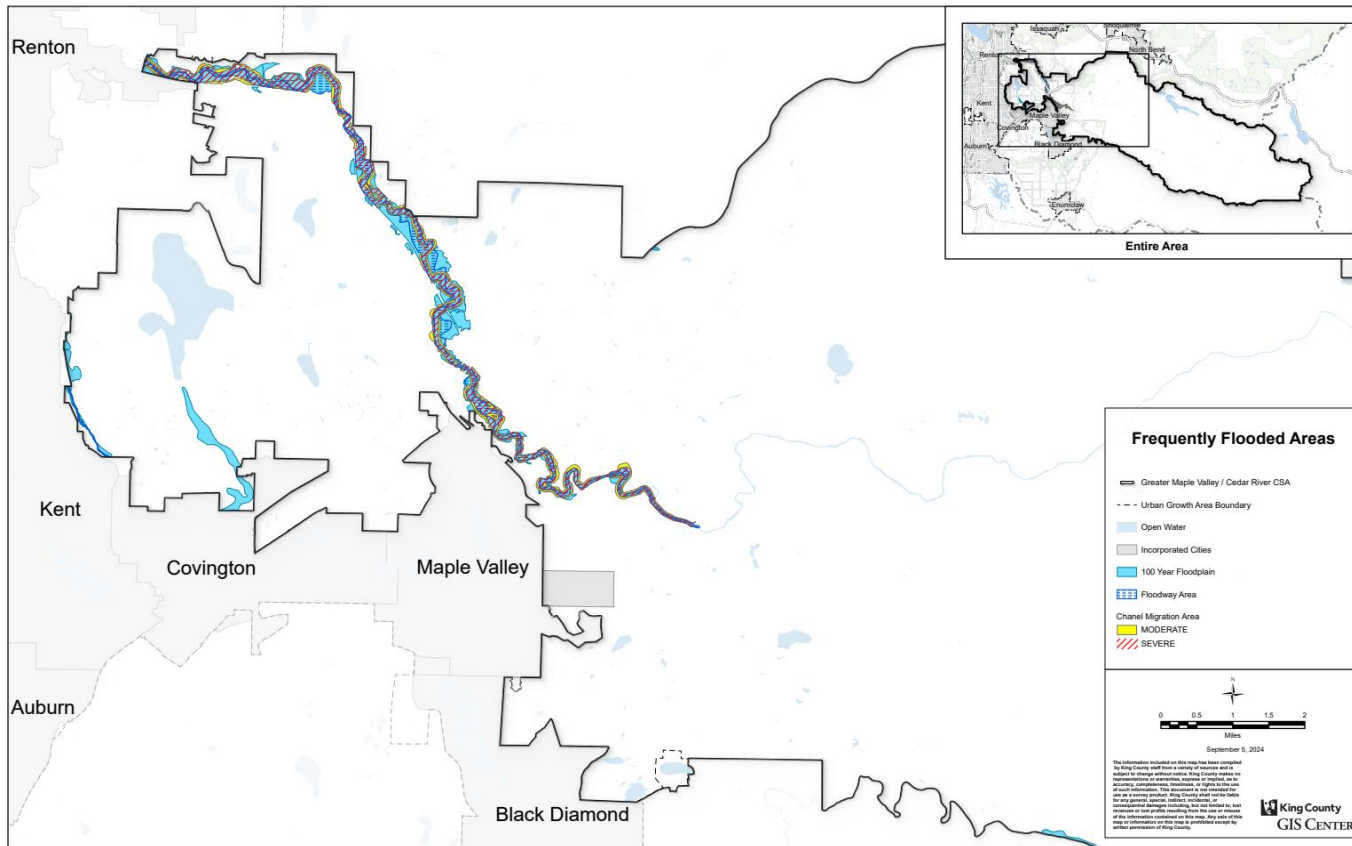


Figure 32: Frequently Flooded Areas

## Fish and wildlife habitat conservation areas

Fish and Wildlife Habitat Conservation Areas are designated with the intent to ensure the conservation of individual species recognized as declining or imperiled as well as protect and connect specific areas of habitat deemed important.

Fish and Wildlife Habitat Conservation Areas occur on both publicly and privately owned lands. Designating these areas is an important part of land use planning for appropriate development densities, urban growth area boundaries, open space corridors, incentive-based land conservation and stewardship programs, and acquisition planning.

## Aquatic Areas

K.C.C. 21A.06.072C defines aquatic areas as:

“1. Nonwetland water features including: all shorelines of the state, rivers, streams, marine waters and bodies of open water, such as lakes, ponds and reservoirs;

2. Impoundments, such as reservoirs or ponds, if any portion of the contributing water is from a nonwetland water feature listed in subsection A.1. of this section; and

3. Above-ground open water conveyance systems, such as ditches, if any portion of the contributing water is from either a wetland or a nonwetland water feature listed in subsection A.1. or A.2. of this section, or both.”

The subarea contains shorelines of the state (please see Shoreline section of this report), rivers, streams, and bodies of open water. Aquatic areas are “typed” in K.C.C. 21A.24.35 and associated buffers are found in K.C.C. 21A.24.358.

The subarea contains numerous aquatic areas, including the Cedar River, Lake Youngs, Walsh Lake, along with various other tributaries and lakes. These water bodies are important for the local ecosystem, providing habitat for wildlife, supporting water quality, and offering recreational opportunities.

### **Wildlife Habitat Conservation Areas**

Wildlife Habitat Conservation Areas are areas for a species whose habitat the King County Comprehensive Plan requires the County to protect that includes an active breeding site and the area surrounding the breeding site that is necessary to protect breeding activity. K.C.C. 21A.24.382 describes specific wildlife and standards that apply to development proposals containing these wildlife habitat conservation areas.



## Wildlife Habitat Networks Areas

Wildlife habitat networks are segments of the wildlife habitat network are set aside and protected along the designated wildlife habitat network adopted by the King County Comprehensive Plan.

There is an integrate wildlife habitat networks throughout the subarea. These networks connect natural areas that provide critical habitat for wildlife species.

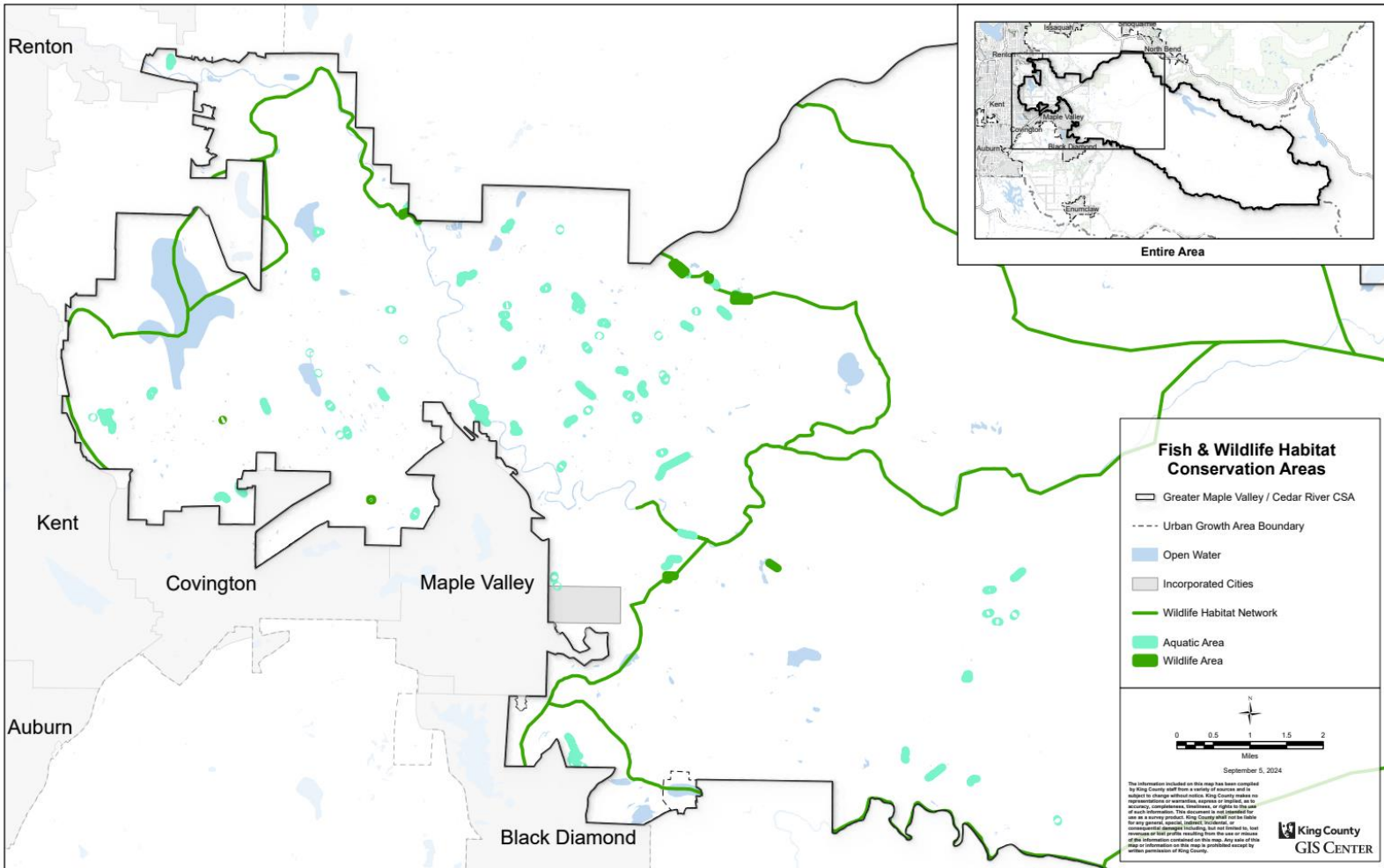


Figure 33: Fish and Wildlife Habitat Conservation Areas

## Geological Hazards

### Coal Mine Hazard Areas

Coal mine hazard area are defined in K.C.C. 21A.06.200 as “an area underlain or directly affected by operative or abandoned subsurface coal mine workings.”

Due to its coal mining history, the subarea contains coal mining hazards, primarily concentrated in the southern portion.

### Erosion hazard areas

K.C.C. 21A.06.415 defines erosion hazard areas as “an area underlain by soils that is subject to severe erosion when disturbed. These soils include, but are not limited to, those classified as having a severe to very severe erosion hazard according to the United States Department of Agriculture Soil Conservation Service, the 1990 Snoqualmie Pass Area Soil Survey, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources such as any occurrence of River Wash ("Rh") or Coastal Beaches ("Cb") and any of the following when they occur on slopes inclined at fifteen percent or more:

- A. The Alderwood gravely sandy loam ("AgD");
- B. The Alderwood and Kitsap soils ("AkF");
- C. The Beausite gravely sandy loam ("BeD" and "BeF");
- D. The Kitsap silt loam ("KpD");
- E. The Ovall gravely loam ("OvD" and "OvF");
- F. The Ragnar fine sandy loam ("RaD"); and
- G. The Ragnar-Indianola Association ("RdE").”

The subarea contains a large amount of erosion hazard areas. K.C.C. 21A.24.220 sets out specific standards for development and alterations on sites within erosion hazard areas to minimize environmental impact.

### Landslide hazard areas

K.C.C. 21A.06.680 defines a landslide hazard area as “an area subject to severe risk of landslide, such as:

- A. An area with a combination of:

1. Slopes steeper than fifteen percent of inclination;
  2. Impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand and gravel; and
  3. Springs or ground water seepage;
- B. An area that has shown movement during the Holocene epoch, which is from ten thousand years ago to the present, or that is underlain by mass wastage debris from that epoch;
- C. Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by wave action;
- D. An area that shows evidence of or is at risk from snow avalanches; or
- E. An area located on an alluvial fan, presently or potentially subject to inundation by debris flows or deposition of stream-transported sediments."

There are very little landslide hazards in the subarea. Most development standards and alterations related to these hazard areas in K.C.C. 21A.24.280.

#### **Seismic hazard areas**

K.C.C. 21A.06.1045 defines seismic hazard area as "an area subject to severe risk of earthquake damage from seismically induced settlement or lateral spreading as a result of soil liquefaction in an area underlain by cohesionless soils of low density and usually in association with a shallow groundwater table."

Most seismic hazards within the subarea run adjacent to the Cedar River. Development standards and alterations within this area are found in K.C.C. 21A.24.290.

#### **Steep slope hazard areas**

K.C.C. 21A.06.1230 defines steep slope hazard area as "an area on a slope of forty percent inclination or more within a vertical elevation change of at least ten feet. For the purpose of this definition, a slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least ten feet of vertical relief. Also for the purpose of this definition:

- A. The "toe" of a slope means a distinct topographic break in slope that separates slopes inclined at less than forty percent from slopes inclined at forty percent or more. Where no distinct break exists, the "toe" of a slope is the lower most limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of twenty five feet; and

B. The "top" of a slope is a distinct topographic break in slope that separates slopes inclined at less than forty percent from slopes inclined at forty percent or more. Where no distinct break exists, the "top" of a slope is the upper-most limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of twenty-five feet."

Steep slopes are scattered throughout the subarea. K.C.C. 21A.24.310 provides development and alteration standards for this hazard area.

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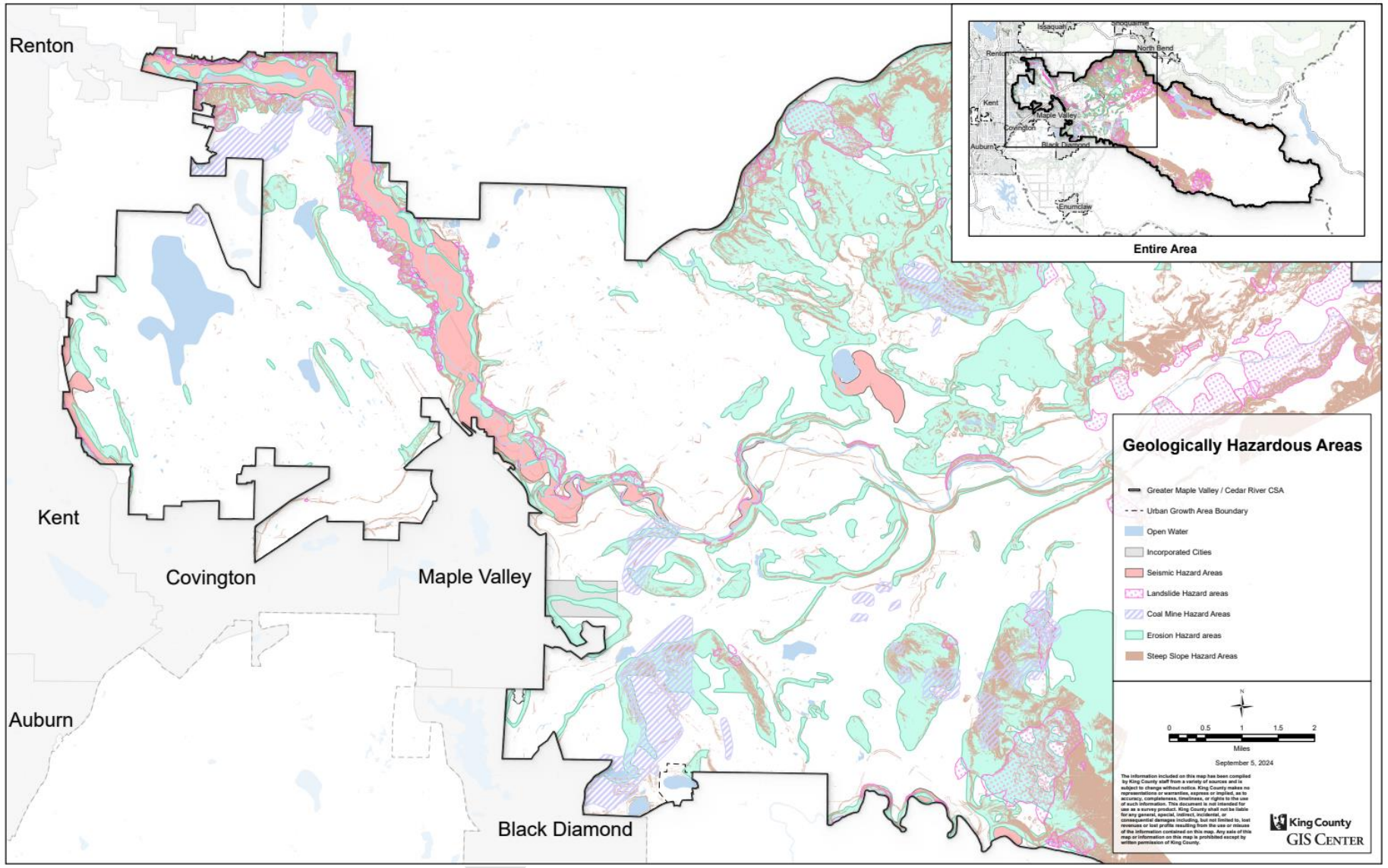


Figure 34: Geologically Hazardous Areas

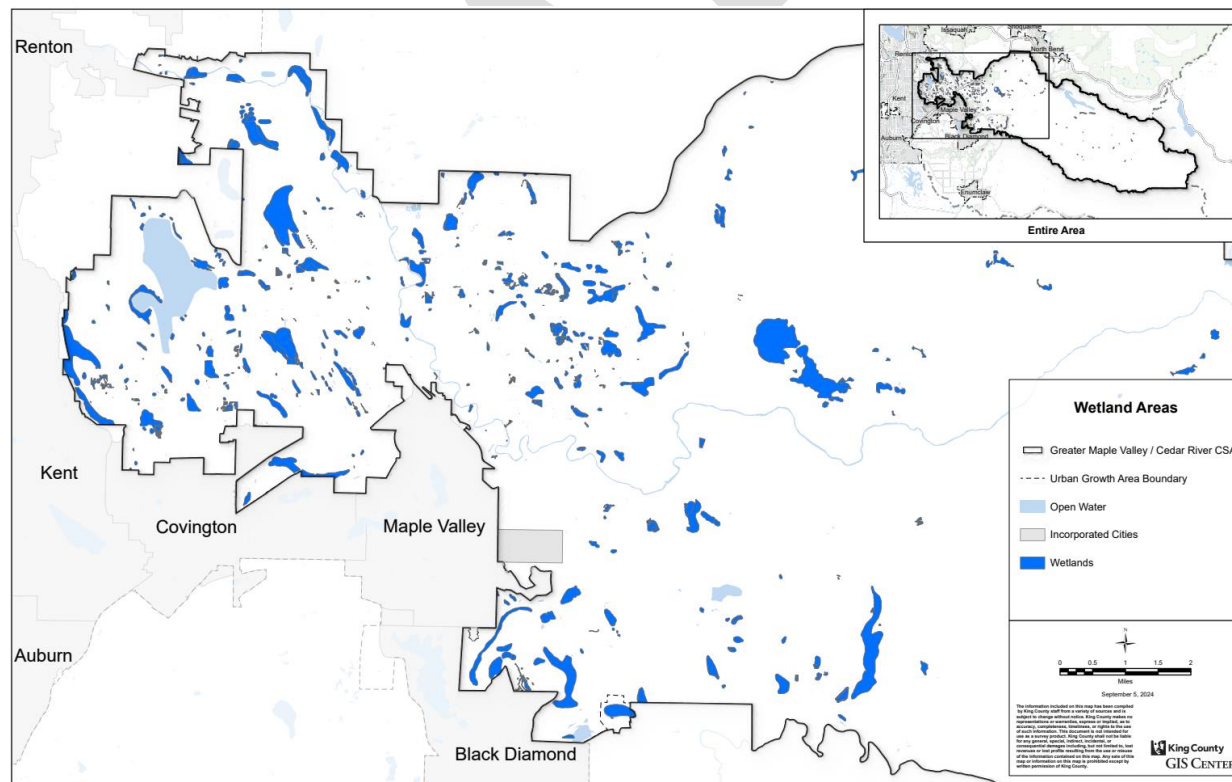
## Wetlands

K.C.C. 21A.06.1391 defines wetlands as:

"A. An area that is inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

B. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands."

Wetlands are predominately found on the western portion of the subarea. Some are associated with lakes while others are isolated wetlands that are connected to other ecosystems through ground water but not surface water.



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## Shorelines

The King County shoreline classification system consists of seven shoreline designations that are contained in the SMP;, consistent with the recommended classification system identified in WAC 173-26-211(5)<sup>27</sup>. The State’s Shoreline Management Act<sup>28</sup> describes the purpose of environment designations in WAC 173-26-191(1)(d)<sup>29</sup>.

These designated shorelines are of statewide significance and can include certain marine areas and larger streams, rivers, and lakes like those found within the subarea. Each shoreline designation is managed in accordance with its designated purpose as described in the SMP. Development applications within the shoreline jurisdiction must meet specific shoreline uses, buffers, and setbacks regulated within K.C.C Chapter 21A.25<sup>30</sup>.

Most shorelines in the subarea area associated a large water body such as Cedar River, Youngs Lake, and Spring Lake.

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<sup>27</sup> [WAC 173-26-211:](#)

<sup>28</sup> [Chapter 90.58 RCW: SHORELINE MANAGEMENT ACT OF 1971 \(wa.gov\)](#)

<sup>29</sup> [WAC 173-26-191:](#)

<sup>30</sup> [Title 21A - ZONING \(21A.01 Through 21A.06\) \(kingcounty.gov\)](#)



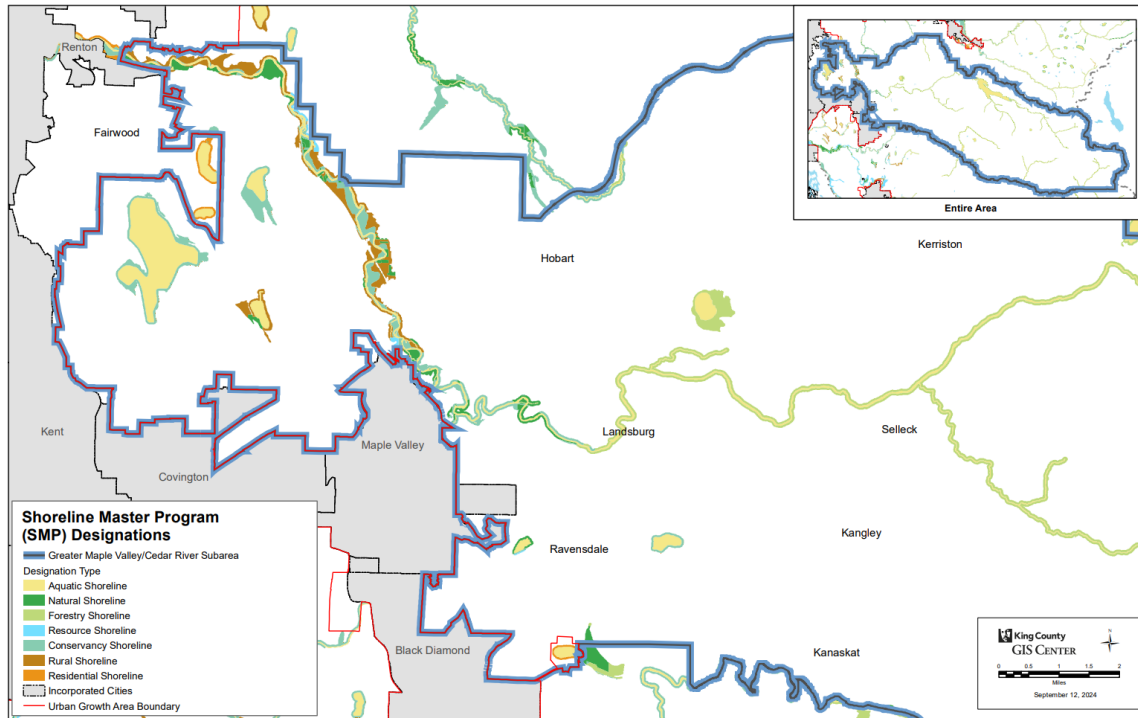


Figure 36: Shoreline Designations