

Local Comprehensive Plans Certification Report

City of Maple Valley Comprehensive Plan

June 26, 2025



The Puget Sound Regional Council conducted a certification review of the City of Maple Valley comprehensive plan. Maple Valley adopted its 2024 comprehensive plan update on November 12, 2024. Supplemental amendments to the Vision chapter and a new Climate chapter were adopted on June 9, 2025. PSRC staff provided comments on the draft plan in March 2024 and coordinated with the city in the spring of 2025 to inform the final plan adopted by the city.

This document is organized into two primary parts: a statement of certification and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

Certification Action

The Puget Sound Regional Council certifies that the transportation-related provisions in the City of Maple Valley 2024/2025 comprehensive plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.¹ Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050, or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

Conformity with Growth Management Act Transportation Planning Requirements and Consistency with Regional Plans and Policies

OVERVIEW

This section discusses conformity with the Growth Management Act (RCW 36.70A.070(6)) and the transportation-related requirements for local comprehensive plans. It also discusses

¹ The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in [VISION 2050: Implementation](#).



consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2050 and the Regional Transportation Plan. In addition to the multicounty planning policies, VISION 2050 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as several implementation actions for local governments to carry out. Each policy area addressed in VISION 2050 is discussed in turn below. More information about the requirement to review and certify local plans is provided in the [Adopted Policy and Plan Review Process](#).

Plans are reviewed using PSRC's [VISION 2050 Consistency Tool](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or Growth Management Act planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of local comprehensive plans.

Regional Collaboration

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) and VISION 2050 call for local comprehensive plans to:

- **Coordinate** with other jurisdictions, agencies, tribes, ports, military installations, and special purpose districts.
- Prioritize **access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Address opportunities and challenges related to **military installations** when applicable.
- Prioritize investments in **centers**.
- Explore **funding sources** and fiscal tools to meet infrastructure and other needs.

Certification Findings

The Maple Valley comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan includes policies to facilitate coordination with tribes on the environment and utilities, and coordination with ports and other agencies on transportation and economic development.



Regional Growth Strategy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Incorporate **housing and employment targets**.
- Use **land use assumptions** substantially consistent with countywide growth targets.
- Demonstrate sufficient zoned **development capacity** to accommodate targets.
- Use consistent **land use assumptions** throughout plan.
- Maintain a **stable urban growth area** with densities that support the Regional Growth Strategy.
- Support growth in designated **centers and high-capacity transit station areas**.
- Manage and reduce **rural growth** and protect natural resource lands.

Certification Findings

The Maple Valley comprehensive plan effectively addresses the Regional Growth Strategy policies in VISION 2050. The plan demonstrates that the city has sufficient capacity to accommodate its adopted growth targets of 1,720 housing units and 1,570 jobs. The plan provides for the evolution of a walkable, attractive, and economically vibrant mixed-use center in the heart of the city, which is identified as a local center.

Environment

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Ensure **air quality standards** are met and reduce emissions of air toxics and greenhouse gases.
- Protect **critical areas and habitat** through coordination and environmental stewardship.
- Plan for **park, trail, and open space** resources and needs.
- Protect and enhance **tree canopy and native vegetation**.
- Protect and restore **water quality**, including actions to restore shorelines and estuaries, remove fish-passage barriers, reduce toxic products, and manage stormwater.
- Ensure **access to healthy environments** for all residents, prioritizing the reduction of impacts for vulnerable residents.

Certification Findings

The Maple Valley comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan includes policies on air quality and protection of critical areas. The



city's Parks, Recreation, Arts, & Open Space plan seeks preservation of open space and is included in Appendix D.

Climate Change

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Reduce **greenhouse gas emissions** in support of state, regional, and local reductions goals.
- Protect and restore natural resources that **sequester and store carbon**.
- Address impacts to **vulnerable populations** that have been or will be impacted by climate change.
- Retrofit **existing buildings** to reduce building energy use.
- Increase **resilience** by identifying and addressing the impacts of climate change and natural hazards.
- Address **rising sea levels** by siting and planning for relocation out of the floodplain.

Certification Findings

The Maple Valley comprehensive plan effectively addresses the climate change policies in VISION 2050. The city adopted a Climate and Action and Resiliency Plan in 2023 and used the climate plan to guide policy development in each chapter of the comprehensive plan. The city added a climate element to the comprehensive plan in 2025.

The city should address the following comment in future updates to the plan:

- The Department of Commerce plans to release final guidance on climate planning consistent with House Bill 1181, which will apply to the implementation progress report for jurisdictions in the Puget Sound region due in 2029. While the city's climate element likely addresses the state law, the city is encouraged to monitor the upcoming guidance and ensure that the plan reflects the new requirements.



Land Use/Development Patterns

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Build **thriving urban communities** through inclusive engagement.
- Support **centers** as connections to opportunity.
- Address **healthy environment**, physical activity and well-being, and safety, while reducing disparities.
- Support **annexation and incorporation** by planning for phased growth of communities.
- Preserve **rural areas and natural resource lands**.
- Evaluate potential **residential and commercial displacement** and mitigate impacts.
- Limit **incompatible uses** adjacent to military lands, industrial centers, and tribal reservation lands.

Certification Findings

The Maple Valley comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan supports development of a Regional Learning & Technology Center, infill development and densities of the downtown and commercial centers, and a land use pattern that supports VISION 2050 and the adopted targets. The plan also supports annexation of urban unincorporated areas.

Housing

Scope of Review

The Growth Management Act (RCW 36.70A.070) and VISION 2050 call for local comprehensive plans to:

- Provide an **inventory and analysis** of existing housing and housing needs at each income level.
- Document **sufficient land capacity** to accommodate housing for all income levels and emergency shelters.
- Identify **actions** to provide housing for all income levels.
- Identify and address **racially disparate impacts, displacement, or exclusion** in housing.
- Expand housing capacity for **moderate-density housing**.
- Promote **jobs-housing balance**.
- Support the **development and preservation of affordable housing** by considering inclusionary and incentive zoning and promoting affordable housing near high-capacity transit.
- Promote **homeownership** opportunities.



Certification Findings

The Maple Valley comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan addresses and documents capacity for the city's allocated share of countywide housing needs. The housing element includes review of racially disparate impacts and displacement risk, which are further addressed in a technical memo. It also includes policy direction to reduce barriers to affordable housing types.

The city should address the following comments in future updates to the plan:

- In the plan, accessory dwelling units (ADUs) are included as providing capacity for housing from 0 to 80% AMI households, although the total ADU capacity listed is small. Guidance from Commerce considers ADUs as moderate income (80 to 120% AMI) for higher-cost communities in the central Puget Sound. The city should monitor the production rate of ADUs and the ability of ADUs to provide lower-income housing. Commerce's [Guidance for Updating Your Housing Element \(Book 2\)](#) is a useful resource.
- The region is facing a housing crisis, and jurisdictions should act with urgency to address the housing needs of all residents. PSRC encourages the city to continue to work with regional partners to monitor housing conditions, to implement housing strategies, and to amend the plan periodically to account for changing development regulations and to adjust to changing conditions.

Economy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Identify and enhance **industry clusters**, including those that provide goods and services for export.
- Support retention and recruitment of **family wage jobs** and small businesses that are **locally, women-, and minority-owned**.
- Develop a **range of employment opportunities** to create a closer balance between jobs and housing.
- Address and prevent potential **physical, economic, and cultural displacement** of existing businesses.
- Expand **access to opportunity** and remove barriers for disconnected communities.
- Recognize and empower the contributions of the region's **culturally and ethnically diverse communities**.

Certification Findings

The Maple Valley comprehensive plan effectively addresses the economy policies in VISION 2050. The Economic Development element is based on the recently completed Economic Development Action Plan and seeks to advance healthy, thriving businesses; support fiscal sustainability; leverage tourism, arts and culture; and improve accessibility for pedestrians and bicyclists downtown and in other parts of the city.



Transportation

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to:

- Use **internally consistent land use assumptions** and forecasts of travel demand and that are consistent with growth targets.
- Provide **inventories of existing facilities**, and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.
- Include a **multiyear financing plan** and reassessment strategy to address potential funding shortfalls.
- Direct **demand management**, including programs to implement the Commute Trip Reduction Act.
- Plan for **pedestrians and bicycles**, including capital investments, education, and safety.
- Discourage **incompatible uses adjacent to airports**.
- Address **air quality** and the reduction of pollutants consistent with WAC 173-420-080.

VISION 2050 also calls for local comprehensive plans to:

- Plan for **system maintenance, safety and emergency management**.
- Support the **Regional Growth Strategy**.
- Provide **alternatives to driving alone**.
- Plan facilities and services for **special needs transportation**.
- Avoid the creation of new and expanded facilities in **rural areas**.
- Identify **racial and social equity** as a core objective when implementing transportation projects.
- Protect the **environment** and reduce stormwater pollution.

Certification Findings

The Maple Valley comprehensive plan effectively addresses the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan includes analysis of transportation safety and includes a system for multimodal level of service. It includes plans for transit, active transportation, and improving air quality, and provides cost and revenue information to support implementation.

The city should address the following comments in future updates to the plan:

- Policy 7.3 says to maintain a 20-year transportation plan. While the plan includes a transportation project list, the timing and implementation of transportation projects is unclear. The city is encouraged to update the transportation element to provide greater clarity regarding the six-year transportation project list and the long-term



projects. More information about planning for transportation projects is available from the Department of Commerce in its [Transportation Guidebook](#).

- The Growth Management Act will require multimodal level of service standards in central Puget Sound jurisdictions by 2029, and additional guidance may be available in the future to refine adopted standards.

Public Services

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Promote **coordinated and efficient** use of public services.
- Protect **water quality** by serving urban development with sewer systems and replacing failing septic systems.
- Consider the **impacts of climate change on public facilities** and promote renewable energy.
- Promote **affordable and equitable access to public services**, especially for underserved communities.
- Promote working with school districts on **school siting and design** to support safe, walkable access.

Certification Findings

The Maple Valley comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes an analysis of future facility needs and costs and includes policy directing coordination with the schools and other service providers and utilities.

Conclusion and Next Steps

PSRC found the City of Maple Valley comprehensive plan to be substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050, and the Regional Transportation Plan.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050 and areas that may be necessary to address prior to the 2029 Growth Management Act Implementation Progress Report.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Paul Inghram at 206-464-7549 or pinghram@psrc.org.

