

CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-18-638

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP

WHEREAS, the State Growth Management Act requires and allows cities to amend their zoning map to meet the land use designation of the Comprehensive Plan; and

WHEREAS, the City Council amended the Comprehensive Plan map designation on the subject properties from Low Density Residential to Medium Density Residential; and

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-significance (DNS) and adoption of existing environmental documents on October 10, 2017; and

WHEREAS, the Planning Commission held a public hearing on the proposed Comprehensive Plan amendments on February 7, 2018; and

WHEREAS, on February 7, 2018, the Planning Commission voted unanimously to forward a recommendation to the City Council to change the zoning designation of six parcels from R-6 to R-8; and

WHEREAS, a zoning designation of R-8 is in agreement with a Comprehensive Plan designation of Medium Density Residential.

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

Section 1. Zoning Map Amendment.

- A. The City of Maple Valley hereby amends the official zoning map of the City of Maple Valley as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.
- B. Copies of Exhibit A will be filed with the City Clerk and referenced under Clerk's Receiving No. _____.

Section 2. Severability. If any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date. A summary of this ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five days after adoption and 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 SPECIAL MEETING THEREOF ON THIS 26th DAY OF FEBRUARY 2018.

Sean P. Kelly, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney

Date of Publication: March 2, 2018

Effective Date: March 7, 2018