

# CITY OF MAPLE VALLEY, WASHINGTON

## ORDINANCE NO. 0-12-491

**AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING THE CITY'S OFFICIAL ZONING MAP TO INCLUDE A NEW ZONING DISTRICT, SERVICE COMMERCIAL (SC), REZONING CERTAIN PROPERTIES, PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE, AND PROVIDING FOR CORRECTIONS.**

WHEREAS, the City Council wishes to amend its official zoning map to include a new zoning district known as Service Commercial (SC); and

WHEREAS, the City of Maple Valley encouraged public participation in the review of the amendment that included a public hearing before the Planning Commission on November 17, 2010 and before the City Council on February 27, 2012; and

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-significance (DNS) and adoption of existing environmental documents for the proposed amendment on January 11, 2011; and

WHEREAS, the City of Maple Valley submitted the amendment to the Washington State Department of Commerce on January 14, 2011 and received no comments; and

WHEREAS, the City Planning Commission made a recommendation to adopt the proposed amendment to the Maple Valley Municipal Code on March 16, 2011; and

WHEREAS, the City Council amended the Land Use Element of the Comprehensive Plan to include a new land use known as Service Commercial (SC) on October 10, 2011; and

WHEREAS, the City Council wishes to rezone certain commercial properties in the northern area of the City from "Office w/ conditions (O/c)" and "Business Park w/ conditions (BP/c)" to "Service Commercial (SC).

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

**Section 1. Zoning Map Amendment.** The City Council hereby amends the official zoning map to appear as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

**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 resolution, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or resolution numbering and section/subsection numbering.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON  
ON THIS 26TH DAY OF MARCH, 2012.

\_\_\_\_\_  
William T. Allision, Mayor

ATTEST:

\_\_\_\_\_  
Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Christy A. Todd, City Attorney

Date of Publication:

Effective Date:



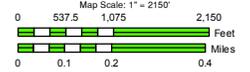
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**Adopted by Ordinance:**

**0-12-491**

Created by: S. Kincade

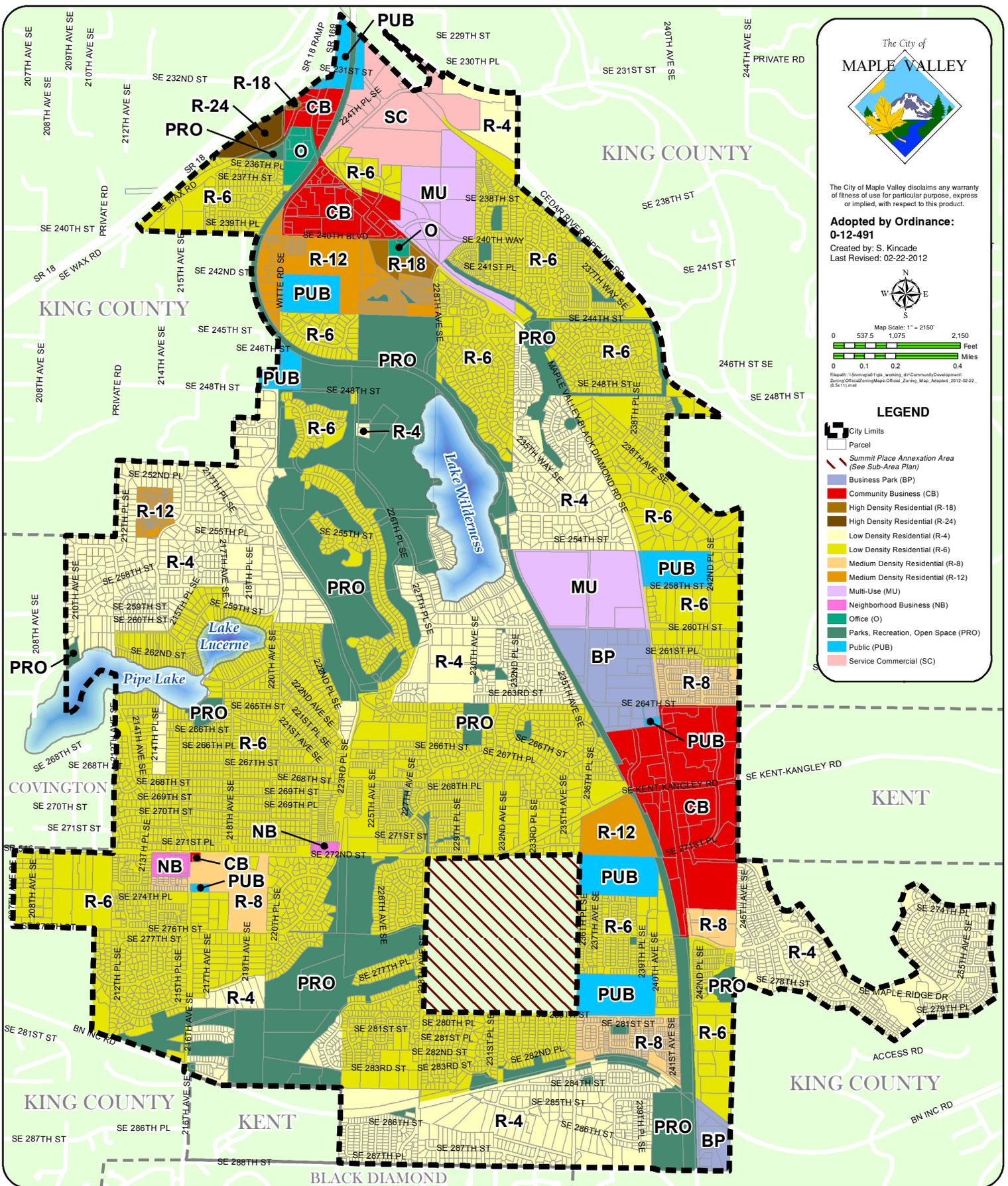
Last Revised: 02-22-2012



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**LEGEND**

- City Limits
- Parcel
- Summit Place Annexation Area (See Sub-Area Plan)
- Business Park (BP)
- Community Business (CB)
- High Density Residential (R-18)
- High Density Residential (R-24)
- Low Density Residential (R-4)
- Low Density Residential (R-6)
- Medium Density Residential (R-8)
- Medium Density Residential (R-12)
- Multi-Use (MU)
- Neighborhood Business (NB)
- Office (O)
- Parks, Recreation, Open Space (PRO)
- Public (PUB)
- Service Commercial (SC)



City of Maple Valley  
**Official Zoning Map**

AS RECOMMENDED BY THE  
COMMUNITY DEVELOPMENT DEPARTMENT  
AND THE PLANNING COMMISSION AND  
ADOPTED BY CITY COUNCIL

ADOPTED: "02/22/2012, Ordinance No. 0-12-491