

CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-14-559

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING THE OFFICIAL COMPREHENSIVE PLAN MAP TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE AREA KNOWN AS “SUMMIT PLACE”, PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE, AND PROVIDING FOR CORRECTIONS.

WHEREAS, the State Growth Management Act requires and allows periodic review, and if necessary, revision of the Comprehensive Plan; and

WHEREAS, the Tahoma School District desires to construct a new high school on approximately 35 acres in a portion of the property known as “Summit Place”; and

WHEREAS, the Planning Commission held a public hearing on the proposed Comprehensive Plan amendment on June 4, 2014; and

WHEREAS, on June 18, 2014 the Planning Commission voted unanimously to forward a recommendation to the City Council to adopt the associated Comprehensive Plan amendment; and

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-significance (DNS) and adoption of existing environmental documents on June 19, 2014; and

WHEREAS, the City of Maple Valley submitted the proposed amendment to the Comprehensive Plan to the Washington State Department of Commerce on June 27, 2014; and,

WHEREAS, the City of Maple Valley has complied with all State procedural requirements of the Growth Management Act and the State Environmental Policy Act, and desires to adopt the amendments to the Land Use Element of the City’s Comprehensive Plan;

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

Section 1. Comprehensive Plan Amendment.

- A. The City of Maple Valley hereby amends the Official Comprehensive Plan Map of the City of Maple Valley to redesignate approximately 35 acres of land from MPC to PUB 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 REGULAR MEETING THEREOF ON THIS 8th DAY OF SEPTEMBER, 2014.

William T. Allison, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney

Date of Publication: September 16, 2014

Effective Date: September 21, 2014