

CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-14-564

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING TITLES 12 AND 18 OF THE MAPLE VALLEY MUNICIPAL CODE, PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE, AND PROVIDING FOR CORRECTIONS.

WHEREAS, the Tahoma School District wishes to construct a new high school in the City of Maple Valley; and

WHEREAS, the current zoning code does not meet the needs of the school district to construct the new high school as proposed; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning code amendments on August 6, 2014; and

WHEREAS, on August 20, 2014 the Planning Commission voted unanimously to forward a recommendation to the City Council to adopt amendments to the zoning code; and

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-significance (DNS) and adoption of existing environmental documents on September 23, 2014; and

WHEREAS, the City of Maple Valley submitted the proposed zoning code amendments to the Washington State Department of Commerce on October 3, 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 amendment to the City's Official Zoning Map;

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

Section 1. The City of Maple Valley hereby amends subsection 12.10.310(C) of the Maple Valley Municipal Code entitled "Driveways," to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. The City of Maple Valley hereby amends subsection 18.40.040(B) of the Maple Valley Municipal Code, entitled "Densities and dimensions – Commercial, Office and Business Park zones," to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full

Section 3. The City of Maple Valley hereby amends subsection 18.40.050(B) of the Maple Valley Municipal Code, entitled “Fences,” to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. The City of Maple Valley hereby amends subsection 18.40.100(B) of the Maple Valley Municipal Code, entitled “Trash and recycling enclosures,” to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. The City of Maple Valley hereby amends subsections 18.40.120(A) and (E) of the Maple Valley Municipal Code, entitled “Off-street parking standards,” to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 6. The City of Maple Valley hereby amends subsections 18.40.130(D), (G), (H) and (J) of the Maple Valley Municipal Code, entitled “Landscaping and tree retention,” to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 7. The City of Maple Valley hereby amends subsection 18.70.030(A) of the Maple Valley Municipal Code, entitled “Site design guidelines and requirements,” to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. The City of Maple Valley hereby amends subsection 18.70.035(A) of the Maple Valley Municipal Code, entitled “Building design guidelines and requirements,” to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 9. Copies of Exhibit A will be filed with the City Clerk and referenced under Clerk’s Receiving No. _____.

Section 10. 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 11. 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 12. 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 27th DAY OF OCTOBER, 2014.

William T. Allison, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney

Date of Publication: November 4, 2014
Effective Date: November 9, 2014