

CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-24-831

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, ADOPTING THE 2024 COMPREHENSIVE PLAN AND AMENDING THE CITY'S DEVELOPMENT REGULATIONS ; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR CORRECTIONS.

WHEREAS, the City of Maple Valley is required to plan under RCW 36.70A.040; and

WHEREAS, every ten years, RCW 36.70A.130(1) requires the City of Maple Valley to take legislative action to review and, if needed, revise its comprehensive plan and development regulations, including its policies and regulations designating and conserving natural resource lands and designating and protecting critical areas to comply with the requirements in chapter 36.70A RCW; and

WHEREAS, the City of Maple Valley acknowledges the need to update the Plan and adopt the Plan by December 31, 2024; and

WHEREAS, public outreach for the Plan included in person and virtual public open houses, stakeholder meetings, surveys, and pop-up events; and

WHEREAS, goals and policies in the Plan were reviewed for diversity, equity, and inclusion by City staff, consultants, Planning Commission, City of Maple Valley REACH (Respect, Equity, Accountability, Community, Hope) Committee, and City Council; and

WHEREAS, the Planning Commission held a public hearing on the proposed Comprehensive Plan update on March 6, 2024 and held a hearing on implementing code amendments on July 10, 2024; and

WHEREAS, on March 20, 2024 the Planning Commission voted 6-1 to forward a recommendation to the City Council to adopt the Comprehensive Plan update; and

WHEREAS, on July 17, 2024 the Planning Commission voted unanimously to forward a recommendation to the City Council to adopt the associated code update to implement the Comprehensive Plan update; and

WHEREAS, the City of Maple Valley submitted the proposed amendments to the Comprehensive Plan to the Washington State Department of Commerce for 60 day review on August 16, 2024; and,

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-

significance (DNS) and adoption of existing environmental documents on October 24, 2024; and

WHEREAS, the City of Maple Valley received and responded to comments received by the King County Affordable Housing Committee, Washington State Department of Commerce, Puget Sound Regional Council, Department of Ecology, Department of Natural Resources, and Department of Fish and Wildlife; 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 City's Comprehensive Plan and update the implementing code.

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

Section 1. Comprehensive Plan, Zoning Map, and Code Amendments.

- A. The City of Maple Valley hereby adopts the 2024 Comprehensive Plan 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. The City of Maple Valley hereby adopts the updated Zoning Map of the City of Maple Valley as set forth in **Exhibit B**, which is attached hereto and incorporated herein by this reference as if set forth in full.
- C. The City of Maple Valley hereby amends the following chapters of Title 18 of the Maple Valley Municipal Code, entitled "Development Regulations," to read as set forth in **Exhibit C**, which is attached hereto and incorporated herein by this reference as if set forth in full (new text is shown in underline; deleted text is shown in ~~strikethrough~~):
 - chapter 18.10, entitled "General,"
 - chapter 18.20, entitled "Definitions,"
 - chapter 18.30, entitled "Permitted Use Tables,"
 - chapter 18.40, entitled "Development Standards,"
 - chapter 18.50, entitled "Particular Use Regulations,"
 - chapter 18.60, entitled "Critical Area Regulations," and
 - chapter 18.110, entitled "Land Use Permits and Decisions."

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 12th DAY OF NOVEMBER 2024.

Sean P. Kelly, Mayor

ATTEST:

Andrew Dacuag, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney

Publication Date: November 15, 2024

Effective Date: November 20, 2024