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CITY OF MAPLE VALLEY, WASHINGTON
ORDINANCE NO. O-25-866

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING SECTIONS OF TITLE 18 OF THE MAPLE VALLEY MUNICIPAL CODE ENTITLED "DEVELOPMENT REGULATIONS," RELATING TO PERMITTING CONGREGATE RESIDENCES AS REQUIRED BY HB 1998; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR CORRECTIONS.

WHEREAS, in 2024 the Washington State legislature passed Engrossed Substitute House Bill (ESHB) 1998 related to co-living housing (congregate residences); and

WHEREAS, ESHB 1998 requires jurisdictions to comply by December 31, 2025; and

WHEREAS, the City of Maple Valley recognizes congregate residences as one solution in the effort to provide more low-cost housing solutions to current and future Maple Valley residents and to combat our region's affordable housing crisis; and

WHEREAS, the City of Maple Valley is amending Maple Valley Municipal Code (MVMC) Chapters 18.20.020, 18.30.030, and 18.40.120 to conform to congregate residences requirements enacted by the State; and

WHEREAS, the Planning Commission reviewed congregate residences code amendments on October 15, 2025, and November 5, 2025; and

WHEREAS, the Planning Commission held a public hearing on November 5, 2025, receiving one public testimony in support of the code amendments; and

WHEREAS, the City notified the Department of Commerce on October 27, 2025, and completed the expedited 15-day review period with minor comments received which were subsequently addressed; and

WHEREAS, the City received no comments during the comment period held from October 8, 2025, to October 24, 2025; and

WHEREAS, the City issued a SEPA Determination of Non-Significance (DNS) on November 12, 2025, receiving no comments; and

WHEREAS, the Planning Commission Chair provided the hand-off of the Planning Commission recommendations to the City Council on November 24, 2025, at a regular City Council meeting; and

WHEREAS, City staff introduced the proposed code amendments at the November 24, 2025, regular City Council meeting; and

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WHEREAS, Council further discussed proposed code amendments at the December 8, 2025, regular City Council meeting.

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

Section 1. Amendment. Section 18.20.020 entitled "Definitions," Section 18.30.030 entitled "Allowed Uses by Zoning District – Residential," and Section 18.40.120 entitled "Off-Street Parking Standards," of the Maple Valley Municipal Code are hereby amended as set forth in Attachment A: (new text shown in underline; deleted text shown in strikethrough):

Section 2. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

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 MEETING THEREOF ON THE 12th DAY OF JANUARY 2026.

CITY OF MAPLE VALLEY

Sean P. Kelly

Sean P. Kelly, Mayor

ATTEST/AUTHENTICATED:

Andrew Dacuag

Andrew Dacuag, City Clerk

APPROVED AS TO FORM:

Patricia Taraday

Patricia Taraday, City Attorney

Date of Publication: January 16, 2026

Effective Date: January 21, 2026