ORDINANCE NO. 1390

AN ORDINANCE of the City of Kent, Washington amending the zoning ordinance of the City of Kent (Ordinance No. 1071, as amended) to authorize sanitary land fill operations as conditional exceptions in all zoning districts of the City of Kent (except MHR zone), defining a "sanitary land fill", delegating the power to the Kent Board of Adjustment to determine what type of material shall be allowed in each instance involving a "sanitary land fill", and specifying the standards and conditions to control each "sanitary land fill" operation.

WHEREAS, Kent City Ordinance No. 1071, as amended, entitled "Zoning Ordinance for the City of Kent, Washington" was passed by the City Council on the 15th day of September, 1960; and

WHEREAS, the effective date of said Ordinance No. 1071, as amended, was the 3rd day of October, 1960, and

WHEREAS, as required by the zoning ordinances of the City of Kent and after proper notice and public hearing and referral to and study by the Planning Commission of the City of Kent recommending certain changes in Kent City Ordinance No. 1071, as amended, and

WHEREAS, thereafter the City Council of the City of Kent did hold a public hearing pursuant to proper published notice on said recommendation insofar as it related to certain portions of Kent City Ordinance No. 1071, and

WHEREAS, as a result of said public hearing as aforesaid, the Kent City Council found that the proposed amendments to the Kent Zoning Ordinance No. 1071, as amended, will ultimately be in the best interests of the health, safety and general welfare of the citizens of the City of Kent.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT DO
ORDAIN AS FOLLOWS:

Section 1. The following changes are added to the following designated codified portions of the Kent Zoning Ordinance No. 1071, as amended:

10.5.3 - R1 District - Conditional Exceptions
  (9) - Sanitary Land Fill

10.5.13 - R2 District - Conditional Exceptions
  (16) - Sanitary Land Fill

10.5.23 - R3 District - Conditional Exceptions
  (17) - Sanitary Land Fill

10.5.33 - R4 District - Conditional Exceptions
  (17) - Sanitary Land Fill

10.5.43 - R5 District - Conditional Exceptions
  (17) - Sanitary Land Fill

10.6.04 - C1 District - Conditional Exceptions
  (3) - Sanitary Land Fill

10.6.4 - C2 District - Conditional Exceptions
  (5) - Sanitary Land Fill

10.6.14 - C3 District - Conditional Exceptions
  (5) - Sanitary Land Fill

10.7.051 - M1 District - Conditional Exceptions
  Sanitary Land Fill

10.7.3 - M2 District - Conditional Exceptions
  Sanitary Land Fill

10.4.04 - RA District - Conditional Exceptions
  (14) - Sanitary Land Fill

10.4.3 - MA District - Conditional Exceptions
  (16) - Sanitary Land Fill

10.5.03 - SR District - Conditional Exceptions
  (16) - Sanitary Land Fill

-2-
Section 2.

10.3.02 - SPECIFIC DEFINITIONS

Sanitary Land Fill - A sanitary land fill is the transforming of dangerous, useless or waste land into usable land for recreation, community, commercial, industrial or residential use by filling the same with refuse which is thoroughly compacted and covered from day to day.

Section 3. In all cases where a request for conditional exception is made for the operation of a sanitary land fill as defined in this Ordinance, the Kent Board of Adjustment shall determine what kind of fill shall be used and allowed in each instance.

Section 4. The following specific standards are imposed as a condition to the granting of any conditional exception to accomplish a sanitary land fill in any zone permitted by the Kent Zoning Ordinance:

1. Any natural drainage course or reservoir will be preserved and protected from the land fill operation.

2. The area fill method will be used and the highest standards will be utilized in conducting the operation in accordance with all of the best known technical methods.

3. All refuse will be thoroughly compacted by modern methods of compaction.

4. All refuse will be completely covered to a depth of 12 inches prior to the close of operations each day. No uncovered material will remain overnight.

5. Cover material will be withdrawn from the site itself and will consist of sandy loam or gravel. Clay will not be used as a cover material and particularly as a final cover.

6. Blowing paper will be minimized by temporary fencing on leeward side and by water sprinkling.

7. Dust will be eliminated or minimized by sprinkling
with water where necessary.

8. Dust and mud will be eliminated or minimized on access areas by providing hard surfacing from the highway to area of operation in the site.

9. No burning will occur at any time.

10. Hours of operation will be limited to Monday through Saturday between the hours of 8 o'clock a.m. to 6 o'clock p.m. except for any emergency.

11. No small vehicles such as cars, pickups, small trailers and the like will be permitted.

12. All trucks accommodated will be commercial or municipal for operation in refuse collection.

13. The site will be entirely fenced and controlled by an access gate which will be locked during hours of non-operation.

14. One or more attendants, as required, will be on duty during all hours.

15. Plantings will be utilized to screen any areas necessary from public view.

16. No scavenging or salvaging of material will be tolerated.

17. Final cover will be at least 2\text{\textit{FEET}} deep.

Section 5. The City Engineer of the City of Kent be and he is hereby authorized and directed to indicate upon the Comprehensive Planning Map of the City of Kent or upon an addendum thereto the zoning changes reflected in this Ordinance.

Section 6. That upon said changes being shown upon the Comprehensive Planning Map of the City of Kent or upon an addendum thereto, the copy of said map or addendum shall be filed with the County Auditor of King County, Washington, and the City Clerk of the City of Kent be and she is hereby authorized and directed
to record this Ordinance with the County Auditor of King County, Washington.

Section 7. This Ordinance shall take effect and be in force from and after its passage, approval and publication as provided by law.

ALEX THORNTON,
Mayor

Attest:

MARIE JENSEN, City Clerk

Approved as to form:

JOHN B. BEEHNER, City Attorney

Passed the 3 day of OCT, 1966.
Approved the 4 day of OCT, 1966.
Published the 5 day of OCT, 1966.