AN ORDINANCE of the City of Kent, Washington, relating to planning, zoning and
property; rezoning approximately 558 acres
generally located on the south and west sides
of the Green River from RA, Residential
Agricultural to A-1, Agricultural.
[Agricultural Zoning Amendment].

WHEREAS, the City Council of the City of Kent, on
August 16, 1982, initiated a proposal for an amendment to the
Zoning Code of the City of Kent and the official zoning map,
pursuant to its review and adoption of the recommendations of the
Planning Department contained in the Kent Agricultural Lands
Study, which proposal would implement the Agricultural Preservation Policy; and

WHEREAS, the subject amendment would rezone the following
generally described property from RA, Residential Agricultural to
A-1, Agricultural One Acre Minimum Lot Size: Those areas on the
west side of the Green River lying in the area between the
Kent-Des Moines Road on the south, the toe of West Hill on the
west, the Green River on the east, and the Kent City limits on the
north (S. 204th Street extended); together with those lands lying
within Kent City limits on the south side of the Green River
located on the west side of West Valley Highway; and

WHEREAS, the document titled "Economic Analysis of
Agricultural Zoning Alternatives," prepared by Williams-Kuebelbeck, was reviewed by the City Council; and

WHEREAS, the Kent Planning Commission undertook a study
of the Agricultural Preservation Element of the Kent Comprehensive
Plan, and proposed agricultural zoning amendments; and public
hearings on the Agricultural Preservation Element of the Kent
Comprehensive Plan and on the text and map amendments were held on
January 25, 1983; February 8, 1983; February 23, 1983; March 8,
1983; March 22, 1983 and March 29, 1983; and further hearings on
the agricultural zoning amendments were held on March 27, 1984,
April 17, 1984 and May 8, 1984; and
WHEREAS, the Planning Commission forwarded its recommenda-
tions to the City Council on May 8, 1984; and

WHEREAS, a final Environmental Impact Statement was filed
by the Planning Department on June 29, 1984; and

WHEREAS, a public hearing was held by the City Council on
July 16, 1984 and August 6, 1984 to consider the agricultural
zoning amendment and the Council found that:

The City of Kent recognizes the importance of
preserving prime agricultural soils which are a
scarce and non-renewable resource; and

The City recognizes the contribution of
agriculture to the local economy in terms of
the employment opportunities it creates and the
income it generates; and

The City desires to promote in-fill development
in its existing commercial and industrial
districts by reserving lands on the west and
south sides of the Green River for agricultural
and other low intensity land uses; and

Agricultural activities are generally compat-
ible with the City's goals of protecting
environmentally sensitive areas, such as
wetlands, and preserving an open and rural
character to certain parts of the community; and

The agricultural zoning is consistent with the
Kent Comprehensive Plan and the King County
Farmlands Preservation Acts and Farmlands Bond
Program; and

WHEREAS, the Agricultural Preservation Element of the Kent
Comprehensive Plan was adopted by Resolution No. 1026 on August 6,
1984; and

WHEREAS, the City Council on August 6, 1984 approved by
motion the rezone and directed the preparation of this ordinance;
NOW THEREFORE

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES
HEREBY ORDAIN AS FOLLOWS:

Section 1. The following described land situated in the
City of Kent, County of King, State of Washington, and presently
zoned RA, Residential Agricultural, and more particularly described
as follows:
That parcel of property located in Sections 3, 10, 11, 14, 15, 22 and 23, Township 22 North, Range 4 East, W.M.: Beginning at the point of intersection of South 204th Street and the west bank of the Green River; thence along the bank of the Green River to its intersection with the Kent-Des Moines Road; then westerly along the northerly boundary of the Kent-Des Moines Road to its intersection with State Route 516; then northerly along the eastern right-of-way line of State Route 516 to a point of intersection with the westerly 35 foot contour line as shown on the "Aerial Topographic Map of the City of Kent" prepared by Walker & Associates, Inc., dated July 1974, revised October 1978 and filed with the City Clerk of the City of Kent; then in a general northerly direction along the above described 35 foot contour line to the point of intersection with the King County (Conservation) District #2 drainage ditch, extended (approximately 1,000 feet); then along the eastern bank of the drainage ditch and its extension to the point of interestion with 42nd Avenue South; then north along the eastern boundary of 42nd Avenue South to the point of intersection with the Kent City limits (Kent-King County boundary line); then easterly and northerly along the Kent City limits (Kent-King County boundary line) to the point of intersection with South 204th Street, thence east along the south line thereof and line extended to the point of beginning.

Together with that parcel of property, located in Section 35, Township 22 North, Range 4 East, W.M., bounded on the east by the western boundary of the West Valley Road; on the south by the northern boundary of S. 277th Street, and on the west and north by the Kent City limits. is hereby rezoned to A-1, Agricultural. This area is more particularly shown on maps attached hereto as Exhibits A and B, and incorporated herein by this reference. The "Aerial Topographic Map of the City of Kent" prepared by Walker & Associates, Inc., dated July 1974, and revised October 1978, referenced in the legal description above; is also incorporated herein by this reference, as filed with the City Clerk of the City of Kent.

Section 2. The Planning Director of the City of Kent be, and is hereby authorized and directed to indicate upon the Comprehensive Zoning Map of the City of Kent or upon an addendum thereto, the zoning of said property as provided for in Section 1 of this Ordinance. Further, the Planning Director shall keep and
file at least one copy of the "Aerial Topographic Map of the City of Kent" with the Comprehensive Zoning Map of the City of Kent.

Section 3. That upon such amendment being shown upon the Comprehensive Zoning Map of the City of Kent, or upon an addendum thereto, the copy of said map or addendum shall be filed with the Director of Records & Elections of King County, Washington, and the City Clerk of the City of Kent is hereby authorized and directed to record this Ordinance with the County Auditor of King County and pay the filing fee therefor.

Section 4. The amendments to the Zoning Map, hereby adopted, shall not preclude one or more owners, or their agents, from applying for a rezone pursuant to Chapter 15.09 KCC.

Section 5. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

ATTEST:

ISABEL HOGAN, MAYOR

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY

PASSED the 4th day of Sept., 1984.
APPROVED the 5th day of Sept., 1984.
PUBLISHED the 7th day of Sept., 1984.
I hereby certify that this is a true copy of Ordinance No. 2489, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK

(SEAL)
EXHIBIT A.

WEST SIDE GREEN RIVER:
AGRICULTURAL ZONING PROJECT

BOUNDARY OF AREA
ZONED AGRICULTURAL [A-1]

BOUNDARY OF A-1 ZONING
FOLLOWS THE 35-FOOT
CONTOUR LINE [MSL] BETWEEN THESE TWO POINTS

KENT PLANNING DEPT. 1984
EXHIBIT B.

SOUTH SIDE GREEN RIVER: AGRICULTURAL ZONING PROJECT

BOUNDARY OF AREA ZONED AGRICULTURAL (A-1)

KENT PLANNING DEPT. 1984