AN ORDINANCE of the City of Kent, Washington relating to PLANNING, ZONING AND PROPERTY; rezoning approximately 151 acres generally located west of the Valley Freeway (SR 167), north of South 277th Street, east of the West Valley Highway (SR 181) and Kent City limits, and south of the Green River, from MA (Manufacturing-Agricultural) and RA (Residential Agricultural) to A-G (Agricultural-General).

WHEREAS, the City Council of the City of Kent, on August 16, 1982, directed preparation of a staff report to evaluate amendments to the Comprehensive Plan and Zoning Code of the City of Kent relating to agricultural land uses. The Council's action was taken pursuant to its review and adoption of the recommendations of the Planning Department contained in the Kent Agricultural Lands Study in order to implement the Agricultural Preservation Policy set out in Resolution 955; and

WHEREAS, the staff report recommended the creation of new zoning designations, which would limit land uses to farming and associated activities; 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 certain agricultural zoning amendments were held on March 27, 1984, April 17, 1984 and May 8, 1984; and

WHEREAS, the Planning Commission on March 29, 1983 recommended that changes to the Comprehensive Plan and Zoning Code, relating to agricultural uses be made, but that the area at issue here not be included; and
WHEREAS, an Environmental Impact Statement was prepared and filed on June 29, 1984 which discussed impacts and alternatives of rezoning certain property A-1, and which incidentally addressed some impacts of rezoning the property to A-G; and

WHEREAS, a public hearing was held by the City Council on July 16, 1984 and August 6, 1984 to consider the agricultural zoning amendments recommended by the Planning Commission, at which time the Council directed that the Zoning Code be further amended to include an A-G zone and that the property generally described as west of the Valley Freeway (SR 167), north of 277th Street, east of the Valley Highway (SR 181) and the Kent City limits and south of the Green River, be rezoned from MA and RA to A-G; and

WHEREAS, on August 6, 1984, the Agricultural Preservation Element of the Kent Comprehensive Plan was adopted by Resolution 1026; and

WHEREAS, a Declaration of Nonsignificance was issued on the proposed A-G zoning text and map amendments on November 8, 1984; and

WHEREAS, public hearings were held on the A-G text and map amendments on December 3, 1984; January 7, 1985; and January 21, 1985; and the Council found that:

The City of Kent recognizes the importance of preserving prime agricultural soils which are a scarce and nonrenewable 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 proposed A-G zone will encourage the long-term status of agricultural activities, particularly agriculturally related industrial uses; and

Agricultural activities are generally compatible 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 City Council on January 21, 1985 approved the creation of the Agricultural General (A-G) Zone; and

WHEREAS, the City Council on January 21, 1985 adopted the Findings of Fact contained in the Planning Department's staff report; and

WHEREAS, the City Council on January 21, 1985 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 MA, Manufacturing Agricultural, and more particularly described as follows:

That parcel of property located in the City of Kent, Washington, more particularly described as follows: Beginning at the point of intersection of the Valley Freeway (SR 167) and the west bank of the Green River; thence south along the westerly right-of-way line of the Valley Freeway (SR 167) to a point of intersection with South 277th Street, thence west along the northerly boundary of South 277th Street to a point of intersection with the West Valley Highway, thence northerly along the easterly right-of-way line of the West Valley Highway to the point of intersection with South 262nd Street, thence west along the south right-of-way line of South 262nd Street to the point of intersection of the Kent City limits, thence north along the Kent City limits to the point of intersection with the westerly bank of the Green River, thence southerly and easterly along the westerly bank of the Green River to the point of beginning.

is hereby rezoned to A-G, Agricultural General. This area is more particularly shown on maps attached hereto as Exhibit A, and incorporated herein by this reference.
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.

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.

ISABEL HOGAN, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY
PASSED the 4 day of July, 1985.
APPROVED the 6 day of July, 1985.
PUBLISHED the 8 day of July, 1985.

I hereby certify that this is a true copy of Ordinance No. 23300-100, 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)