AN ORDINANCE of the City of Kent, Washington, resulting from the Planning Department Housing Element Work Program, amending the Housing and Public Facilities and Services Elements of the West Hill Land Use Plan and City of Kent Comprehensive Plan.

WHEREAS, the City Council, by Resolution 1123, evidenced a desire to achieve reduction in the density of multifamily housing through revisions to Kent's Comprehensive Plan and Zoning Code; and

WHEREAS, the City Council, by Resolution 1172, directed the Planning Department to conduct a study and proposed update of the housing element of the City's Comprehensive Plan, including an area by area analysis of multifamily density for East Hill, West Hill and Valley Floor Planning Areas; and

WHEREAS, the Council directed that the results of said area-wide study are to be proposed for implementation through text and/or map zoning amendments to be presented to the Council; and

WHEREAS, the Council had directed that the Planning Department work with the City Council to develop a work program for the area by area analysis; and

WHEREAS, RCW 35A.63.020, RCW 35A.63.073 and RCW 35A.63.100(5) empowers a city council to authorize the Planning Commission to hear and make recommendations to the City Council on Comprehensive Plan Text amendments; and

WHEREAS, the City Council by Ordinance 2796 granted to the Planning Commission authority to consider and make recommendations on Comprehensive Plan text amendments, and authorized Comprehensive Plan text amendments to be made simultaneously with or prior to amendments to the zoning code; and
WHEREAS, public notice and opportunity for input on the Work Program process, procedure and results has been of the highest priority to the City Council; and

WHEREAS, amendments to the West Hill Subarea Comprehensive Plan Text, amending the West Hill Land Use Plan Housing, and Public Facilities and Services Elements were recommended to the Planning Commission; and

WHEREAS, in accordance with the provisions of RCW 35A.63.073 and the Kent City Ordinance 2796, hearings were held before the Planning Commission of the City of Kent on July 24, 1989 and August 14, 1989 to consider the proposed amendments; and

WHEREAS, after the final hearing of the Planning Commission and its final deliberations, the Planning Commission’s Findings of Fact, Conclusions of Law, and recommendations for the proposed amendments were issued on August 28, 1989; and

WHEREAS, the City Council considered the Findings of Fact, Conclusions of Law and recommendations of the Planning Commission at a public meeting on September 19, 1989; NOW, THEREFORE,

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

Section 1. The Findings of Fact and Conclusions of Law adopted by the Kent Planning Commission on August 28, 1989 are adopted by reference in totality by the Kent City Council.

Section 2. The Kent West Hill Subarea Land Use Comprehensive Plan, Housing Element is amended as follows:

Housing Element
Goal 2: Policy 2: The West Hill Plan Land Use Map will serve as a general guide for future development of the West Hill. Flexible-residential-development-means-that-specific-development-proposals-at-densities-somewhat-higher-than-shown-on-the-Land-Use Map-may-be-appropriate-on-certain-sites-where-natural-features-are preserved-and-adequate-buffering-of-lower-density-development-is provided.
Section 3. The Kent West Hill Land Use Plan, Public Facilities and Services Element is amended as to add the following language:

Public Facilities and Services Element
Goal 1: Objective 2:
Policy 2: Restrict residential densities in areas unconnected to City sewer.

Section 4. The City of Kent Comprehensive Plan, West Hill Land Use Plan, Land Use Classifications Section, is amended to add the following:

Single Family Designated Area Overlay:

LAND USE CLASSIFICATIONS

The land use classifications used in display and explanation of the alternative proposed patterns of development of West Hill are similar to current East Hill, King County Community Plan and Greater Des Moines Plan designations. The classifications are an expansion over current City of Kent designations on West Hill*. This expansion means that designated residential densities are more precise and that zoning ordinances and regulations that follow can be more easily determined to express the intent of this new plan. Also, classifications similar to those of surrounding and overlapping plans mean easier interjurisdictional coordination.

Single Family Residential

The four single family residential classifications used on West Hill range from one dwelling unit per acre (du/ac) to a maximum of six du/ac. One dwelling unit per acre is similar to the permitted density of the City of Kent Residential-Agricultural zone. An example of development in a six du/ac designated area is the Cambridge subdivision. This is equivalent to R-1 7,200 zoning or 7,200 sq. ft. lot sizes.

* Only the classifications that can apply to West Hill alternative maps are described.
Single Family (1 du/ac)

A minimum density intended for use in areas that may be environmentally sensitive to development, or where higher density may not be desirable because of the public expense involved in supplying urban services.

Single Family (2 to 3 du/ac)

Buildable lot sizes of 15,000 to 20,000 square feet, providing a high percentage of open space/separation between units.

Single Family (3 to 4 du/ac)

Buildable lot sizes of 10,000 to 15,000 square feet. In suburban/urban areas, this subdivision's designated density can be supplied many urban services more efficiently and economically than lower densities.

Single Family (4 to 6 du/ac)

Much of West Hill residential area is already developed within this density range; lots range from 7,200 to approximately 10,000 square feet. At this density, public transportation is economically feasible, although at a lower level of service.

Single Family Overlay Designated Area

The Single-Family Designated Area approach is intended to foster the following objectives through the individual area plans. The goals of this overlay area are to: a) conserve existing single-family neighborhoods, b) to protect single-family neighborhoods from incompatible uses, and c) to promote new single-family development.

The single family designated areas are intended to encompass large areas of contiguous, existing single-family development. They may also include small existing neighborhood commercial sites which serve the single-family neighborhood.
Multi-family Residential

There are three higher density classifications devoted to multifamily type units. Over the years, the line between single family and multifamily residences has become increasingly indistinct. Clustering, some condominium units, townhouses and row houses are examples of what could be called a low density multifamily, or attached high density, single family.

Multi-family (7 to 12 du/ac)

Low density attached dwelling units including duplexes, townhouses and low rise apartment and condominium complexes, with a correspondingly high percentage of open space per unit.

Multi-family (12 to 24 du/ac)

While the impact upon public facilities and services increases with higher densities, traditional multifamily units in this density category generally use less of these facilities and services per unit.*

Multi-family (24 to 40 du/ac)

The highest residential density range shown on the alternatives, a complex developed within this range must be carefully located where adequate public facilities and services can be supplied, and where the negative impacts of such high density on surrounding uses is minimized. Such development may be fitting for, among others, special purposes such as provision for lower priced rental units for students, close to community colleges.

* For example, automobile trip-ends (roundtrips) generated by a single family unit are estimated at an average of 10 per day, while that for multi-family units is 6.1 per day.
Mobile Home Parks

Mobile home park designated areas are shown by the MHP symbol on the proposed alternative land use maps. In Kent, a specific mobile home park zoning classification is used, while in King County, they are permitted in higher density multi-family zones. Mobile home parks provide a distinctly different living environment as compared to both single and multi-family housing, and are therefore shown separately.

Commercial

This category includes several commercial and commercially related uses.

Community Retail

Includes businesses that provide retail goods and services such as supermarkets, hardware stores, drugstores, restaurants, etc. This classification refers to retail uses which generally serve the daily shopping requirements of a community.

Neighborhood Business

Limited retail and office development compatible with adjacent residential uses, intended to serve residents within one mile. (None found on West Hill proposed alternatives).

Community Facility

This designation applies to all public schools, utilities, fire and police stations, and other lands in public use.

Open Space

On West Hill, land designated open space generally refers to areas associated with street and road right-of-way or setbacks, areas dedicated as open space in subdivision development, and other areas used as "buffer zones" between conflicting land uses. On Alternative 4, "open space" connotes areas of minimum development.
Constrained Areas

This applies to all Class III Critical Areas as defined by King County, combined with the degree of slope (see first four policies of Matrix, Table 1. Class III Critical Areas consist of environmentally sensitive lands. This sensitivity is due to severe natural hazards such as landslide or erosion potential, potential for seismic (earthquake) activity, and flooding tendency. Constrained areas also cover all "wetland/unique and fragile areas" greater than one acre in size according to general criteria from the Valley Studies program.

Parks

Includes all existing and proposed public parks.

Section 5. The City of Kent Comprehensive Plan, West Hill Land Use Plan and their appendices are amended to provide that all references to the Housing and Public Facilities and Services Elements be in conformity with the changes in the text as set out in Sections Two, Three and Four.

Section 6. The amendments to the Comprehensive Plan and West Hill Land Use Plan, shall be filed with the City Clerk and in the office of the Planning Department and made available for public inspection upon request.

Section 7. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 8. Effective Date. This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication as provided by law.

DAN KELLEHER, MAYOR
ATTEST:

Brenda Jacober
BRENDA JACOBER, DEPUTY CITY CLERK

APPROVED AS TO FORM:

Sandra Driscoll
SANDRA DRISCOLL, CITY ATTORNEY

PASSED the 20 day of Feb 1990.
APPROVED the 21 day of Feb 1990.
PUBLISHED the 23 day of Feb 1990.

I hereby certify that this is a true copy of Ordinance No. 2901, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

Brenda Jacober (SEAL)
BRENDA JACOBER, DEPUTY CITY CLERK