Ordinance No. 3094

(Amending or Repealing Ordinances)

CFN=131 – Zoning Codes
Passed – 2/16/1993
RV Parks Zoning Code Amendment

Repealed by Ord. 3409 (Sec. 15.04.140)
Amended by Ord. 3819 (Sec. 12.06.070(C))
AN ORDINANCE of the City of Kent, Washington, amending Section 15.04.140(D) by adding recreational vehicle parks as a conditional use in the GC zoning district; and amending Section 12.06.070 to include a new subsection.

WHEREAS, the City of Kent maintains a regulatory review process wherein citizens may request, and the City Council may endorse amendments to the City's Zoning Code; and

WHEREAS, a regulatory review was filed by in 1990 which proposed that recreational vehicle parks permitted in the GC zone; and

WHEREAS, the Planning Commission reviewed the proposed regulatory change and found that recreational vehicle parks could be a compatible land use in the GC zone; and

WHEREAS, the Planning Commission held a public hearing on October 26, 1992, and voted to recommend that the Zoning Code be changed to allow recreational vehicle parks by conditional use permit in the GC zone; and

WHEREAS, the City Council considered the PC recommendation on November 17, 1992, and concurred with the proposed modifications to the GC zone; NOW THEREFORE,
THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES
HEREBY ORDAIN AS FOLLOWS:

Section 1. Kent City Code (KCC) sub-section
15.04.140(D) (as amended by Ordinance No. 2801 § 10; Ordinance No.
2808 §6; Ordinance No. 2832 §2, and Ordinance No. 2958 §16) is
hereby amended to add a new section 15.04.140(D)(7) to be read as
follows:

D. Conditional Uses. Conditional Uses are as follows:
1. Printing and publishing establishments, and
accessory uses and buildings customarily appurtenant to such use.
3. General conditional uses as listed in section
15.08.030, except for transitional housing with a maximum of twenty
(20) residents and four (4) staff.
5. For permitted uses, accessory hazardous
substance land uses which are not subject to clean-up requirements
of Chapter 11.02 and which accumulate more than ten thousand
(10,000) pounds of hazardous substances or wastes or any
combination thereof at any one time on the site or which handle
than twenty thousand (20,000) pounds of hazardous substances and
wastes on the site in any thirty-day period of time, subject to the
provisions of section 15.08.050, except off-site hazardous waste
treatment or storage facilities, which are not permitted in this
district.
II-C and III.
7. Recreational vehicle parks.
Section 2. Kent City Code (KCC) sub-section 12.06.070 (as amended by Ordinance No. 12.06.220(B) is hereby amended to add a new section 12.06.070(G) to be read as follows:

Section 12.06.070. Application procedures.

A. Existing mobile home park zones.

1. The first step in preparing an application for a recreational vehicle park involves early informal discussions with appropriate city departments to obtain details of city requirements and some idea of the feasibility of his proposal prior to the actual submission of development plans.

2. The second step involves the preparation and submission to the planning department of a preliminary development plan of the proposed recreational vehicle park. The plan shall be reviewed by the applicable responsible departments and any comments and/or required corrections resulting from this review shall be provided to the developer.

3. The third step involves the preparation and submission to the planning department of a final development plan. This plan shall be reviewed by the responsible departments for compliance with their requirements and if approved shall serve as the basis for the issuance of all permits and licenses.

4. Residential zoned property not presently zoned for mobile home park use. Recreational vehicle parks may be located in any residential district when recreational vehicle park combining district regulations and development plans are approved for that location. The procedure for approval of a recreational vehicle park combining district requires a public hearing before the hearing examiner and a second public hearing before the city council together with city council approval.
B. The application for a recreational vehicle park involves early informal discussions with appropriate city departments to allow a developer to obtain details of city requirements and some idea of the feasibility of his proposal prior to the actual submission of development plans.

C. The preliminary development plan of the proposed recreational vehicle park together with an application for a combining district shall be submitted to the planning department. Application forms for a combining district are available in the planning department office. The preliminary development plan and application for a combining district must be submitted to the planning department at least twenty-five (25) days prior to the date the developer intends to be heard before the hearing examiner. A fee of fifty dollars ($50.00) plus one dollar ($1.00) for each lot shall be paid at the time of application. Within two (2) days of receipt of the application the planning department shall set a time and date for a preliminary plan meeting between the developer and the responsible departments. The comments resulting from the preliminary plan meeting, as well as any written comments received by the planning department, shall be considered in preparing the staff recommendation to be presented to the hearing examiner.

D. The planning department shall give written notice of the hearing examiner public hearing to all property owners within a radius of two hundred (200) feet of the exterior boundaries of the property being subject of the application. Public notice shall also be posted in three (3) conspicuous places on or adjacent to the property which is the subject of the application at least ten (10) days prior to the date of the public hearing. Following the public hearing, the hearing examiner shall make a report of
findings and recommendations with respect to the proposed combining district and shall forward such to the city council. The city council shall hold a public hearing within thirty (30) days of the date of the public hearing. If the application for a recreational vehicle combining district is denied by the city council, the application shall not be eligible for resubmittal for one (1) year from date of denial, unless specifically stated to be without prejudice. A new application affecting the same property may be submitted, if in the opinion of the hearing examiner circumstances affecting the application have changed substantially.

E. The final development plan shall then be submitted to the planning department. This plan shall be reviewed by the responsible departments for compliance with their requirements and if approved shall serve as a basis for issuance of all permits and licenses.

F. Any combining district shall remain effective only for one (1) year unless the use is begun within that time or construction has commenced.

G. General Commercial Zone. Recreational vehicle parks shall be permitted as a conditional use in general commercial zoned districts. Pursuant to subsection 15.04.140(D)(7), and shall be subject to the development standards and procedural requirements of this chapter.

Section 3. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the
application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 4. Effective Date. This ordinance shall take effect and be in force (30) thirty days from the time of its final passage as provided by law.

DAN KELLEHER, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED the 16 day of January, 1993.
APPROVED the 17 day of January, 1993.
PUBLISHED the 19 day of January, 1993.
I hereby certify that this is a true and correct copy of Ordinance No. 3094, 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, CITY CLERK
(SEAL)