ORDINANCE NO. 3276

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Official Zoning Map of the City of Kent to implement the Land Use Plan Map of the Kent Comprehensive Plan. (Phase II)

WHEREAS, in 1990 the Washington State Legislature adopted the Growth Management Act (GMA) with subsequent amendments in 1991 and 1993 and as set forth in Chapter 36.70A; and

WHEREAS, the GMA requires jurisdictions throughout the State of Washington, including the City of Kent, to prepare and adopt comprehensive plans which contain, at a minimum, elements relating to land use, transportation, capital facilities, housing, and utilities; and which must be both internally consistent and consistent with comprehensive plans from surrounding jurisdictions; and

WHEREAS, pursuant to the GMA, the Kent City Council adopted the Kent Comprehensive Plan on April 18, 1995, and that, is mandated by the GMA, the plan contained a land use element which included a Land Use Plan Map, which designated the type and
density of various land uses throughout the City and the City's potential annexation area; and

WHEREAS, pursuant to RCW 36.70A.120, the enactment of the GMA requires development regulations which are consistent with an implement of a jurisdiction's comprehensive plan; and

WHEREAS, Planning Department staff analyzed the City's Zoning Map and the adopted Land Use Plan Map and identified areas throughout the City in which the Zoning Map and Land Use Plan Map where not consistent with one another; and

WHEREAS, the project was divided into two phases: phase I, which would analyze potential Zoning Map changes on East Hill, and phase II, which would analyze Zoning Map changes on the Valley Floor and West Hill; and

WHEREAS, identification of inconsistencies between the City's Zoning Map and the Land Use Plan Map require potential Zoning Map amendments to achieve consistency; and

WHEREAS, the Kent Planning Commission reviewed the Phase II Zoning Map amendments at a public hearing on November 27, 1995, and made a recommendation to the City Council for Zoning Map amendments; and
WHEREAS, the Kent City Council voted to approve the Planning Commission's Zoning Map amendments on December 19, 1995; and

WHEREAS, the Washington State Environmental Policy Act (SEPA) requires that comprehensive plans and development regulations be reviewed as to their environmental impact, and that on July 26, 1995, the City of Kent issued an addendum to the Environmental Impact Statement which was prepared for the Kent Comprehensive Plan, and that this addendum analyzed the Zoning Map amendments later adopted by the City Council on December 19, 1995; NOW, THEREFORE,

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

SECTION 1. The zoning boundaries of the City of Kent Official Zoning Map are hereby amended for seven areas on the Valley Floor and West Hill in Phase II as reflected in Exhibit A, which is attached hereto and incorporated by this reference, and the Kent Planning Director is hereby authorized and directed to incorporate the amendments to the Official Zoning Map as set forth in Exhibit A.

SECTION 2. A copy of the Official Zoning Map, as amended herein, shall be filed with the City Clerk and retained
in the office of the Planning Department and made available for public inspection upon request.

**SECTION 3.** If any one or more sections, sub-sections, or sentences of this chapter are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance and the same shall remain in full force and effect.

**SECTION 4.** This Ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication as provided by law.

ATTEST:

BRENDA JACOBER, CITY CLERK

JIM WHITE, MAYOR
APPROVED AS TO FORM:

[Signature]
ROGER A. LUBOCHICH, CITY ATTORNEY

PASSED ___ day of ________, 1996.
APPROVED ___ day of ________, 1996.
PUBLISHED ___ day of ________, 1996.

I hereby certify that this is a true copy of Ordinance No. 3276, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

[Signature]
BRENDA JACOBER, CITY CLERK
COMPREHENSIVE PLAN ZONING IMPLEMENTATION: PHASE II

REZONE SITE               CITY LIMITS               AREA 1

ZONING:  GC

COMPREHENSIVE PLAN DESIGNATION:  COMMERCIAL
COMPREHENSIVE PLAN ZONING IMPLEMENTATION: PHASE II

REZONE SITE CITY LIMITS AREA 2

ZONING: R1-12

COMPREHENSIVE PLAN DESIGNATION: SF-3
COMPREHENSIVE PLAN ZONING IMPLEMENTATION: PHASE II

REZONE SITE

CITY LIMITS

AREA 3

ZONING: GC

COMPREHENSIVE PLAN DESIGNATION: COMMERCIAL
COMPREHENSIVE PLAN ZONING IMPLEMENTATION: PHASE II

JAMES ST

HELEN ST.

AREAS 4

REZONE SITE  CITY LIMITS  AREA 4

ZONING: GC

COMPREHENSIVE PLAN DESIGNATION: MIXED USE
COMPREHENSIVE PLAN ZONING IMPLEMENTATION: PHASE II

REZONE SITE  CITY LIMITS  AREA 5

ZONING: CM-II

COMPREHENSIVE PLAN DESIGNATION: COMMERCIAL
REZONE SITE  CITY LIMITS  AREA 6

ZONING: MRG

COMPREHENSIVE PLAN DESIGNATION: LDMF
COMPREHENSIVE PLAN ZONING IMPLEMENTATION: PHASE II

REZONE SITE    CITY LIMITS    AREA 7

ZONING: CM-II

COMPREHENSIVE PLAN DESIGNATION: COMMERCIAL