AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Kent Zoning Map to change the zoning designations of three (3) properties: (1) from Gateway Commercial (GWC) to Industrial Park (M1) on the zoning map for property located at 828 West Valley Highway (#CPZ-97-1); (2) from Garden Density Multifamily Residential (MRG) to Community Commercial (CC) on the zoning map for property located on the northeast side of 104th Avenue SE and SE 262nd Street (#CPZ-97-2); and (3) from Single Family Residential (SF-3) to Single Family Residential (SF-6) on the zoning map for property located east of 132nd Avenue SE between SE 282nd Street and SE 276th Street (#CPZ-97-6).

WHEREAS, pursuant to the Washington Growth Management Act (GMA) the City of Kent accepts applications for comprehensive plan amendments once each year; and

WHEREAS, the City of Kent received applications to amend the comprehensive plan's land use plan map designations. Three of those applications involve properties requesting amendments as follows: (1) from Mixed Use to Industrial for property located at 828 West Valley Highway; (2) from Low Density Multifamily Residential to Mixed Use for property located on the northeast side of 104th Avenue SE and SE 262nd Street; (3) from Single Family Residential (SF-3) to Single Family Residential (SF-6) for property located east of 132nd Avenue SE between SE 282nd Street and SE 276th Street, and to correspondingly amend the zoning map designation
of said parcels which applications were received in Kent, Washington, by the deadline of September 1, 1997; and

WHEREAS, the City of Kent Land Use and Planning Board held a public hearing on the proposed comprehensive plan and zoning map amendments on November 24, 1997; and

WHEREAS, the City of Kent Land Use and Planning Board reviewed the proposed amendments, took public testimony and moved to recommend approval of comprehensive plan amendments #CPA-97-3(A), #CPA-97-3(B), #CPA-97-3(F) and the corresponding zoning map amendments #CPZ-97-1, #CPZ-97-2, and #CPZ-97-6 to the full City Council; and

WHEREAS, on January 20, 1998, the Kent City Council approved the comprehensive plan amendments from a plan designation of Mixed Use to Industrial for property located at 828 West Valley Highway and the corresponding zoning map amendment to Industrial Park (MI); from Low Density Multifamily Residential to Mixed Use for property located on the northeast side of 104th Avenue SE and SE 262nd Street and the corresponding zoning map amendment to Community Commercial (CC); and from Single Family Residential (SF-3) to Single Family Residential (SF-6) for property located east of 132nd Avenue SE between SE 282nd Street and SE 276th Street and the corresponding zoning map amendment to Single Family Residential (SF-6); NOW, THEREFORE,

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

SECTION 1. The City of Kent Zoning Map is hereby amended to establish a new zoning map designation for the property of approximately 4.65 acres
located at 828 West Valley Highway from Gateway Commercial (GWC) to Industrial Park (M1) and as depicted in the attached Exhibit A and incorporated herein by this reference (#CPZ-97-1).

SECTION 2. The City of Kent Zoning Map is hereby amended to establish a new zoning map designation for the property of approximately 3.68 acres located on the northeast side of 104th Avenue SE and SE 262nd Street from Garden Density Multifamily Residential (MRG) and Professional and Office (O) to Community Commercial (CC) and as depicted in the attached Exhibit B and incorporated herein by this reference (#CPZ-97-2).

SECTION 3. The City of Kent Zoning Map is hereby amended to establish a new zoning map designation for the property of approximately 53.5 acres located east of 132nd Avenue SE between SE 282nd Street and SE 276th Street from Single Family Residential (SF-3) to Single Family Residential (SF-6) and as depicted in the attached Exhibit D and incorporated herein by this reference (#CPZ-97-6).

SECTION 4.- Severability Clause. If any one or more sections, subsections, or sentences of this Ordinance 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 5.- Effective Date. This Ordinance, being the exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

[Signature]
JIM WHITE, MAYOR
ATTEST:

DONNA SWAAN
BRENDAC JACOBER, CITY CLERK, ACTING

APPROVED AS TO FORM:

[Signature]
ROGER A. LUBOVICH, CITY ATTORNEY

APPROVED 4th day of February, 1998.

I hereby certify that this is a true copy of Ordinance No. 3391, 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] (SEAL)
DONNA SWAAN, CITY CLERK

P:\LAW\ORDINANCE\CP297-3 ORD
APPLICATION NAME: Anderson

NUMBER: #CPZ-97-1

REQUEST: Comprehensive Plan Zoning

GATEWAY COMMERCIAL TO INDUSTRIAL PARK (M1)

DATE: February 3, 1998

LEGEND
Application site
Zoning boundary
City limits
APPLICATION NAME: Sanders

NUMBER: #CPZ-97-2

REQUEST: Comprehensive Plan Zoning

OFFICE & MRG TO COMMUNITY COMMERCIAL

EXHIBIT B

DATE: February 3, 1998

LEGEND
Application site
Zoning boundary
City limits
APPLICATION NAME: Clasen/Dinsdale

NUMBER: #CPZ-97-6

REQUEST: Comprehensive Plan Zoning

SINGLE FAMILY 3 TO SINGLE FAMILY 6

EXHIBIT D

DATE: February 3, 1998

LEGEND
Application site
Zoning boundary
City limits