ORDINANCE NO. 3483

AN ORDINANCE of the City Council of
the City of Kent, Washington, relating to zoning and
land use designation and implementation of an
initial zoning for the Horseshoe Acres Annexation.

WHEREAS, on June 15, 1999, the Kent City Council adopted
Ordinance No. 3462, approving the annexation of the Horseshoe Acres Annexation
(the "Annexation Area") into the City of Kent; and

WHEREAS, the Annexation Area is approximately 63 acres of land
contiguous with the City's existing boundary, and generally bound on the north by
South 259th Street, on the east by Central Avenue (80th Avenue South), and on the
south and west by the Green River, and is more particularly described in Exhibit A
to this ordinance; and

WHEREAS, subsequent to the adoption of Ordinance 3462, the
City's Planning staff began work on annexation zoning for the Annexation Area,
as outlined in Section 15.09.055 of the Kent Zoning Code; and

WHEREAS, the Land Use and Planning Board conducted a public
hearing on August 23, 1999, to take public testimony on amendments to the zoning
map for the Annexation Area; and
WHEREAS, the Land Use and Planning Board considered two zoning and land use alternatives and took public testimony during the public hearing before recommending approval of a zoning alternative to the City Council; and

WHEREAS, the City Council held two public hearings on the recommendation of the Land Use and Planning Board, the first public hearing was held on September 21, 1999, and the second public hearing was held on November 2, 1999; and

WHEREAS, the City Council considered public testimony and the recommendation of the Land Use and Planning Board and moved to accept the Land Use and Planning Board’s recommendation of approval for an initial M-1: Industrial Park zone designation for the Annexation Area; and

WHEREAS, the initial M-1: Industrial Park zone for the Annexation Area is consistent with existing City Comprehensive Plan Land Use designation of Industrial Use and the initial zone would not require any amendment to the City Comprehensive Plan Land Use map; and

WHEREAS, the City Council adopted an initial zoning of M-1: Industrial Park zone for the Horseshoe Acres Annexation area and the initial zoning is illustrated in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, the Washington State Environmental Policy Act (SEPA) requires that comprehensive plans be reviewed as to their potential
environmental impact, and that on September 15, 1999, 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 initial zoning designations adopted by the City Council on November 2, 1999; NOW THEREFORE,

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

SECTION 1. Pursuant to Kent City Code Section 15.09.055 and the laws of the State of Washington, the initial zoning for the area known as Horseshoe Acres Annexation area shall be established as outlined in Exhibit A attached hereto and incorporated herein by this reference.

SECTION 2. Severability. 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 3. Effective Date. This Ordinance shall take effect and be in force five (5) days from the time of its final approval and passage as provided by law.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

Horseshoe Acres Zoning Ordinance
APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED: 16 day of November, 1999.
APPROVED: 17 day of November, 1999.
PUBLISHED: 19 day of November, 1999.

I hereby certify that this is a true copy of Ordinance No. 3483, 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, CITY CLERK

P:\Civil\Ordinance\InitialZoning\HorseshoeAcresAnnexation.doc
HORSESHOE ACRES
Initial Zoning Designation

Exhibit A
Return Address:

Attn: City Clerk
City of Kent
220 Fourth Ave. S.
Kent, WA 98032

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S COVER SHEET

Document Title: City of Kent Ordinance No. 3483: Relating to the annexing of approximately 63 acres of land contiguous with the City's existing boundary.

Reference Number(s): N/A

Grantor(s): N/A

Grantee(s): N/A

Legal Description: Annexed area is generally bound on the north by S. 259th Street, on the east by Central Avenue (80th Avenue South), and on the south and west by the Green River.

Assessor's Property Tax Parcel/Account Number(s): N/A