Ordinance No. 3558

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Amends Ord. 3222
ORDINANCE NO. 3558

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the City of Kent Comprehensive Plan to change the current land use map designations for property located at 21800 Frager Road and 22002 Riverview Boulevard from Agricultural (A) and Single-Family Residential, 3 units per acre (SF-3) to a land use designation of Single Family Residential, 3 units per acre (SF-3) (CPA-2000-2(A)); and amending the Kent Zoning Map to change the current zoning designations for the property located at 21800 Frager Road and 22002 Riverview Boulevard from Agricultural, one unit per acre (A-1) and Single Family Residential, 3.63 units per acre (SR-3) to a zoning designation of Single Family Residential, 3.63 unit per acre (SR-3) (CPZ-2000-1);

WHEREAS, the Washington State Growth Management Act ("GMA") requires internal consistency among comprehensive plan and zoning elements; and

WHEREAS, the City of Kent has established a procedure for amending the Comprehensive Plan in Chapter 12.02 of the Kent City Code, which sets a deadline of September 1st of each year for submittal of requests for comprehensive plan amendments; and

WHEREAS, by September 1, 2000, among the applications received by the City was an application to amend the comprehensive plan's land use plan map designation and amend the corresponding zoning map designation for the property.
located at 21800 Frager Road and 22002 Riverview Boulevard (CPA-2000-2(A) and CPZ-2000-1); and

WHEREAS, the comprehensive plan designation for the above property is currently Agricultural (A) and Single Family Residential, 3 units per acre (SF-3) with corresponding zoning map designations of Agricultural, one unit per acre (A-1) and Single Family residential, 3.63 units per acre (SR-3); and

WHEREAS, the applicant originally requested a plan designation of Single Family Residential, 6 units per acre (SF-6) and a corresponding zoning map designation of Single Family Residential, 6.05 units per acre (SR-6); and

WHEREAS, the City of Kent Land Use and Planning Board considered the requested comprehensive plan and zoning map amendments, conducted a public hearing of the same on November 27, 2000, and subsequently recommended denial of CPA-2000-2(A) and CPZ-2000-1; and

WHEREAS, the Planning Committee further discussed the amendments at its February 5, 2001, meeting; and moved to table these two proposed amendments until the Agricultural Lands Study was complete; and

WHEREAS, on February 20, 2001, the City Council for the City of Kent concurred with the Planning Committee's February 5, 2001, recommendation; and

WHEREAS, the applicant subsequently requested to amend the properties' requested plan designation to Single Family Residential, 3 units per acre (SF-3) and the corresponding zoning map designation to Single Family Residential, 3.63 units per acre (SR-3); and
WHEREAS, on April 3, 2001, the City Council for the City of Kent removed the matter from the table and sent it to the Land Use and Planning Board for further consideration; and

WHEREAS, at its April 23, 2001, meeting, the Land Use and Planning Board passed a motion of "No Action" on this issue; and

WHEREAS, the issue was returned to the City Council, and the City staff recommended approval of the applicant’s revised comprehensive plan and zoning map designations for the following reasons: during the ongoing Agricultural Lands Study, review of the property at 21800 Frager Road and 22002 Riverview Boulevard has shown that the site was portrayed in the Kentview Master Planned Unit Development as a potential school site and/or recreation area; it was subsequently filled via an excavation and grading permit, effectively removing the area from potential agricultural use; and the Kent School District has indicated that the site is unsuitable for construction of a school; and

WHEREAS, the City Council determined that the currently proposed amendment of CPA-2000-2(A) is consistent with the standards of review for comprehensive plan amendments outlined in Section 12.02.050 of the Kent City Code; and

WHEREAS, on May 15, 2001, the City Council for the City of Kent approved the recommendation of the comprehensive plan amendment CPA-2000-2(A) to amend the comprehensive plan designation of the parcel of property located at 21800 Frager Road and 22002 Riverview Boulevard from Agricultural (A) and Single Family Residential, 3 units per acre (SF-3) to a plan designation of Single Family Residential, 3 units per acre (SF-3); and
WHEREAS, on May 15, 2001, the City Council for the City of Kent approved the recommendation of the zoning map amendments for the parcel of property located at 21800 Frager Road and 22002 Riverview Boulevard from Agricultural, one unit per acre (A-1) and Single Family residential, 3.63 units per acre (SR-3) to a zoning designation of Single Family Residential, 3.63 units per acre (SR-3); NOW, THEREFORE,

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

SECTION 1. The City of Kent Comprehensive Plan adopted by Ordinance No. 3222, and as subsequently amended, is hereby amended to establish a new plan designation for the property located at 21800 Frager Road and 22002 Riverview Boulevard to Single Family Residential, 3 units per acre (SF-3). See attached Appendix 1.

SECTION 2. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the property located at 21800 Frager Road and 22002 Riverview Boulevard to Single Family Residential, 3.63 units per acre (SR-3). See attached Appendix 2.

SECTION 3. Severability. If any one or more sections, sub-sections, 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.

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Kentview Pod II
Comprehensive Plan Amendment
SECTION 4. Effective Date. This Ordinance shall take effect and be in force thirty (30) days from and after the date of passage as provided by law.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH
CITY ATTORNEY


I hereby certify that this is a true copy of Ordinance No. 3558 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)
CITY CLERK
Kentview Pod H CPA-2000-2(A)

Recommendation:

SF-3

- Pod H Site
- Buildings
- Wetlands
- Lakes & River
- Kent City Limits
- Creeks & Streams
- 5 Foot Contours
- Land Use Boundary

May 8, 2001
Kent Planning Services
Kentview Pod H
CPZ-2000-1

Recommendation:

SR-3

Pod H Site
Buildings
Wetlands
Lakes & River
Kent City Limits
Zone Boundary
Creeks & Streams
5 Foot Contours

May 8, 2001
Kent Planning Services