Ordinance No. 3572

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3581
ORDINANCE NO. 3572

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to and implementing comprehensive plan and zoning designations for the DeMarco Annexation.

WHEREAS, on June 19, 2001, the Kent City Council adopted Ordinance No. 3562, effective on July 1, 2001, approving the annexation of the DeMarco Annexation (the "Annexation Area") into the City of Kent; and

WHEREAS, the Annexation Area is approximately 266 acres of land contiguous with the City's existing boundary, and is generally bound on the west by 116th Avenue SE, on the east by 132nd Avenue SE, on the north by SE 231st, and on the south by SE 240th, and is more particularly described in Exhibit A and B to this ordinance; and

WHEREAS, the comprehensive plan designation for the Annexation Area is an issue of community-wide significance that promotes the public health, safety, and general welfare of the citizens of Kent; and

WHEREAS, the City's Planning staff began work on the comprehensive plan and zoning designation 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 May 21, 2001, to take public testimony on amendments to the comprehensive plan and zoning map for the Annexation Area; and

WHEREAS, the Land Use and Planning Board considered six comprehensive plan and zoning alternatives and took public testimony during the public hearing before recommending approval of a comprehensive zoning alternative plan to the City Council; and

WHEREAS, the City Council held two public hearings on the comprehensive plan and zoning designation for the Annexation Area, the first public hearing was held on July 17, 2001, and the second public hearing was held on August 21, 2001; and

WHEREAS, during the September 4, 2001 meeting, the City Council considered the public testimony and the recommendation of the Land Use and Planning Board and adopted comprehensive plan designation of Single Family Residential, 6 units per acre (SF-6) for the DeMarco Annexation area as illustrated in Exhibit A and attached hereto and incorporated herein by this reference; and

WHEREAS, the City Council further adopted zoning of Single Family Residential (SR-6) and Single Family Residential (SR-4.5) for the DeMarco Annexation area as illustrated in Exhibit B 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 May 23, 2001, the City of Kent issued an

DeMarco Annexation Comprehensive Plan and Zoning Designations
Addendum to the Environmental Impact Statement which was prepared for the Kent Comprehensive Plan, and that this Addendum analyzed the comprehensive plan and zoning designations inclusive of those adopted by the City Council on September 4, 2001; NOW THEREFORE,

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

SECTION 1. Pursuant to Chapter 12.02 of the Kent City Code and RCW 36.70A.130, the comprehensive plan designation of Single Family Residential, 6 units per acre (SR-6) for the area known as the DeMarco Annexation area shall be established as outlined in Exhibit A attached hereto and incorporated herein by reference.

SECTION 2. Pursuant to Kent City Code Section 15.09.055 and the laws of the State of Washington, the zoning designations of Single Family Residential (SR-6) and Single Family Residential (SR-4.5) for the area known as the DeMarco Annexation area shall be established as outlined in Exhibit B attached hereto and incorporated herein by this reference.

SECTION 3. 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 4. Effective Date. This Ordinance shall take effect and be in force thirty (30) days from the time of its final approval and passage as provided by law.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED: 18 day of September, 2001.
APPROVED: 18 day of September, 2001.

I hereby certify that this is a true copy of Ordinance No. 3572, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as herein indicated.

BRENDA JACOBER, CITY CLERK

DeMarco Annexation Comprehensive Plan and Zoning Designations