Ordinance No. 3841

(Amending or Repealing Ordinances)

CFN=0377-Comprehensive Plan; 0131-Zoning Codes; 0118-Parks & Recreation
ORDINANCE NO. 3841

AN ORDINANCE of the city council of the city of Kent, Washington, amending zoning and comprehensive plan land use designations for Parks & Open Space (CPA 2005-8 and CPZ 2005-5).

RECITALS

A. The city of Kent has established procedures for amending the Comprehensive Plan in chapter 12.02 of the Kent City Code, allowing amendment, in accordance with state law, no more than once per calendar year with a few narrow exceptions.

B. The city of Kent Planning Services Office submitted a request for a study that would amend the comprehensive plan land use map and zoning district map designations concerning Parks and Open Space (Docket 2005-7) because the city of Kent Parks, Recreation and Community Services Department had acquired property slated for park development since the 2004 update of Kent’s Comprehensive Plan; and the definition of Parks & Open Space (P&OS) does not support the designation of privately held properties as P&OS. The proposed amendment was initially introduced to the Land Use and Planning Board as part of the 2005 Annual Docket Report in accordance with Ch. 12.02 of the Kent City Code. Docket 2005-7 was approved by Council as an action item in the 2005 Annual Docket Report on December 13, 2005 (CPA 2005-8). Attached and incorporated as Exhibit A is a map showing all of the parcels involved in this study.

1 Comprehensive Plan Amendment CPA 2005-8 and CPZ 2005-5
C. On January 23, 2006, the city provided the State of Washington the required sixty (60) day notification under RCW 36.70A.106 of the city's proposed amendments. The sixty (60) day notice period has lapsed.

D. On March 23, 2007, the city's SEPA responsible official adopted existing environmental documents consisting of the City of Kent Comprehensive Plan Environmental Impact Statement Draft and Final (ENV-93-51) and a SEPA Addendum dated March 23, 2007 (ENV-2007-S(A)). The SEPA Addendum explained that the amendment would not create unavoidable impacts beyond those previously identified in the EIS.

E. The Land Use and Planning Board held a workshop regarding this study on December 11, 2006, and a public hearing on March 26, 2007. The amendments were also considered by the city council's Planning and Economic Development Committee on April 23, 2007. On June 5, 2007, the city council approved amendments to the comprehensive plan land use map and zoning designations (CPA-2005-8 and CPZ 2005-5) by a vote of four council members in favor and three council members opposed. Councilmembers Ranniger, Albertson, Raplee and Harmon were in favor, and Councilmembers Clark, O'Brien, and Thomas were opposed.

F. These amendments are made in accord with Kent City Code 15.09.050(A)(1) and (C) as to area wide zoning amendments and Kent City code 12.02.050 as to comprehensive plan amendments. Attached and incorporated as Exhibits B-1 through B-20 are the maps depicting the location of the parcels of real property affected, their tax parcel numbers, and the zoning and/or comprehensive plan land use map designation amendments.

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

Comprehensive Plan Amendment
CPA 2005-8 and CPZ 2005-5
ORDINANCE

SECTION 1. - Incorporation of Recitals. The preceding recitals are incorporated herein.

SECTION 2. - Amendment. The land use plan map and zoning district map designations for the parcels of real property identified in Exhibits B-1 through B-20 are adopted as shown.

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.

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.

ATTEST:

Suzette Cooke, Mayor

APPROVED AS TO FORM:

Brenda Jacober, City Clerk

TOM BRUBAKER, CITY ATTORNEY

PASSED: 5 day of June, 2007.
I hereby certify that this is a true copy of ordinance no. 3841, 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 Jacobson (Seal)
BRENDA JACOBER CITY CLERK

EXHIBIT B-1
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Zone: From MR-M to SR-1
Land Use: From P&OS to US

Legend
\[\text{CITY LIMITS}\]
\[\text{POTENTIAL ANNEXATION AREA}\]
\[\text{AFFECTED PARCELS}\]

\[\text{W Meeker St}\]
\[\text{GREEN RIVER}\]
\[\text{Frager Rd}\]
\[\text{SR 516}\]

\[\text{2322049036}\]
EXHIBIT B-2
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations
CPA-2005-CPZ-1055-1

Change all Affected Properties
Land Use: From P&OS to US

Legend

CITY LIMITS
POTENTIAL ANNEXATION AREA
AFFECTED PARCELS
EXHIBIT B-3
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations
CPA-2005-6, C72-2005-5

Change all Affected Properties
Land Use: From LDMF to P&OS

Legend
\(\checkmark\) CITY LIMITS
\(\checkmark\) POTENTIAL ANNEXATION AREA
\(\square\) AFFECTED PARCELS

SE 264 St
SE 267 St
100 PI SE
2922059322
EXHIBIT B-4
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations
CPA-2005-0075-2005 S

Change all Affected Properties
Land Use: From SF-6 to P&OS

Legend
\[\text{CITY LIMITS}\]
\[\text{POTENTIAL ANNEXATION AREA}\]
\[\text{AFFECTED PARCELS}\]
EXHIBIT B-5
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From SF-6 to P&OS

Legend
\( \bigstar \) CITY LIMITS
\( \triangle \) POTENTIAL ANNEXATION AREA
\( \square \) AFFECTED PARCELS
EXHIBIT B-6
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations
(CPA-2005-1/CPZ-2005-5)

Change all Affected Properties
Land Use: From SF-6 to P&OS

Legend
- CITY LIMITS
- POTENTIAL ANNEXATION AREA
- AFFECTED PARCELS

2122059003
2122059134

No Scale
EXHIBIT B-7
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From UR4-12 to P&OS

Legend
\[\text{CITY LIMITS}\]
\[\text{POTENTIAL ANNEXATION AREA}\]
\[\text{AFFEC TED PARCELS}\]

1722059270
EXHIBIT B-8
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations
LPA-2005-8/CPZ-2095-8

Change all Affected Properties
Land Use: From P&OS to SF-6

Legend
• CITY LIMITS
• POTENTIAL ANNEXATION AREA
□ AFFECTED PARCELS

No Scale
EXHIBIT B-9
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to SF-6

Legend
\n
City Limits
Potential Annexation Area
Affected Parcels
EXHIBIT B-10

Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations
CPA-2005-8/CPZ-2005-3

Change all Affected Properties
Zone: From MR_M to SR-1
Land Use: From P&OS to SF-6

Legend

- CITY LIMITS
- POTENTIAL ANNEXATION AREA
- AFFECTED PARCELS

No Scale
EXHIBIT B-11
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to Industrial

Legend
- CITY LIMITS
- POTENTIAL ANNEXATION AREA
- AFFECTED PARCELS

0006200002
0006200032
0006200038
0006200026
S 226 St
S 228 St
54 Av S
EXHIBIT B-12

Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to MA

Legend

- CITY LIMITS
- POTENTIAL ANNEXATION AREA
- AFFECTED PARCELS

Russell Rd S
GREEN RIVER
1022049016
1022049191
1022049024
0006200011

0006200020

S 226 St
54 Av S
S 228 St

No Scale
EXHIBIT B-13
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations
CPA-2005-8/CPS-2005-S

Change all Affected Properties
Land Use: From P&OS to Industrial

Legend
\[\text{CITY LIMITS}\]
\[\text{POTENTIAL ANNEXATION AREA}\]
\[\text{AFFECTED PARCELS}\]

No Scale
EXHIBIT B-14
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to Industrial

Legend
\[\text{CITY LIMITS}\]
\[\text{POTENTIAL ANNEXATION AREA}\]
\[\text{AFFECTED PARCELS}\]

W James St
SR 167
Lincoln Av N

1322049042
1322049022
1322049187

No Scale
EXHIBIT B-15

Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to SF-6

Legend
- CITY LIMITS
- POTENTIAL ANNEXATION AREA
- AFFECTED PARCELS

Van De Vanter Av

E Walnut St

Garfield Av. S

Maple St

S 259 St

9183702575

9183702745

9183704450
EXHIBIT B-16
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to MHP

Legend

- CITY LIMITS
- POTENTIAL ANNEXATION AREA
- AFFECTED PARCELS

S Alder Ln
3462800300

Central Av S
3462800290

S 266 St
3462800285

KENT
EXHIBIT B-17
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations
CPA-2005-8/CPZ-103-5
Change all Affected Properties
Land Use: From P&OS to MDMF
Legend
\ A CITY LIMITS
\ X POTENTIAL ANNEXATION AREA
\ AFFECTED PARCELS

S Alder Ln
Central Av S
S 266 St

3394200000
2890600000

No Scale
EXHIBIT B-18
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to SF-4.5

Legend
\NY CITY LIMITS
\HA POTENTIAL ANNEXATION AREA
\DAFFECTED PARCELS

SE 240 St

2122059157

2122059153

129 AV SE

SE 244 St

132 AV SE
EXHIBIT B-19
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to UR 4-12

Legend

\*/ CITY LIMITS
\*/ POTENTIAL ANNEXATION AREA
\*/ AFFECTED PARCELS

SE 203 St

SE 208 St

120 Ave SE

6624030050
6624030030
6624030040

No Scale
EXHIBIT B-20
Comprehensive Plan Amendments
Zoning & Land Use Plan
Map Designations

Change all Affected Properties
Land Use: From P&OS to US

Legend
- CITY LIMITS
- POTENTIAL ANNEXATION AREA
- AFFECTED PARCELS

No Scale