ORDINANCE NO. 3995

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 designation for property located at 10329 S.E. 273rd Place from split SF-6 (Single-Family 6 units/acre) and US (Urban Separator) to a unified designation of SF-6 (Single Family 6 units/acre).

RECITALS

A. 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.

B. On September 1, 2010, the City of Kent received a Comprehensive Plan Land Use Map amendment application and a Zoning District Map amendment for Lot 21 of the Kentara subdivision located at 10329 S.E. 273rd Place, Kent (CPA-2010-3/CPZ-2010-1/KIVA #2102424).

C. The comprehensive plan designation for the above property is currently split between SF-6 (Single-Family 6 units/acre) and US (Urban Separator). See Exhibit “A”, attached.

Kentara Lot 21
Comprehensive Plan Amendment
D. The applicant requested a plan designation of SF-6 (Single-Family 6 units/acre) and a corresponding Zoning District Map amendment of SF-6 (Single-Family 6 units/acre).

E. The Economic and Community Development Committee recommended inclusion of the proposal in the 2010-11 Economic and Community Development Department work program.

F. The Zoning District Map amendment application only may proceed if and when the City Council adopts an ordinance approving the proposed Land Use Map amendment.

G. Staff presented the proposed amendment at the January 10, 2011 and March 14, 2011 Land Use and Planning Board workshops.

H. A public hearing was held during the March 28, 2011 Land Use and Planning Board (LUPB) meeting. After closing the hearing, the LUPB voted unanimously to approve applicant’s request for a Comprehensive Plan Land Use Map Designation over the entire site of SF-6 (Single-Family, 6 Units/Acre).

I. At its April 11, 2011, meeting, the Economic and Community Development Committee recommended the approval of the Comprehensive Plan Land Use Map Designation of SF-6 (Single-Family 6 units/acre) Residential for the Kentara Lot 21 located at 10329 S.E. 273rd Place, Kent.

J. On March 24, 2011, notice was sent to the Washington State Department of Commerce requesting expedited review for an amendment to the development regulations. On April 11th, 2011, the City was granted

Kentara Lot 21
Comprehensive Plan Amendment
expedited review and was informed that it had met the Growth Management Act notice requirements under RCW 36.70A.106.

K. On March 21, 2011, the City’s State Environmental Policy Act (SEPA) Responsible Official issued an addendum to the city’s Comprehensive Plan Environmental Impact Statement (EIS), finding this proposal to be “consistent with the range, types, and magnitude of impacts and corresponding mitigation” required in the city’s Comprehensive Plan and attendant EIS.

L. On April 19, 2011, the Kent City Council determined that the proposed amendment to Kentara Short Plat Lot 21 (CPA-2010-3/CPZ-2010-1) is consistent with the standards of review for Comprehensive Plan amendments outlined in Section 12.02.050 of the Kent City Code and approved the Comprehensive Plan amendment to designate the parcel of property located at 10329 S.E. 273rd Place, Kent from a split designation of SF-6 (Single-Family 6 units/acre) and US (Urban Separator) to a unified plan designation of SF-6 (Single-Family 6 units/acre).

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

ORDINANCE

SECTION 1. - Recitals Incorporated as Findings. The foregoing recitals are incorporated by this reference.

SECTION 2. - The City of Kent Comprehensive Plan, adopted by Ordinance No. 3222, and as subsequently amended, is amended to establish a new plan designation for the property located at 10329 S.E. 273rd Place to SF-6 (Single-Family 6 units/acre). See attached Exhibit B.
SECTION 2. - Severability. If any one or more section, 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. - Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

SECTION 4. - Effective Date. This ordinance shall take effect and be in force thirty (30) days from and after its passage as provided by law.

Suzette Cooke, Mayor

ATTEST:

Brenda Jacober, City Clerk
I hereby certify that this is a true copy of Ordinance No. 3925 passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.
STATE OF WASHINGTON, COUNTY OF KING 
AFFIDAVIT OF PUBLICATION

PUBLIC NOTICE
Linda M Mills, being first duly sworn on oath that she is the Legal Advertising Representative of the

Kent Reporter

a weekly newspaper, which newspaper is a legal newspaper of general circulation and is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a weekly newspaper in King County, Washington. The Kent Reporter has been approved as a Legal Newspaper by order of the Superior Court of the State of Washington for King County.
The notice in the exact form annexed was published in regular issues of the Kent Reporter (and not in supplement form) which was regularly distributed to its subscribers during the below stated period. The annexed notice, a:

Public Notice

was published on April 22, 2011.

The full amount of the fee charged for said foregoing publication is the sum of $108.00.

Linda M. Mills
Legal Advertising Representative, Kent Reporter
Subscribed and sworn to me this 22nd day of April, 2011.

Kathy Dalseg, Notary Public for the State of Washington, Residing in Covington, Washington
P. O. Number: