ORDINANCE NO. 4212

AN ORDINANCE of the City Council of the City of Kent, Washington, amending section 15.02.315 of the Kent City Code, entitled “Outside Storage,” to include the term “Outdoor Storage” to provide clarity that outdoor storage and outside storage have the same meaning.

RECITALS

A. Zoning districts throughout the City have varying purposes and characteristics with allowable uses and development standards established to achieve the desired characteristics.

B. Without appropriate development standards, storage of equipment, materials or products in an open, uncovered yard or unwalled building may negatively impact the appearance and value of properties in the area where the storage is located.

C. The terms “outside storage” and “outdoor storage” are used interchangeably in application of the zoning code provisions. However, there is a definition only for “outside storage” and staff desires to clarify the terms.

D. At the June 27, 2016 workshop meeting, the Land Use and Planning Board (“LUPB”) authorized staff to move forward with a code amendment clarifying the terms outside and outdoor storage.
E. The City determined that due to the administrative or procedural nature of this amendment, neither notification to the State nor State Environmental Policy Act review is required.

F. After holding a public hearing on July 25, 2016, the LUPB recommended approval of the ordinance amending Chapter 15.02 of Kent City Code. The Economic and Community Development Committee, at its regularly-scheduled meeting on August 8, 2016, moved to accept the LUPB recommendation and forward the matter for consideration by the full City Council.

G. The City Council, at its regularly-scheduled meeting on August 16, 2016, adopted the ordinance as presented by staff.

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

ORDINANCE

SECTION 1. - Amendment. Section 15.02.315 of the Kent City Code, entitled "Outdoor storage," is hereby amended as follows:

Sec. 15.02.315 Outdoor storage or Outside storage. Outdoor storage or Outside storage means all or part of a lot which is used for the keeping of materials or products in an open, uncovered yard or in an unwalled building. Such materials shall not be for general public consumption or viewing. Such materials shall include tractors, backhoes, heavy equipment, construction materials, and other similar items which detract from the appearance of the zone in which they are located.

SECTION 2. - Severability. If any one or more section, subsection, or sentence of this ordinance is 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; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

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

/Suzette Cooke/
SUZETTE COOKE, MAYOR

ATTEST:

/Sue Hanson/
SUE HANSON, INTERIM CITY CLERK

APPROVED AS TO FORM:

/Tom Brubaker/
TOM BRUBAKER, CITY ATTORNEY
PASSED: 16th day of August, 2016.
APPROVED: 16th day of August, 2016.
PUBLISHED: 19th day of August, 2016.

I hereby certify that this is a true copy of Ordinance No. 46212 passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

Sue Hanson (SEAL)
SUE HANSON, INTERIM CITY CLERK