ORDINANCE NO. 4279


RECITALS

A. The Washington State Growth Management Act ("GMA") requires internal consistency among comprehensive plan elements.

B. To assure that comprehensive plans remain relevant and up to date, the GMA requires each jurisdiction to establish procedures whereby amendments to the plan are considered by the city council, and limits these amendments to once each year unless certain circumstances exist.

C. 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.

D. The city received three timely applications to amend the comprehensive plan's land use designation map. The applications involve parcels located at: (1) 25601 and 25611 100th Pl SE (CPA-2017-4), (2)
25913, 26007, 26015, 26041 and 26047 116th Ave SE, and 11404, 11426 and 11504 SE Kent Kangley Rd (CPA-2017-5), and (3) 2526 S 272nd Street (CPA-2017-6).

E. The parcels located at 25601 and 25611 100th Pl SE are currently designated Single Family Residential, eight units per acre (SR-8), and the applicants are requesting a plan designation of Mixed Use (MU) (CPA-2017-4).

F. The parcels located at 116th Ave SE and Kent Kangley are currently designated Single Family Residential, eight units per acre (SR-8), and the applicants are requesting a plan designation of Medium Density Multifamily (MDMF) (CPA-2017-5).

G. The parcel located at 2526 S 272nd Street is currently designation Mixed Use (MU) on the south half and Low Density Multifamily (LDMF) on the north half. The applicants are requesting a plan designation of Commercial (C) on the north half.

H. The City of Kent Land Use and Planning Board considered these amendment requests at a regularly scheduled workshop on February 12, 2018, and at a public hearing on March 26, 2018, as well as at a workshop on May 14, 2018. The Economic and Community Development Committee considered the applications at its meeting on June 11, 2018.

I. The City’s SEPA responsible official issued a SEPA Addendum for the proposed amendments on March 8, 2018.

J. On February 20, 2018, the Washington State Department of Commerce granted expedited review for the proposed amendments. No comments were received.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

ORDINANCE

SECTION 1. - Incorporation of Recitals. The preceding recitals are incorporated herein by this reference and constitute the city council's findings on this matter.

SECTION 2. - Amendment. The Kent Comprehensive Plan is hereby amended to establish new land use plan map designations for the following parcels:

A. For the property located at 25601 and 25611 100th Pl SE, from a land use designation of Single Family Residential, eight units per acre (SF-8) to a land use designation of Mixed Use (MU), as depicted in the map attached and incorporated as Exhibit “A” (CPA-2017-4), with the following condition: construction of a private street to provide safe access (meeting the requirements of the City of Kent Design and Construction Standards) to the public ROW (101st Ave SE) for the subject parcels and other 8 single family lots to the south, and removal of the private street connection to 256th Street.

B. For the properties located at 25913, 26007, 26015, 26041 and 26047 116th Avenue SE, and at 11404, 11426 and 11504 SE Kent Kangley Road, from a land use designation of Single Family Residential, eight units per acre (SF-8) to a land use designation of Medium Density Multifamily (MDMF), as depicted in the map attached and incorporated as Exhibit “B” (CPA-2017-5).

C. For the property located at 2526 S 272nd Street, from a land use designation of Low Density Multifamily (LDMF) to a land use...
designation of Mixed Use (MU), as depicted in the map attached and incorporated as Exhibit “C” (CPA-2017-6).

**SECTION 3.** – *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 4.** – *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 5.** – *Effective Date.* This ordinance shall take effect and be in force thirty days from and after its passage, as provided by law.

DANA RALPH, MAYOR

0/10/17

Date Approved

KIMBERLEY A. KOMOTO, CITY CLERK

6/19/18

Date Adopted

6/22/18

Date Published

APPROVED AS TO FORM:

ARTHUR “PAT” FITZPATRICK, CITY ATTORNEY

APPROVED AS TO FORM: