TO:       City Council
FROM:     Mayor Hogan
SUBJECT:  Veto of Ordinance 2145

I have vetoed Ordinance 2145 for the following reasons:

1. Inconsistent with East Hill Plan.

2. Allows for more concentrated development than recommended by Planning Commission.

3. Inadequate capacity of existing streets for additional traffic volume.

4. No buffer zone between commercial/office and residential areas.

5. Surface water plan anticipates drainage into basin in lower Mill Creek which has not yet been built.

6. Action on rezone requests should be delayed pending phased growth plan adoption.

psh

[Signature]

MARCH 14, 1979

OFFICE OF THE MAYOR

VETO OF ORDINANCE 2145
AN ORDINANCE of the City of Kent, Washington, relating to planning and zoning for land use and development in the City of Kent, Washington and zoning pursuant to Kent City Ordinance 1827 certain land annexed to the City of Kent as unzoned (OSBORNE ANNEXATION NO. 3) RL-7.2 (Single Family Residential); MR-G (Garden Density Multi-Family Residential); MR-M (Medium Density Multi-Family Residential); CC (Community Commercial); and O (Professional and Office) zone.

WHEREAS certain land hereinafter described was annexed to the City of Kent unzoned, said annexation to be effective upon the effective date of the Ordinance effecting said annexation, and

WHEREAS as required by Kent City Ordinance No. 1827, the City Council of the City of Kent, Washington after referral to and study by the Planning Commission of the City of Kent recommended that said land be zoned as hereinafter set forth, and

WHEREAS the City Council of the City of Kent did upon the 7th day of August, 1978 and the 20th day of November, 1978, hold public hearings on said recommendations insofar as they related to certain land, said public hearings being held after proper notice thereof, and

WHEREAS it is found that said original zoning is in the best interests of the health and welfare of the citizens of the City of Kent and is consistent with good planning, NOW, THEREFORE

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

Section 1. The following described land, situated in the City of Kent, County of King, State of Washington and presently unzoned, more particularly described as follows:

The East 300 feet of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 29, Township 22 North, Range 5 East, W.M. in King County, Washington. Less the East 30 feet for road.

And the East 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4 of said Section 29. Less the East 30 feet and the South 30 feet for roads.
is hereby zoned as Rl-7.2 (Single Family Residential) zone; and

That portion of the south 150 feet of the SW 1/4 of the NW 1/4 of Section 29, Township 22 North, Range 5 East, W.M., in King County, Washington, lying west of the westerly margin of 100th Place SE (County Road No. 843)

is hereby zoned as MR-G (Garden Density Multi-Family Residential) zone; and

The NE 1/4 of the SE 1/4 of the NW 1/4 of Section 29, Township 22 North, Range 5 East, W.M., in King County, Washington.
Less the west 300 feet.
And the W 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4 of said Section 29.
Less the south 30 feet for road.
And the SW 1/4 of the SE 1/4 of the NW 1/4 of said Section 29.
Less the west 380 feet.
Less the south 30 feet for road.
And that portion of the west 360 feet of the north 330 feet of the SW 1/4 of the NW 1/4 of said Section 29, lying east of the easterly margin of 100th Place SE (County Road No. 843)

is hereby zoned as MR-M (Medium Density Multi-Family Residential) zone; and

The NW 1/4 of the SE 1/4 of the NW 1/4 of Section 29, Township 22 North, Range 5 East, W.M., in King County, Washington.
Less the west 42 feet for road.
And the east 492 feet of the NE 1/4 of the SW 1/4 of the NW 1/4 of said Section 29.
Less the north 30 feet and the east 42 feet for roads.

is hereby zoned as CC (Community Commercial) zone; and

The west 390 feet of the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 29, Township 22 North, Range 5 East, W.M., in King County, Washington.
Less the west 30 feet and the south 30 feet for roads.
And that portion of the SW 1/4 of the NW 1/4 of Section 29 lying east of the easterly margin of 100th Place SE (County Road No. 843)
Less the east 492 feet of the NE 1/4 of said SW 1/4 of the NW 1/4.
Less the west 360 feet of the north 330 feet thereof.
Less the east 30 feet and the south 30 feet for roads.

is hereby zoned as O (Professional and Office) zone.

Section 2. The Planning Director of the City of Kent be and he is hereby authorized and directed to indicate on the Official Zoning Map of the City of Kent, or upon an addendum
thereto, the zoning of said property as provided for in Section 1 of this Ordinance.

Section 3. That upon said amendment being shown upon the Official Zoning Map of the City of Kent or upon an addendum thereto, the copy of said map or addendum shall be filed with the Director of Records and Elections of King County, Washington and the City Clerk of the City of Kent be and she is hereby authorized and directed to record this Ordinance with the Director of Records and Elections of King County and pay the filing fee therefor.

Section 4. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

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ISABEL HOGAN, MAYOR

ATTEST:

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MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

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DONALD E. MIRK, CITY ATTORNEY

PASSED the _____ day of March, 1979.
APPROVED the _____ day of March, 1979.
PUBLISHED the _____ day of March, 1979.

I hereby certify that this is a true copy of Ordinance No. 2145, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

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MARIE JENSEN, CITY CLERK (SEAL)