AN ORDINANCE of the City of Kent, Washington, relating to land use and zoning, providing for the zoning of the annexation area contiguous to the City of Kent located in the southeast quarter of Section 7, Township 22 North, Range 5 East, W.M., in King County, Washington, in the vicinity of S. 218th Street and 98th Avenue S., Commonly known as the Ryan No. 3 Annexation. [No. AZ 86-1]

WHEREAS, the City of Kent pursuant to Ordinance 2611, adopted on March 3, 1986, annexed to the City of Kent, Washington the following described land situated in the County of King, State of Washington:

That portion of the Southeast quarter of Section 7 Township 22 North Range 5 East, W.M., King County Washington described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Northeast quarter of said Section 7; thence East along the North line of South half of the Northwest quarter of the Southeast quarter of said Section 7; also being the centerline of S. 218th Street (AKA H.C. Green Road) to the Northeast corner of the West half of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 7, being the True Point of Beginning of property herein described; thence South along the East line of the West half of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 7 to the Southeast corner thereof.

ALSO being the Southwest corner of Tract 4 of the Uneedan Orchard Tracts unrecorded; thence East along the South line of Tracts 4, 5, and 6 of said Uneedan Orchard Tracts to the Southeast corner of SW quarter of NE quarter of SE quarter thence North along the East line of said SW quarter of NE quarter of SE quarter to a point 20 feet South of the North line of the South half of the Northeast 1/4 of the Southeast quarter of said Section 7, also being the Northeast corner of said Tract 6; thence West parallel with said North line, being also the North line of Tract 6 to point of intersection with the Southerly margin of S. 218th Street; thence Southwesterly and Westerly along the Southerly margin of S. 218th St. to the East line of the West half of the Southwest quarter of the Northeast quarter of the Southeast quarter
of said Section 7; thence North 1°10'19" E to the North margin of said S. 218th St.; thence West along the North margin of said S. 218th St. to a point of intersection with the Northerly prolongation of the East line of the West half of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 7; thence South along said Northerly prolongation to the True Point of Beginning.

and

WHEREAS, upon annexation the property was zoned Rl-20 (Single Family Residential, 20,000 square feet minimum lots) on an interim basis; and

WHEREAS the Planning Department, pursuant to law, provided for a study of the zoning in the annexation area; and

WHEREAS, the Hearing Examiner held a public hearing to consider the zoning for the annexation area on May 21, 1986; and

WHEREAS, the Hearing Examiner recommended to the Council that the property be zoned Rl-9.6 Single Family Residential; and

WHEREAS, the City Council conducted public hearings as required by law on July 7, 1986 and August 18, 1986; and

WHEREAS, on August 18, 1986, the City Council rejected the findings of the Hearing Examiner and directed the preparation of this Ordinance providing for zoning of the identified annexation area as Rl-20, Single Family Residential.

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

Section 1. Findings.

1.1 The findings of fact in the FINDINGS AND RECOMMENDATIONS OF THE HEARING EXAMINER FOR THE CITY OF KENT in AZ-86-1 "Ryan Annexation No. 3", entered June 4, 1986 are hereby made findings of this Council.
1.2 The City Council further finds that the public health, safety and general welfare, and consideration of the rural nature of the annexation area, the topography of the annexation area in proximity to Garrison Creek, and traffic impacts of increased density, all require mitigation of environmental impacts and density less than that provided by zoning recommended by the staff or the Hearing Examiner.

1.3 The Ryan No. 3 Annexation area should be zoned RL-20, Single Family Residential.

Section 2. That area annexed to the City of Kent, Washington pursuant to Ordinance No. 2611, and described as follows:

That portion of the Southeast quarter of Section 7 Township 22 North Range 5 East, W.M., King County Washington described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 7; thence East along the North line of South half of the Northwest quarter of the Southeast quarter of said Section 7; also being the centerline of S. 218th Street (AKA H.C. Green Road) to the Northeast corner of the West half of the Northeast quarter of the Northwest quarter of the Southeast quarter of said Section 7, being the True Point of Beginning of property herein described; thence South along the East line of the West half of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 7 to the Southeast corner thereof.

ALSO being the Southwest corner of Tract 4 of the Uneedan Orchard Tracts unrecorded; thence East along the South line of Tracts 4, 5, and 6 of said Uneedan Orchard Tracts to the Southeast corner of SW quarter of NE quarter of SE quarter thence North along the East line of said SW quarter of NE quarter of SE quarter to a point 20 feet South of the North line of the South half of the Northeast 1/4 of the Southeast quarter of said Section 7, also being the Northeast corner of said Tract 6; thence West parallel with said North line, being also the North line of Tract 6 to point of intersection with the Southerly margin of S. 218th Street; thence Southwesterly and Westerly along the Southerly margin of S. 218th St. to the East line of the West half of the Southwest quarter of the Northeast quarter of the Southeast quarter of said Section 7; thence North 1°10'19" E to the North margin of said S. 218th St.; thence West along the North margin of said S. 218th St. to a point of intersection with the Northerly prolongation of the East line of the West half of the Southeast quarter of the Northwest.
quarter of the Southeast quarter of said Section 7; thence South along said Northerly prolongation to the True Point of Beginning.

is hereby zoned Rl-20, Single Family Residential.

Section 3. The Planning Director of the City of Kent be and he is hereby authorized and directed to indicate upon the Comprehensive Zoning Map of the City of Kent, Washington, or upon an addendum thereto, the zoning of said property is provided for in Section 2 herein.

Section 4. That upon said amendment being shown upon the Comprehensive 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 is hereby authorized and directed to record this ordinance with the County Auditor of King County, and pay the filing fee therefor.

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

DAN KELLEHER, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY
PASSED the 2 day of Sept, 1986.
APPROVED the 3 day of Sept, 1986.
PUBLISHED the 5 day of Sept, 1986.

I hereby certify that this is a true copy of Ordinance No. 2654, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

[Signature]
MARIE JENSEN, CITY CLERK