ORDINANCE NO. 2744

AN ORDINANCE of the City of Kent, Washington, relating to land use and zoning, establishing zoning of the East Hill Community Well Annexation Area No. 1, generally located on the east by 104th Avenue S.E., on the west by 98th Avenue South, on the south by existing City limits and on the north by Southeast 226th Street from Rl-20, Single Family Residential, to Rl-9.6, Single Family Residential, except for the currently existing multi-family development of approximately 12.8 acres to be zoned MRG, Garden Density Multifamily Residential.

WHEREAS, the property above described, known as the East Hill Community Well Annexation No. 1 was annexed to the City on February 17, 1987 by Ordinance 2703, and was automatically zoned Rl-20, Single Family Residential; and

WHEREAS, on May 6, 1987, the Hearing Examiner held a public hearing to consider the rezone of the area described in Exhibit A, attached hereto and by this reference incorporated herein; and

WHEREAS, the Hearing Examiner recommended to the City Council that the property be rezoned from Rl-20, Single Family Residential to Rl-9.6, Single Family Residential, minimum lot size of 9,600 square feet, except for the then existing multifamily development located in the southeast section of the site, consisting of approximately 12.8 acres in size, which should be zoned MRG, Garden Density Multifamily Residential; and

WHEREAS, the City Council conducted a public hearing to consider the recommendation on September 1, 1987; NOW, THEREFORE,
THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES
HEREBY ORDAIN AS FOLLOWS:

Section 1. The findings and recommendations of the
Hearing Examiner set forth in the East Hill Well Annexation Area
No. 1 initial zoning findings and recommendations of the Hearing
Examiner for the City of Kent, which is on file with the Kent City
Clerk, are hereby adopted and the findings are concurred with for
this site.

Section 2. Zoning for this site, generally located on
the east by 104th Avenue S.E. on the west by 98th Avenue South, on
the south by the existing City limits and on the north by
Southeast 226th Street, and legally described as set forth in
Exhibit A, in King County, Washington is hereby changed from RL-20
Single Family Residential, to RL-9.6, Single Family Residential,
minimum lot size of 9,600 square feet, except for the multifamily
development then existing, located in the southeast section of the
site, consisting of approximately 12.8 acres in size, is zoned
MRG, Garden Density Multifamily Residential.

Section 3. Any act consistent with the authority and
prior to the effective date of this ordinance is hereby ratified
and confirmed.

Section 4. 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:

BRENDA JACOBER, DEPUTY CITY CLERK
APPROVED AS TO FORM:

[Signature]
SANDRA DRISCOLL, CITY ATTORNEY

PASSED the 15 day of Sept., 1987.
APPROVED the 16 day of Sept., 1987.
PUBLISHED the 18 day of Sept., 1987.

I hereby certify that this is a true copy of Ordinance No. 2744, 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]
BRENDA JACOBER, DEPUTY CITY CLERK
That portion of Sections 17 and 18, Township 22 North, Range 5 East, W.M. King County, Washington described as follows:

Beginning at the Northeast corner of said Section 18; thence South along the East line of said Section 18 a distance of 462 feet, more or less to the Northeast corner of the South 198 feet of the Northeast quarter of the Northeast quarter of Section 18 and the True Point of Beginning of property herein described; thence East at right angles to the last described line to the East margin of 100th Ave. S.E.; thence South along said margin to the North line of the South half of the Northeast quarter of the Northwest quarter of said Section 17; thence East along the North line of the South half of the Northwest quarter of the Northwest quarter of said Section 17 to the West margin of 104th Ave S.E.; thence Southerly along the West margin of 104th Ave S.E. to the South line of the North 4 acres of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 17; said line being also on the City limits of Kent as established by Ordinance #2111; thence West along the South line of the North 4 acres of the Southeast quarter of the Northwest quarter of the Southwest quarter of said Section 17 to the Southwest corner thereof; also being the East line of the Southwest quarter of the Northwest quarter of the Southwest quarter of said Section 17; thence North along the East line of the Southwest quarter of the Southwest quarter of the Southwest quarter of said Section 17 to the Northeast corner thereof; thence West along the North line of the Southwest quarter of the Northwest quarter of the Southwest quarter of said Section 17 to the East margin of 100th Avenue S.E.; thence South along the East margin of 100th Ave S.E. to the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 17; thence West along the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 17 to the South line of the South half of the Northwest quarter of the Southwest quarter of said Section 17; thence South along the South line of the North half of the Northwest quarter of the Southwest quarter of said Section 17 to the Northeast corner thereof; thence West along the North line of the South half of the East half of the Northeast quarter of said Section 17 to the South line of the North half of the Northeast quarter of the South half of the South half of the Northeast quarter of said Section 17; thence West along the South line of the North half of the Northeast quarter of the South half of the South half of the Northeast quarter of said Section 17 to the Southeast corner thereof; also being the South line of the Northeast quarter of said Section 17; thence South along the South line of the Northeast quarter of said Section 17 to the South margin of 98th Ave S.E.; thence Northerly along the West margin of 98th Ave S.E. to the North line of the South half of the South half of the Northeast quarter of said Section 17; thence North along the West line of the Southeast corner of the South half of the South half of the Northeast quarter of said Section 17 to the West half of the Northeast quarter of said Section 17; thence West along the West half of the Northeast quarter of said Section 18 to the Northwest corner of the South 198 feet of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 18; thence East along the North line of the South 198 feet of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 18 to the True Point of Beginning.