ORDINANCE NO. 2837

AN ORDINANCE of the City of Kent, Washington, relating to land use and planning, amending Ordinance 2771 to correct the zoning designation to certain properties within the East Hill Well Annexation Area 2, Area C, specifically, the Stratford Arms site, to conform with Council direction at its meeting on March 1, 1988.

WHEREAS, the Kent City Council held hearings on the zoning designation to certain annexed properties in Area C of the East Hill Well Annexation Area 2 on January 19, 1988 and March 1, 1988; and

WHEREAS, for its consideration of this matter on March 1, 1988, the Council had before it the entire record including but not limited to staff recommendations, Hearing Examiner minutes and recommendations, and maps of the area; and

WHEREAS, the Hearing Examiner's original recommendation was that the Stratford Arms site, including the undeveloped portions, be zoned MRM, Medium Density Multifamily Residential; and

WHEREAS, in the consideration of the motion before the Council for the zoning designation of Area C of East Hill Well Annexation Area 2, the Councilmembers specifically discussed the zoning designation for the Stratford Arms development; and

WHEREAS, the Council, when considering the motion before it to modify the Hearing Examiner's recommendation for the area, including Stratford Arms, viewed a map which separately designated the entire Stratford Arms property, developed and undeveloped; and
WHEREAS, the Council action establishing zoning designations for the East Hill Well Annexation Area 2 modified some, but not all, of the Hearing Examiner's recommendations; and

WHEREAS, the Council adopted Ordinance 2771 establishing such zoning at its meeting on March 15, 1988; and

WHEREAS, such ordinance, among other things, established the zoning designation for the developed portion of the Stratford Arms site as MRM, Medium Density Multifamily Residential, and for the undeveloped portion of the Stratford Arms site as R1-7.2, Single Family Residential; and

WHEREAS, some confusion has arisen as to whether Ordinance 2771 reflects the Council's direction for the zoning designation for both the developed and undeveloped portions of the Stratford Arms site; and

WHEREAS, the Council determines that its intent, as reflected in the record of its March 1, 1988 meeting, was that the zoning designation for both the developed and undeveloped portions of Stratford Arms site was to be MRM, Medium Density Multifamily Residential; and

WHEREAS, Ordinance 2771 does not reflect such intent;

NOW, THEREFORE,

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

Section 1. Ordinance 2771 establishing the zoning of the East Hill Community Well Annexation Area No. 2, Areas A, B, and C, shall be amended to reflect the Council's intent that the zoning designation for the undeveloped portion of the Stratford Arms site be MRM, Medium Density Multifamily Residential, in conformance with the record before the Council and its deliberation on March 1, 1988.
Section 2. The zoning for the Area C site, generally located north of S.E. 256th, south of S.E. 240th, east of Area B, west of 116th Ave. S.E., and legally described in Exhibit A, incorporated herein by this reference, King County, Washington, is:

1. North of S.E. 252nd: R1-12;
2. South of S.E. 252nd: R1-9.6; except Tax Lot 202205-9022 and Tax Lot 2022059070.
3. Tax Lot 202205-9022 and 2022059070, an existing multifamily development site: MRM, Medium Density Multifamily Residential.

Section 3. Except for the amendments set forth above, all sections of Ordinance 2771 are hereby ratified.

Section 4. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

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:

SANDRA DRISCOLL, CITY ATTORNEY
PASSED the 21 day of Feb., 1989.
APPROVED the 22 day of Feb., 1989.
PUBLISHED the 24 day of Feb., 1989.

I hereby certify that this is a true copy of Ordinance No. 2857, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK (SEAL)
That portion of Sections 17, 19 and 20, Township 22 North, Range 5 East, M.H. King County, Washington described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southwest quarter of the Northeast quarter of said Section 19; thence North along the West line of the Southeast quarter of the Southwest quarter of the Northeast quarter of said Section 19, a distance of 30 feet to the true Point of Beginning; thence North along the East line of the West half of the Southwest quarter of the Northeast quarter of said Section 19, to the Northeast corner thereof; thence West along the South line of the Southwest quarter of the Northwest quarter of the Northeast quarter of said Section 19; thence North along the East line of the West half of the Northwest quarter of said Section 19, to the Southeast corner of the West half of the Northwest quarter of the Northeast quarter of said Section 19; thence North along the East line of the West half of the Northwest quarter of the Northeast quarter of said Section 19, to the Northeast corner thereof; thence East along the North line of the Northwest quarter of the Northeast quarter of said Section 19; thence East along the North line of the South half of the Northwest quarter of the Northeast quarter of said Section 19, to the Northwest corner thereof; thence East along the North line of the South half of the Northeast quarter of the Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 19, to the North line of the Northeast quarter of the Northwest quarter of said Section 19; thence South parallel with the West line of the Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 19 to the North line of the Northeast quarter of the Northwest quarter of said Section 19; thence East along the North line of the Northeast quarter of the Northwest quarter of said Section 19, to the North line of the South half of the Northwest quarter of the Northeast quarter of said Section 19; thence South along the West line of the Southwest quarter of the Northeast quarter of the Northwest quarter of said Section 19, to the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 19; thence East along the North line of the South half of the Northwest quarter of the Northeast quarter of said Section 19, to a point on the West line of the Southwest quarter of the Northeast quarter of said Section 19; thence North along the West line of the Southeast quarter of the Northeast quarter of said Section 19, to the Southwest corner thereof; thence East along the South line of the North half of the South half of the Southwest quarter of the Northwest quarter of the Northeast quarter of said Section 19, to a point on the West line of the Southwest quarter of the Northeast quarter of said Section 19; thence North along the West line of the Southeast quarter of the Northeast quarter of said Section 19, to the Northeast corner thereof; thence East along the North line of the Northeast quarter of the Northwest quarter of said Section 19, to the Northwest corner thereof; thence East along the North line of the South half of the Northeast quarter of the Northwest quarter of said Section 20; thence East along the North line of the South half of the North half of the Northeast quarter of the Northwest quarter of said Section 20; thence East along the North line of the South half of the North half of the Northeast quarter of the Northwest quarter of said Section 20; thence North along the West line of the Northeast quarter of the Northwest quarter of said Section 20, to the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 17, to a point on that North margin of SE 240th Street as defined in Ordinance 1536 in Section 17, Township 22 North, Range 5 East M.H., King County, Washington; thence East along the North margin of SE 240th St. to a point of intersection with the West margin of 116th Ave SE; thence South to a point of intersection of the South margin of SE 240th Street with the West margin of 116th Ave SE; thence Southerly along the West margin of 116th Ave SE to the...
North line of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 20; thence West along the North line of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 20, to the Northwest corner thereof; thence South along the West line of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 20, to the Southwest corner thereof; thence North 89°42'17" W to the Northwest corner of Lot 1 Jacobsen's Third Addition, as recorded in Volume 78, Plats page 75 Records of King County Washington; thence West along the North line of said Lot 1 to the Northwest corner thereof, also being the Northeast corner of Lot 9 of said Addition; thence South along the East line of Lots 9, 8, 7, 6 and 5 of said Addition to the Southeast corner of said Lot 5; thence West along the South line of Lot 5 of said Addition a distance of 7 feet; thence South parallel with the East line of the Southeast quarter of the Northwest quarter of said Section 20, to the South line of said Section 20; thence West along the South line of said Section 20, to the Northwest corner thereof; thence East along the North line of the Southeast quarter of the Southwest quarter of said Section 20; thence North along the West line of the Southeast quarter of the Northwest quarter of said Section 20, to the Northeast corner thereof; thence East along the South line of the West half of the Northwest quarter of said Section 19 to the True Point of Beginning, EXCEPT that portion lying within the above described area presently annexed to the City of Kent by City Resolution 897, said area being located in the Southwest quarter of the Northwest quarter of said Section 20.

Exhibit A
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