AN ORDINANCE of the City of Kent, Washington, rezoning certain property located in the vicinity of 98th Avenue South and South 218th Street, consisting of approximately 9 acres within the city limits of Kent for initial zoning of R1-20, Single Family Residential zoning to remain R1-20, Single Family Residential (AZ-88-2).

WHEREAS, on May 2, 1990, the Hearing Examiner held a public hearing to consider permanent zoning of property described in the attached Exhibit A, incorporated by reference herein and proposed development of property located in the vicinity of 98th Avenue South and South 218th Street at R1-20 Single-Family Residential; and

WHEREAS, the Applicant, City of Kent Planning Department, requested that the subject property, which was earlier annexed in July of 1989 and previously given an initial zoning designation of R1-20 by operation of KCC 50.03.020 of the Kent zoning code, remain R1-20 Single-Family Residential as its permanent zoning district; and

WHEREAS, on May 16, 1990, the Hearing Examiner recommended approval of the permanent zoning of the subject property in Hearing Examiner Findings, Conclusions and Recommendations in Rezone No. AZ-88-2; and

WHEREAS, a public hearing was duly held on this matter on August 7, 1990 at which time the Kent City Council considered the Hearing Examiner's Findings, Conclusions and Recommendations including additional public input and staff reports; and

WHEREAS, the Hearing Examiner has concluded that the proposed zoning action of maintaining existing initial zoning of R1-20, Single-Family Residential should remain R1-20, Single-Family Residential and that the zoning district is consistent with the comprehensive plan; that the zoning action of the subject property is compatible with the development of
property in the vicinity of the site; and that the proposed zoning action will not adversely affect the health, safety and general welfare of the citizens of Kent; and

WHEREAS, the zoning action will further assist in preserving and encouraging additional single-family homes within the City of Kent consistent with the Objective of the Housing Element of the city-wide Comprehensive Plan; and

WHEREAS, said action will not increase burdens upon traffic in the area; and

WHEREAS, the City Council adopted the Hearing Examiner’s Findings of Fact and Conclusions of Law in recommendations regarding the Mortenson Annexation No. AZ-88-2; NOW, THEREFORE,

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

Section 1. The Findings, Conclusions, and Recommendations of the Hearing Examiner as set forth in the Findings for Mortenson Annexation No. AZ-88-2 for the City of Kent which is on file with the Kent City Clerk issued May 16, 1990 are hereby adopted by reference as if set forth verbatim.

Section 2. Zoning and rezone designations for this site and property located generally in the vicinity of 98th Ave. So. and So. 218th St. and consisting of approximately 9 acres or described in Exhibit "A" is permanently zoned R1-20, Single Family Residential (20,000 square foot minimum lot size).

Section 3. Effective Date. This ordinance shall take effect and be in force thirty (30) days from the time of its final passage as provided by law.

DAN KELLEHER, MAYOR
ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

BILL H. WILLIAMSON, ACTING CITY ATTORNEY

PASSED the 21 day of Aug, 1990.
APPROVED the 22 day of , 1990.
PUBLISHED the 24 day of , 1990.

I hereby certify that this is a true copy of Ordinance No. 2937, 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)