AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, to implement initial zoning for approximately 40 acres of land annexed to the City of Kent and known as the Everson annexation area.

WHEREAS, the Everson annexation area was officially annexed to the City of Kent on January 18, 1994 through Ordinance number 3153; and

WHEREAS, the annexation area is comprised of approximately 40 acres of land and is located along 94th Avenue South at 222nd Street on the East Hill of Kent; and

WHEREAS, the Planning Commission has held two public hearings to consider initial zoning: the first hearing was held on June 27, 1994, the second hearing was held on July 12, 1994; and

WHEREAS, the Planning Commission considered various zoning alternatives during its public hearings and recommended approval of zoning alternative #3 as presented in the Planning Department's staff report dated June 27, 1994; and
WHEREAS, the entire annexation area is recommended for single family residential zoning with approximately 22.33 acres recommended for R1-12 zoning and 17.67 acres recommended for R1-7.2 zoning; and

WHEREAS, the proposed zoning is consistent with the Comprehensive Plan Map designation SF, Single Family Residential, in the vicinity of the annexation; and

WHEREAS, the City Council has held two public hearings on the recommendation of the Planning Commission: the first hearing was held on August 2, 1994 and the second hearing was held September 6, 1994; and

WHEREAS, the City Council adopted the recommendation of the Planning Commission to implement the initial zoning as outlined in Alternative #3 attached hereto as Exhibit A; NOW THEREFORE,

Section 1. Pursuant to Kent City Code §15.09.055 and the laws of the state of Washington, the initial zoning for the area known as the Everson annexation shall consist of approximately 22.33 acres zoned as R1-12 zoning and 17.67 acres zoned as R1-7.2 zoning as outlined in Exhibit A.

Section 2. Severability. if any one or more sections, subsections or sentences of this Chapter are held to be
unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force and effect.

Section 3. Effective Date. This ordinance shall take and be in force thirty (30) days from and after its passage, approval and publication as provided by law.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY
I hereby certify that this is a true copy of Ordinance No. 3154, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENDA JACOBER, CITY CLERK