ORDINANCE NO. 3223

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, to implement initial zoning for approximately 23 acres of land annexed to the City of Kent and known as the Jones-Hobbs annexation area.

WHEREAS, the Jones-Hobbs annexation area was officially annexed to the City of Kent on November 1, 1994 through Ordinance number 3193; and

WHEREAS, the annexation area is comprised of approximately 23 acres of land and is located at the northwest corner of 100th Avenue S.E. and South 222nd Street, and more particularly described as set forth in the attached Exhibit A; and

WHEREAS, the Planning Commission held a public hearing to consider initial zoning on February 27, 1995; and

WHEREAS, the Planning Commission considered various zoning alternatives and public testimony during its public hearings and recommended approval of zoning alternative #1 as presented in the Planning Department's staff report dated February 27, 1995, but modified to change the zoning of the northern two parcels from R1-12 to R1-20; 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 March 21, 1995 and the second hearing was held May 2, 1995; and

WHEREAS, the City Council adopted the recommendation of the Planning Commission to implement the initial zoning as outlined in Alternative #1, as amended, 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 zoning for the area known as the Jones-Hobbs annexation area shall consist of approximately 14.03 acres zoned R1-7.2, 4.75 acres zoned as R1-12, and 4.7 acres zoned as R1-20, 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
BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED 2nd day of May, 1995.
APPROVED 3rd day of May, 1995.
PUBLISHED 5th day of May, 1995.
I hereby certify that this is a true copy of Ordinance No. 3223, 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