AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, to implement zoning for approximately 218 acres of land generally located north of South 240th Street adjacent to 94th Avenue South (by approximately 1250 feet to the east and 600 feet to the west of 94th Avenue), extending northerly to approximately 222nd Street, and commonly referred to as the Beck annexation area.

WHEREAS, the Beck annexation area was officially annexed to the City of Kent in February of 1995 through Ordinance No. 3210; and

WHEREAS, the Annexation area is comprised of approximately 218 acres and is located north of South 240th Street adjacent to 94th Avenue South (by approximately 1250 feet to the east and 600 feet to the west of 94th Avenue), extending northerly to approximately 222nd Street; and

WHEREAS, the Planning Commission held a public hearing to consider initial zoning on April 24, 1995; and
WHEREAS, the Planning Commission considered various zoning alternatives and public testimony during its public hearing and recommended approval of Alternative No. 3 in the Planning Department's staff report dated April 17, 1995 as amended by designating parcels previously identified as R1-12 to R1-20; and

WHEREAS, the City Council has held two public hearings on the recommendation of the Planning Commission: the first hearing was held on May 16, 1995 and the second hearing was held on June 20th, 1995; and

WHEREAS, the City Council considered the recommendation of the Planning Commission and adopted zoning for the Beck Annexation Area as follows: the area east of 94th Avenue and within the annexation area is designated R1-9.6, the annexation area west of 94th Avenue and in the northwestern corner is designated R1-20, the annexation area west of 94th and in the center is designated R1-20 and the annexation area west of 94th in the southwest corner is designated R1-12. The zoning designations so described are illustrated in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, The proposed zoning is consistent with the Comprehensive Plan Map designation SF-6, single family residential; NOW THEREFORE,
SECTION 1. Pursuant to the Kent City Code §15.09.055 and the laws of the State of Washington, the zoning for the area known as the Beck Annexation Area shall consist of zoning as outlined in Exhibit A.

SECTION 2. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutioanalitity shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect 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:

[Signature]

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED 1st day of August, 1995.

APPROVED 2nd day of August, 1995.

PUBLISHED 4th day of August, 1995.

I hereby certify that this is a true copy of Ordinance No. 3240, 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, CITY CLERK

beckanne.ord