ORDINANCE NO. 3652

AN ORDINANCE of the city council of the city of Kent, Washington, relating to land use and zoning, specifically the rezoning of approximately 4.84 acres of property located at 25206 and 25230 132nd Avenue Southeast from Single Family Residential (SR-4.5), to Single Family Residential (SR-6) (Tahoma Vista Rezone, #RZ-2002-5).

WHEREAS, an application to rezone approximately 4.84 acres from the current zoning of Single Family Residential (SR-4.5) to Single Family Residential (SR-6) was filed on November 15, 2002 (Tahoma Vista Rezone, #RZ-2002-5), and

WHEREAS, the city’s SEPA responsible official issued a Determination of Nonsignificance (DNS) for the proposed rezone on April 21, 2003, and

WHEREAS, a public hearing on the Tahoma Vista Rezone was held before the hearing examiner on May 21, 2003, and

WHEREAS, on June 4, 2003, the hearing examiner issued findings and conclusions that the Tahoma Vista Rezone is consistent with the city’s Comprehensive Plan, that the proposed rezone and subsequent development activity would be compatible with the development in the vicinity, that the proposed rezone will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated, that circumstances have changed since the establishment of the current

Tahoma Vista Rezone
zoning district to warrant the proposed rezone, and that the proposed rezone will not adversely affect the health, safety, and general welfare of the citizens of the city of Kent; and

WHEREAS, the findings are consistent with the standards for rezone set forth in sections 15.09.050(A)(3) and 15.09.050(C) of the Kent City Code, and

WHEREAS, the Kent Hearing Examiner recommended approval of the Tahoma Vista Rezone on June 4, 2003, and

WHEREAS, on July 1, 2003, the city council moved to accept the findings of the hearing examiner and the hearing examiner's recommendation for approval of the Tahoma Vista Rezone from Single Family Residential (SR-4-5) to Single Family Residential (SR-6), NOW, THEREFORE,

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

SECTION 1. - Rezone. The property located at 25206 and 25230 132nd Avenue Southeast, Kent, Washington consisting of approximately 4.84 acres depicted in Exhibit "A" (marked "Site"), attached and incorporated by this reference, and legally described in Exhibit "B" attached and incorporated by this reference, is rezoned as follows.

King County tax parcel numbers 2222059126 and 2222059031 located in Kent, Washington, shall be rezoned from Single Family Residential (SR-4-5) to Single Family Residential (SR-6).

The city of Kent zoning map shall be amended to reflect the rezone granted above
SECTION 2. - Severability  If any one or more sections, sub-sections, or sentences of this ordinance 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 effect and be in force five (5) 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:

TOM BRUBAKER, CITY ATTORNEY

PASSED 15 day of July, 2003
APPROVED 15 day of July, 2003.
I hereby certify that this is a true copy of Ordinance No 3652, 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

(SEAL)
APPLICATION NAME: TAHOMA VISTA

REQUEST: #SU-2001-6 (KIVA #2020890) AND #RZ-2002-5 (KIVA #2023606)
EXISTING LEGAL DESCRIPTIONS FOR TAHOMA VISTA SUBDIVISION, KENT WA

LOT A

LOT A OF KING COUNTY SHORT PLAT NO. 874039, RECORDED UNDER RECORDING NUMBER 7412200293, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

SUBJECT TO: (1) EASEMENT FOR THE RIGHT TO MAKE SLOPES FOR CUTS OR FILLS ALONG THE STREET MARGIN OF SAID PREMISES ABUTTING 132ND AVE SE, AS GRANTED BY DEED RECORDED UNDER RECORDING NOS. 4164202, 4164208, AND 7412100432; 2) TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS ANC CONTAINED IN SHORT PLAT NO. 874039, RECORDED UNDER RECORDING NUMBER 7412200293.

LOT B

LOT B, KING COUNTY SHORT PLAT NUMBER 874039, RECORDED UNDER RECORDING NUMBER 7412200293 IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON. SUBJECT TO

(1) EASEMENT RECORDED UNDER COUNTY NO. 684527,
(2) RIGHT FOR SLOPES, CUTS OR FILLS RECORDED UNDER NO. 4164202
(3) RIGHTS FOR SLOPE CUTS OR FILLS UNDER NO. 7412100432

EXHIBIT "B"
ORDINANCE NO. 3652

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