Ordinance No. 3703

(Amending or Repealing Ordinances)

CFN=0121 – Rezones
Passed – 8/3/2004
Ruth Wiren Rezone

Recorder's # 20040908002496

The date ["Beginning July 1, 1998"] has led to confusion. This date will be deleted from cover sheets of ordinance/resolution revision pages. This cover sheet will be deleted on electronic pages only, no other deletions or changes have been made to the document – 6/21/2012.
AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, specifically the rezoning of approximately 3.97 acres of property located at the northwest corner of 136th Avenue SE and SE 253rd Street from Single Family Residential 4.5 units per acre (SR-4.5) to Single Family Residential 6 units per acre (SR-6) (Ruth Wiren Rezone, #RZ-2004-1).

RECITALS

A. An application to rezone approximately 3.97 acres of property located at the northwest corner of 136th Avenue SE and SE 253rd Street, Kent, Washington from the current zoning of Single Family Residential 4.5 units per acre (SR-4.5) to Single Family Residential 6 units per acre (SR-6) was filed on March 5, 2004, on behalf of the owner Ruth Wiren (Ruth Wiren Rezone, #RZ-2004-1).

B. The City’s SEPA responsible official issued a Determination of Nonsignificance (DNS) (#ENV-2004-8) for the proposed rezone on May 14, 2004, and a public hearing on the rezone was held before the hearing examiner on June 16, 2004.

C. On June 30, 2004, the hearing examiner issued findings and conclusions that the Ruth Wiren 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

Ruth Wiren Rezone
transportation system in the vicinity of the property with significant adverse impacts that cannot be mitigated, that circumstances have changed since the establishment of the current 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.

D. Based on these findings and conclusions, the hearing examiner recommended approval of the Ruth Wiren Rezone.

E. On August 3, 2004, the City Council determined that the hearing examiner’s findings and conclusions are consistent with sections 15.09.050(A)(3) and 15.09.050(C) of the Kent City Code, accepted the findings of the hearing examiner, and adopted the hearing examiner’s recommendation for approval of the Ruth Wiren Rezone from Single Family Residential 4.5 units per acre (SR-4.5) to Single Family Residential 6 units per acre (SR-6).

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

ORDINANCE

SECTION 1. - Rezone. The property located at the northwest corner of 136th Avenue SE and SE 253rd Street, Kent, Washington consisting of approximately 3.97 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 2222059148 located in Kent, Washington, shall be rezoned from Single Family Residential 4.5 units per acre (SR-4.5) to Single Family Residential 6 units per acre (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 as provided by law.

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

TOM BRUBAKER, CITY ATTORNEY

PASSED: 3 day of August, 2004.

APPROVED: 3 day of August, 2004.

I hereby certify that this is a true copy of Ordinance No. 3703 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 (SEAL)
BRENDA JACOBER, CITY CLERK
APPLICATION NAME: RUTH WIREN REZONE

REQUEST: #RZ-2004-1

VICINITY MAP

EXHIBIT "A"
LEGAL DESCRIPTION

The North half of the Northeast quarter of the Southwest quarter of the Southwest quarter of Section 22, Township 22, Range 5 East, Willamette Meridian, in King County, Washington, less the North 155 feet of the East 281 feet thereof.

Also described as Lot B of King County Lot Line Adjustment Number L93L0041 as recorded under Auditor's file number 9306021698, in King County, Washington.
WASHINGTON STATE COUNTY AUDITOR/RECORDER'S COVER SHEET

Document Title: City of Kent Ordinance No. 3703 authorizing the rezoning of approximately 3.97 acres of property located at the northwest corner of 136th Avenue SE and SE 253rd Street from Single Family Residential 4.5 units per acre (SR-4.5) to Single Family Residential 6 units per acre (SR-6) per the Application for Rezone filed on behalf of Ruth Wiren – Ruth Wiren Rezone (#RZ-2004-1).

Reference Number(s): N/A

Grantor(s): City of Kent, a Washington municipal corporation

Grantee(s): The Public

Abbreviated Legal Description: N ½ of NE ½ of SW ¼ of NW ¼ of Sec. 22, Twn. 22, Rng. 5E, W.M., King County

Additional legal description is on Exhibit “B” of document.

Assessor’s Property Tax Parcel/Account Number(s): 222205-9148

Project Name: Ruth Wiren Rezone

Said document(s) were filed for record by Pacific Northwest Title as recommended only it has not been examined as to proper execution or as to its affect upon title.