Ordinance No. 3718

(Amending or Repealing Ordinances)

CFN=121 – Rezones
Passed – 10/19/04
Anderson Rezone

Recorder’s # 20041117002416

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.
ORDINANCE NO. 3718

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, specifically the rezoning of approximately 1.96 acres of property located at 23519 98th Avenue South from Single Family Residential 4.5 units per acre (SR-4.5) to Single Family Residential 6 units per acre (SR-6). (Anderson Rezone, #RZ-2003-4).

RECITALS

A. An application to rezone approximately 1.96 acres of property located at 23519 98th Avenue South, 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 December 18, 2003, by Jeffery O. Anderson, TLT Development, Inc., (Anderson Rezone, #RZ-2003-4).

B. The City’s SEPA responsible official issued a Revised Mitigated Determination of Nonsignificance (RMDNS) (#ENV-2002-52 (R)) for the proposed rezone on August 2, 2004, and a public hearing on the rezone was held before the hearing examiner on August 18, 2004.

C. On September 2, 2004, the hearing examiner issued findings and conclusions that the Anderson 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 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 Anderson Rezone.

E. On October 5, 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 Anderson 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 23519 98th Avenue South, Kent, Washington consisting of approximately 1.96 acres depicted in Exhibit "A" (marked "Anderson Property"), 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 number 182205-9137 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.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

TOM BRUBAKER, CITY ATTORNEY


I hereby certify that this is a true copy of Ordinance No. 3718 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
EXHIBIT "B"

ANDERSON REZONE
LEGAL DESCRIPTION

The South half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 18, Township 22 North, Range 5 East of the Willamette Meridian, In King County, Washington.

Except Roads;

Also except the West 1/5 of the foregoing described premises;

And except the North 165 feet of the remainder thereof.
WASHINGTON STATE COUNTY AUDITOR/RECORDER'S COVER SHEET

Document Title: City of Kent Ordinance No. 3718 authorizing the rezoning of approximately 1.96 acres of property located at 23519 98th Avenue South 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 by Jeffrey O. Anderson, TLT Development, Inc. – Anderson Rezone (#RZ-2003-4).

Reference Number(s): N/A

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

Grantee(s): The Public

Abbreviated Legal Description: S½ of the SW¼ of NE¼ of SE¼ of Sec. 18, Twm. 22 N, Rng. 5E, W.M., King County

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

Assessor's Property Tax Parcel/Account Number(s): 1822059137

Project Name: Anderson Rezone