Ordinance No. 3756
(Amending or Repealing Ordinances)

CFN=121 - Rezones
Passed – 7/19/2005
Graham Rezone

Recorder's # 20050728003046

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. 3756

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, specifically the rezoning of approximately .34 acres of property located at 22521 94th Avenue South from Single Family Residential 2 units per acre (SR-2) to Single Family Residential 6 units per acre (SR-6). (Graham Rezone, #RZ-2005-2).

RECITALS

A. An application to rezone approximately .34 acres of property located at 22521 94th Avenue South, Kent, Washington from the current zoning of Single Family Residential 2 units per acre (SR-2) to Single Family Residential 6 units per acre (SR-6) was filed on January 31, 2005, by Kevin Graham (Graham Rezone, #RZ-2005-2).

B. The City's SEPA responsible official issued a Determination of Nonsignificance (DNS) (#ENV-2005-7) for the proposed rezone on April 18, 2005, and a public hearing on the rezone was held before the hearing examiner on May 18, 2005.

C. On June 2, 2005, the hearing examiner issued findings and conclusions that the Graham 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

Graham Rezone
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 Graham Rezone.

E. On July 5, 2005, 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 Graham Rezone from Single Family Residential 2 units per acre (SR-2) 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 22521 94th Avenue South, Kent, Washington consisting of approximately .34 acres depicted in Exhibit “A” (marked “Graham Rezone”), 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 182205-9303 shall be rezoned from Single Family Residential 2 units per acre (SR-2) 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

PASSED: 19 day of July, 2005.
APPROVED: 19 day of July, 2005.
PUBLISHED: 23 day of July, 2005.

I hereby certify that this is a true copy of Ordinance No. 3756 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: GRAHAM REZONE

REQUEST: #RZ-2005-2

VICINITY MAP EXHIBIT "A"
LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 496 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE EAST TO THE WEST LINE OF THE COUNTY ROAD (94TH AVENUE SOUTH) AND THE TRUE POINT OF BEGINNING;
THENCE WEST 186 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE COUNTY ROAD (94TH AVENUE SOUTH) 80 FEET;
THENCE EAST TO THE WEST LINE OF SAID COUNTY ROAD;
THENCE NORTH ALONG SAID WEST LINE, 80 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
City of Kent Ordinance No. 3756 authorizing the rezoning of approximately .34 acres of property located at 22521 94th Avenue South from Single Family Residential 2 units per acre (SR-2) to Single Family Residential 6 units per acre (SR-6). (Graham Rezone, #RZ-2005-2).

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

Grantee(s): The Public

Abbreviated Legal Description: Ptn. of Sec. 18, Twn. 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): 182205-9303

Project Name: Graham Rezone