Ordinance No. 3788
(Amending or Repealing Ordinances)

CFN=121 – Rezones
Passed – 2/7/2006
Morford Meadows Rezone

Recorder’s # 20060303001822

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. 3788

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, specifically the rezoning of approximately 2.25 acres of property located at 25248 114th Avenue Southeast from SR-4.5 (Single-Family Residential, 4.5 units per acre) to SR-6 (Single-Family Residential, 6 units per acre). (Morford Meadows South, #RZ-2005-9)

REQUITALS

A. An application was filed on June 7, 2005, by Paul Morford, to rezone approximately 2.25 acres of property located at 25248 114th Avenue Southeast, in Kent, Washington, from the current zoning of SR-4.5 (Single-Family Residential, 4.5 units per acre) to SR-6 (Single-Family Residential, 6 units per acre). (Morford Meadows, #RZ-2005-9).

B. The City's SEPA responsible official issued a Determination of Nonsignificance (DNS) (#ENV-2005-44) for the proposed rezone on November 29, 2005.

C. A public hearing on the rezone was held before the hearing examiner on January 4, 2006. On January 18, 2006, the hearing examiner issued findings and conclusions that the Morford Meadows 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 Morford Meadows Rezone.

E. On February 7, 2006, 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 Morford Meadows Rezone from SR-4.5 to 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 114th Avenue Southeast, Kent, Washington consisting of approximately 2.25 acres depicted in Exhibit "A" (marked "Vicinity Map"), attached and incorporated by this reference, and legally described in Exhibit "B", attached and incorporated by this reference, is rezoned from SR-4.5 (Single-Family Residential, 4.5 units per acre) to SR-6 (Single-Family Residential, 6 units per acre). 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.

Suzette Cooke
Suzette Cooke, Mayor

ATTEST:
Brenda Jacober
Brenda Jacober, City Clerk

APPROVED AS TO FORM:
TOM BRUBAKER, CITY ATTORNEY

PASSED: 7 day of February, 2006.
APPROVED: 7 day of February, 2006.
PUBLISHED: 11 day of February, 2006.

I hereby certify that this is a true copy of Ordinance No. 3788 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
EXHIBIT "B"

TAX I.D. NOS. 202205-9332, 202205-9333, 202205-9334, AND 202205-9256

LOTS 1, 2, 3 AND 4 OF CITY OF KENT SHORT PLAT NO. FSP 2004-23 MORFORD MEADOWS
RECORDING NO. 20050307900002 BEING A PORTION OF SE ¼ OF SE ¼ STR 20-22-05
Document Title: City of Kent Ordinance No. 3788 authorizing the rezoning of approximately 2.25 acres of property located at 25248 114th Avenue Southeast from Single Family Residential 4.5 units per acre to Single Family Residential 6 units per acre. (Morford Meadows Rezone, #RZ-2005-9).

Reference Number(s): N/A

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

Grantee(s): The Public

Abbreviated Legal Description: Ptn. of STR 22-22-5, City of Kent, W.M., King County

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

Assessor’s Property Tax Parcel/Account Number(s): 2022059256

Project Name: Morford Meadows Rezone

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