Ordinance No. 3804

(Amending or Repealing Ordinances)

CFN=121 - Rezones
Passed – 8/1/2006
Valley View Rezone

Recorder’s # 20060831000415

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. 3804

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 20433 and 20541 92nd Avenue South, from SR-4.5 (Single-Family Residential, 4.5 units per acre) to SR-6 (Single-Family Residential, 6 units per acre). (Valley View Rezone, #RZ-2005-12)

RECITALS

A. An application was filed on September 12, 2005, by Omied Pazooki to rezone approximately 3.97 acres of property located at 20433 and 20541 92nd Avenue South, 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). (Valley View Rezone, #RZ-2005-12).

B. The City's SEPA responsible official issued a Mitigated Determination of Nonsignificance (MDNS) (#ENV-2005-58) for the proposed rezone on May 19, 2006, and a Revised MDNS on June 2, 2006.

C. A public hearing on the rezone was held before the hearing examiner on June 21, 2006. On July 6, 2006, the hearing examiner issued findings and conclusions that the Valley View 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 Valley View Rezone.

E. On August 1, 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 Valley View 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 20433 and 20541 92nd Avenue South, in Kent, Washington consisting of approximately 3.97 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 rezone 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 publication as provided by law.

SUZETTE COKE, MAYOR

Valley View Rezone
I hereby certify that this is a true copy of Ordinance No. 3804 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: VALLEY VIEW
REQUEST: REZONE #RZ-2005-12 AND PRELIMINARY PLAT #SU-2005-15
VICINITY AND SITE MAP

EXHIBIT "A"
LEGAL DESCRIPTION: #1

Beginning at a point which is North 0°32'33" East 829.05 feet from the South quarter section corner of Section 6, Township 22 North, Range 5 East, W.M., in King County, Washington, said point being on the North and South centerline of said Section 6;

THENCE North 0°42'33" East 301.83 feet;

THENCE North 89°53'05" West 572.54 feet;

THENCE South 1°35'05" East 302.02 feet;

THENCE South 89°53'05" West 560.45 feet, more or less, to the point of beginning;

EXCEPT the North 135.02 feet, more or less;

AND EXCEPT 92nd Avenue South.

Situate in the County of King, State of Washington.

LEGAL DESCRIPTION: #2

That portion of the Southeast quarter of the Southwest quarter of Section 6, Township 22 North, Range 5 East, W.M., in King County, Washington, described as follows:

BEGINNING at a point which is North 0°42'23" East 829.05 feet from the South quarter section corner of Section 6;

THENCE South 0°42'23" West 158 feet;

THENCE North 89°53'05" West 554.13 feet;

THENCE North 1°35'05" West 158.06 feet, more or less, to a point from which the point of beginning bears South 89°53'05" East;

THENCE South 89°53'05" East 560.45 feet, more or less, to the point of beginning;

EXCEPT County Road.

Situate in the County of King, State of Washington.

EXHIBIT "B"
City of Kent Ordinance No. 3804 authorizing the rezoning of approximately 3.97 acres of property located at 20433 and 20541 92nd Avenue South from Single Family Residential 4.5 units per acre to Single Family Residential 6 units per acre. (Valley View Rezone, #RZ-2005-12).

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

Abbreviated Legal Description: Ptn. of STR 6-22-05, City of Kent, W.M., King County

Additional legal description is on Exhibit "B" of document.
Assessor's Property Tax Parcel/Account Number(s): 062205-9036 and 062205-9056

Project Name: Valley View 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.