Ordinance No. 3815
(Amending or Repealing Ordinances)

CFN=121 - Rezones
Passed – 9/19/2006
Ghag Rezone

Recorder’s # 20060929003942

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 – 5/21/2012.
ORDINANCE NO. 3815

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, specifically the rezoning of approximately 1.77 acres of property located at 119 East James Street from M2 (Limited Industrial) to GC-MU (General Commercial/Mixed Use). (Ghag Rezone, #RZ-2006-3)

RECITALS

A. An application was filed on February 2, 2006, to rezone approximately 1.77 acres of property located at 119 East James Street, in Kent, Washington, from the current zoning of M2 (Limited Industrial) to GC-MU (General Commercial/Mixed Use). (Ghag Rezone, #RZ-2006-3).

B. The City’s SEPA responsible official issued a Determination of Nonsignificance (DNS) (#ENV-2006-8) for the proposed rezone on May 30, 2006.

C. A public hearing on the rezone was held before the hearing examiner on August 16, 2006. On August 30, 2006, the hearing examiner issued findings and conclusions that the Ghag 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 Ghag Rezone.
E. On September 19, 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 Ghag Rezone from M2, Limited Industrial to GC-MU, General Commercial/Mixed Use.

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

ORDINANCE

SECTION 1. - Rezone. The property located at 119 East James Street, in Kent, Washington consisting of approximately 1.77 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 M2, Limited Industrial to GC-MU, General Commercial/Mixed Use. 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.

ATTEST:
BRENDA JACOBER, CITY CLERK

SUZETTE COOKE, MAYOR

Ghag Rezone
APPROVED AS TO FORM:

TOM BRUBAKER, CITY ATTORNEY

PASSED: 19 day of September, 2006.
APPROVED: 19 day of September, 2006.
PUBLISHED: 23 day of September, 2006.

I hereby certify that this is a true copy of Ordinance No. 3815 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)

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APPLICATION NAME: GHAG
REQUEST: #RZ-2006-3
VICINITY MAP

EXHIBIT "A"
WASHINGTON STATE COUNTY AUDITOR/RECORDER'S COVER SHEET

Document Title: City of Kent Ordinance No. 3815 authorizing the rezoning of approximately 1.77 acres of property located at 119 East James Street from Limited Industrial to General Commercial/Mixed Use. (Ghag Rezone, #RZ-2006-3).

Reference Number(s): N/A

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

Grantee(s): The Public

Abbreviated Legal Description: Ptn. of STR 13-22-04, City of Kent, W.M., King County

Additional legal description is on Exhibit "B" of document.

Assessor's Property Tax Parcel/Account Number(s): 1322049077

Project Name: Ghag Rezone

Sold 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 effect upon title.