ORDINANCE NO. 1091

An Ordinance relating to planning and zoning for land use and development in the City of Kent, and zoning certain land annexed to the City by Ordinances No. 1089 and 1091 "Single Family Residential (R-1), Neighborhood Business (C-1), "General Commercial (C-3)" and "Mobile Home Residential (MHR)"

WHEREAS, certain lands in this ordinance hereinafter described were annexed to the City of Kent by Ordinance No. 1089 of the City, entitled "An Ordinance of the City of Kent annexing to said City certain lands contiguous thereto", passed by the City Council and approved by the Mayor on the 6th day of March, 1961, and

WHEREAS, certain lands in this ordinance hereinafter described were annexed to the City of Kent by Ordinance No. 1091 of the City, entitled "An Ordinance of the City of Kent annexing to said City certain lands contiguous thereto", passed by the City Council on the 20th day of March, 1961, and approved by the Mayor on the 21st day of March, 1961; and

WHEREAS, the effective date of the annexation made by Ordinance No. 1089 was the 14th day of March, 1961, and the effective date of the annexation made by Ordinance No. 1091 was the 1st day of April, 1961; and

WHEREAS, said annexation ordinances were passed and said annexations became effective after the effective date of Ordinance No. 1071 of the City of Kent, known as the "Zoning Ordinance"; and

WHEREAS, as required by Section 10.16.04 of Ordinance No. 1071, the Planning Commission of the City of Kent conducted a study and made a report to the City Council of the City of Kent recommending that the lands annexed by said ordinances No. 1089 and No. 1091 be zoned into various zones as hereinafter more fully appears; and

WHEREAS, the City Council of the City of Kent did upon the 17th day of July, 1961, hold a public hearing upon said recommendations and proposals to zone said annexed areas, said public
THE CITY COUNCIL OF THE CITY OF KENT DO ORDAIN as follows:

Section 1. That the following described land annexed to the City of Kent by the terms of Ordinance No. 1089 of said City, be and it is hereby zoned for Neighborhood Business District (C-1);

That portion of the Northwest quarter of Section 15, Township 22 north, range 4 East, W.M. and the southwest quarter of Section 15, Township 22 north, range 4 East, W.M. described as follows:

Beginning at the northwest corner of the northwest quarter of the southwest quarter of Section 15, Township 22 north, range 4 East, W.M., and run thence south 00°36'16" east along the west line of said Subdivision 838.96 feet to the northeasterly line of the Kent-Des Moines Road (SSH 5-A); thence south 40°28'16" East along said Northeasterly line of SSH 5-A, 162.97 feet to the true point of beginning for this description; thence north 74°15' East, 1083.02 feet to the westerly line of the Old Military Road as now revised; thence North 26°44'20" west along said westerly line of Old Military Road 403.11 feet; thence south 74°57'30" west to the Easterly line of PSH#1 (Seattle-Tacoma Freeway) as now established through the west one half of Section 15, Township 22 north, range 4 East W.M.; thence Northerly and Westerly along said Easterly line of PSH#1 to its intersection with the North line of the South 300 feet of the southwest quarter of the northwest quarter, said Section 15; thence Easterly along said North line of South 300 feet of the southwest quarter of the northwest quarter, Section 15 to the Easterly line of the Old Military Road as now revised; thence South 26°44'20" East along said Easterly line to a point North 26°44'20", West 85 feet from the intersection of the Easterly line of Old Military Road as now revised and the South line of the Southwest quarter of the Northwest quarter of said Section 15; thence North 52°00'40" East to a point in a line drawn parallel to and 385 feet North of the South line of Southwest quarter of the Northwest quarter of said Section 15; thence North 68°16'20" East along said parallel line to the East line of said Southwest quarter of the Northwest quarter of Section 15; thence South 00°56'45" East, along said East line of the Southwest quarter of the Northwest quarter to the Southeast corner thereof; thence continuing South 00°56'45" East along the East line of the Northwest quarter of the Southwest quarter of said Section 15 to its intersection with the Easterly line of the Old Military Road as now revised; thence Southerly along said Easterly line of the Old Military Road and Easterly line extended to the center line of the Kent-Des Moines Road (SSH 5-A); thence Southwesterly and Northwest­erly along the center line of the Kent-Des Moines Road to a point which bears South 74°15' west from the true point of beginning; thence North 74°15' East to the true point of beginning.

Section 2. That the following described land, being a portion
of that land annexed to the City of Kent by the terms of Ordinance No. 1091 of said City, be and it is hereby zoned as Mobile Home Residential District (MHR):

That portion of the West one half of the Northwest Quarter of Section 22, Township 22 North, Range 4 East, W.M., lying Westerly of Primary State Highway No. 1, as condemned in King County Superior Court Cause No. 535009, EXCEPT the north 30 feet for road.

Section 3. That the following described land, being a portion of that land annexed to the City of Kent by the terms of Ordinance No. 1091 of said City, be and it is hereby zoned as Single Family Residential District (R-1):

That portion of the West half of the Northwest quarter of Section 22, Township 22 North, Range 4 East, W.M. and the Southwest quarter of the Southwest quarter of Section 15, Township 22 North, Range 4 East W.M. lying South of SSH 5-A and East of the Seattle-Tacoma Freeway (PSH#1).

Section 4. That the following described land, being a portion of that land annexed to the City of Kent by the terms of Ordinance No. 1091 of said City, be and it is hereby zoned as General Commercial District (C-3):

That portion of the Southwest quarter of Section 15, Township 22 North, Range 4 East W.M., lying South and West of the Seattle-Tacoma Freeway (PSH#1).

Section 5. That all of the lands in Sections 1, 2, 3, and 4, above described, are situated within the City of Kent, in the County of King, State of Washington.

Section 6. That the City Engineer of the City of Kent be and he is hereby authorized and directed to indicate upon the Comprehensive Planning Map of the City of Kent the zonings of said properties as provided for in Sections 1, 2, 3, and 4 of this Ordinance.

Section 7. That upon said amendment being shown upon the Comprehensive Planning Map of the City a copy of said map be filed with the County Auditor of King County, Washington, and the City Clerk of the City of Kent be and he is hereby authorized and directed to record this Ordinance with the County Auditor of King County.

Section 8. This Ordinance shall take effect and be in force
five days from and after its passage, approval and publication, as by law provided.

Mayor

Attest: City Clerk

Approved as to form: City Attorney

Passed the 7th day of August, 1961

Approved the 7th day of August, 1961

Published the 9th day of August, 1961.

FILED for Record at Request of

City of Kent

cy, Attn. P.O. Box 310

Kent, WA 98031