An Ordinance relating to planning and zoning for land use and development in the City of Kent, and rezoning certain lands within said City.

WHEREAS, upon study and recommendation of the Planning Commission of the City of Kent, as provided in Section 10.16.01 of Ordinance No. 1071 of the City of Kent, after application therefor by property owners, the rezoning of certain properties within the City of Kent was proposed; and

WHEREAS, in compliance with said Section 10.16.01 of said ordinance No. 1071, public hearing was had upon said proposed rezones on the 21st day of May, 1962, after proper public notice of said hearing; and

WHEREAS, the City Council, as required by the laws of the State of Washington, and by Ordinance No.10/1 of the City of Kent, has considered the proposed changes in zone in relationship to the Comprehensive Plan of the City of Kent heretofore adopted by Resolution No. 431 of said City, now, therefore,

THE CITY COUNCIL OF THE CITY OF KENT DO ORDAIN as follows:

Section 1. That the properties hereinafter described in the subparagraphs of this section be and they are hereby changed from their existing zoning classifications, as indicated herein, to the new zoning classification, as indicated herein, to-wit:

(a) Beginning at a point on the West line of Section 19, Township 22 North, Range 5 E.W.M. where said line is intersected by the South line of Smith Street in the City of Kent; thence North 88°08'25" East, along the Southerly line of said Smith St., 30'; thence South, along the East line of Kennebec Ave., 116 feet, to the true point of beginning of the tract herein described; thence North 88°08'25" East, parallel to the Southerly line of said Smith St., 437.62 feet, more or less, to a point which is 120.5' West from the West line of Jason St., in Clark's 2nd addition to the Town of Kent, extended Southerly; thence North 09°17'19" West 6'; thence North 08°08'25" East 120.5 feet to the West line of Titus Street; thence South 09°17'19" East 29'; thence along curve to the right having a radius of 170', a distance of 65'; thence South 28°30' West, along the Westerly line of said Titus St., 43', more or less, to a concrete monument set to mark the N.E. corner of Pereel's First Addition to the City of Kent, thence North 69°30' West 184.05', more or less, to the Southeast corner of the tract deeded to Hazel Hitchcock by deed recorded in Vol. 2239 of Deeds on page 189, records of King County; thence North 121.5'; thence North 73°20' West 118'; thence along a curve to the right having a radius of 93', a distance of 35'; thence North 52°35' West 22'; thence along a curve to the
left having a radius of 172.5', a distance of 115', more or less, to a point on the East line of said Kennebec Ave., which is 112' South from the true point of beginning; thence North, along said East line, 112' to the true point of beginning; EXCEPT those portions described as follows:

1. Beginning at the most Westerly point of Lot 6 in said Fergo's First Addition to the City of Kent; thence South 89°30' East, along the northerly line of said Lot 6, a distance of 101.07' to the Westerly line of said Titus St.; thence North along said westerly line, 134'; thence North 61°30' West 90', more or less, to a point from which the most westerly point of said lot 6 bears South 28°30' West; thence South 28°30' West 180', more or less, to the true point of beginning;

2. Beginning at a point on the West line of Section 19, Township 22 North, Range 5 E.W.M., where said line is intersected by the South line of Smith Street; thence North 88°08'25'' East 30'; thence South along the East line of Kennebec St., 118'; thence North 88°08'25'' East parallel to the South line of said Smith St., 344.12', more or less, to a point which is 220' West from the West line of Jason St. in said Clark's 2nd Addition to the Town of Kent, extended southerly and the true point of beginning; thence South 0°1'7''19 East 6'; thence North 88°08'25'' East 203.5', more or less, to the West line of Titus St.; thence Northerly along said West line to a point which is 112' South of the South line of Smith St.; thence South 88°08'25'' West 126.5'; thence 0°17'19'' East 6'; thence South 88°08'25'' West 93.5' to the true point of beginning;

3. The West 110', less the North 27' thereof;

ALSO

Beginning at a point on the West line of Section 19, Township 22 north, Range 5 East, W.M., in King County, Washington, where said line is intersected by the South line of Smith Street in the City of Kent as shown on the Plat of Clark's 2nd Addition to the Town of Kent, according to plat recorded in volume 15 of plats, page 72, in King County, Washington; thence north 88°08'25'' east 30 feet; thence south along the East line of Kennebec Street 118 feet; thence north 88°08'25'' east parallel to the South line of said Smith Street 437.02 feet, more or less, to a point which is 120.5 feet west from the west line of Jason Street in said Clark's 2nd addition extended southerly; thence north 0°17'19'' east 6 feet to the true point of beginning; thence south 0°17'19'' east 100 feet; thence north 88°08'25'' east 110 feet, more or less, to the West line of Titus Street; thence Northerly along said West line to a point bearing north 88°08'25'' east from the point of beginning; thence south 88°08'25'' west to the true point of beginning.

AND ALSO

Beginning at a point on the west line of Section 19, Township 22 north, Range 5 East, W.M., in King County, Washington, where said line is intersected by the South line of Smith Street in the City of Kent, as shown on the plat of Clark's 2nd Addition to Town of Kent, according to plat recorded in volume 15 of plats, page 72, in King County, Washington; thence north 88°08'25'' east 30 feet, thence south along the East line of Kennebec Street 118 feet; thence north 88°08'25'' east parallel to the South line of said Smith Street 2.
Street 437.02 feet, more or less, to a point which is 126.5 feet west from the west line of Jason Street in said Clark's 2nd Addition to the Town of Kent, extended southerly and the true point of beginning; thence south 0°17'19" east 94 feet; thence north 0°06'25" east 93.5 feet; thence north 0°17'19" west 94 feet to the true point of beginning;

from an R-4 Zone (Multiple Dwelling Zone) to a C-3 (General Commercial Zone).

(b) That portion of the NW 1/4 of Section 15, T22N, Range 5, E.W.M., described as follows:
Beginning at the NW corner of the S 1/2 of the NW 1/4 of the NW 1/4 of said Sec. 15; thence S 10°16'31" W along the west line of the NE 1/4 of the NW 1/4 and the west line of the SE 1/4 of the NW 1/4 of said Sec. 15, a distance of 1064.76 ft.; thence N 09°45'41" E. 600.09 ft.; thence N 10°07'42" E. parallel to the West line of said Sec. 15, a distance of 1093.25 ft. to the North line of the S 1/2 of the NE 1/4 of the NW 1/4 of said Sec. 15; thence S 09°42'42" W along said North line 662.09 ft. to the FOB;

from an R-1 Zone (Single Family Residential Zone) to an M-1 (Light Industrial) Zone.

(c) The West 150 feet of the North 404.25 ft. of the SE 1/4 of the NW 1/4 less portion lying west of a line 1840.93 ft. East of a point in West section line, all in Section 15, T22N, Range 3, E.W.M.;

from an R-1 Zone (Single Family Residential Zone) to an M-1 (Light Industrial) Zone.

Section 2. That the City Engineer of the City of Kent be and he is hereby authorized and directed to indicate upon the zoning map of the City of Kent the changes in zoning of said properties as provided for in Section 1 hereof.

Section 3. That 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 4. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication as by law provided.

Attest:  
City Clerk
Approved as to form:  
City Attorney

Passed the 21st day of May, 1962
Approved the 21st day of May, 1962
Published the 23rd day of May, 1962

Robert A. Morris, County Auditor