AN ORDINANCE relating to planning and zoning for land use and development in the City of Kent and zoning pursuant to Kent City Ordinance No. 1071, as amended, certain land annexed to the City of Kent as unzoned as R-1 (Single Family Residential Zoning District) zone, R-2 (Two-Family Residential Zoning District) zone, R-3 (Multiple Dwelling Zoning District) zone, R-4 (Multiple Dwelling Zoning District) zone and C-3 (General Commercial Zoning District) zone.

WHEREAS, Certain land hereinafter described was annexed to the City of Kent unzoned, and

WHEREAS, as required by Kent City Ordinance No. 1071, as amended, the City Council of the City of Kent, Washington, after referral to and study by the Planning Commission of the City of Kent, recommended that said land be zoned as hereinafter set forth, and

WHEREAS, the City Council of the City of Kent did upon the 17th day of April, 1967, hold a public hearing on said recommendation insofar as they related to said certain land, said public hearing being held after proper notice thereof, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT DO ORDAIN AS FOLLOWS:

Section 1. The following described land situated in the City of Kent, County of King, State of Washington, and presently unzoned, more particularly described as follows:

-1-
(R-1 Descriptions) Beginning at a point of intersection in the E line of the W 1/2 of the NW 1/4 of the SE 1/4 in Sec. 19, Twp. 22, Range 5 with the Wly production of the S line of tract 38 in R. O. Smith's Orchard Tracts to Kent, recorded in Vol. 12, page 27; said point being the true point of beginning of property herein described. Thence S along the E line of the W 1/2 of the NW 1/4 of the SE 1/4 of said Sec. 19 to the N line of the S 1/2 of the SE 1/4; thence E along said N line to a point which lies 864 ft W of the W line of the SE 1/4 in said section; thence S parallel with the W line of said SE 1/4 to the N line of the S 1/2 of the SW 1/4 of the SE 1/4 of said section; thence E along the N line of the S 1/2 of the SW 1/4 of the SE 1/4 to the E line of the SE 1/4 of the SE 1/4 of said section; thence S along the E line of the SE 1/4 of SE 1/4 to the S line of the SE 1/4 in Sec. 19; thence E along S line of the SE 1/4 in Sec. 19 to the W line of Crow Road; thence N westerly along said W line of Crow Road and N westerly along the S westerly line of Kent Kangley Highway as it now exists to the S line of the Wly extension of said tract 38; thence W along said tracts S line to the true point of beginning. EXCEPT that portion described as follows: Beginning at the SW corner of the SE 1/4 of the SE 1/4 in Sec. 19, Twp. 22, Range 5; thence N along the W line of said subdivision 326.84 ft to the true point of beginning; thence continuing N 326.8 ft more or less to the N line of the S 1/2 of said subdivision; thence E along said N line of said S 1/2 of SE 1/4 of SE 1/4 385 ft more or less to the Wly line of Crow Road; thence S easterly along said road line 350 ft more or less to a point which is 326.84 N of and measured at right angles to the S line of said subdivision; thence W parallel with said S section line 310 ft more or less to the true point of beginning. That portion of the following described tract of land lying S westerly of Crow Road in Sec. 30, Twp. 22, Range 5. Commencing at a point which is 850 ft W of the NE corner of Sec. 30 in Twp. 22 N, Range 5 E., W.M., running thence S 28 1/2 E, 368 ft; thence S 18 1/2° E, 235 ft; thence S 4° E, 134 ft; thence S 35° E 409 ft; thence S 55° E 300 ft; thence S 40 1/4° E, 170 ft to the SE corner of the NE quarter of the NE 1/4 of Sec. 30, Twp. 22 N, Range 5 E; thence W to the SW corner of said NE 1/4 of the NE 1/4 of said Sec. 30, thence N to the NW corner of said NE 1/4 of the NE 1/4 of said Sec. 30; thence E to the point of beginning, ALSO that portion, if any, lying S westerly of Crow Road in the NW 1/4 of Sec. 29, Twp. 22, Range 5. The S 647.6 of the W 1/2 of the NW 1/4 of the SW 1/4 in Sec. 20, Twp. 22, Range 5 is hereby zoned as R-1 (Single Family Residential Zoning District) zone.

(R-2 Descriptions) Beginning at the SW corner of the SE 1/4 of the SE 1/4 in Sec. 19, Twp. 22,
Range 5; thence N along the W line of said sub-
division 326.84 ft to the true point of beginning;
 thence continuing N 326.8 ft more or less to the
N line of S 1/2 of said subdivision; thence E
along said N line of said S 1/2 of SE 1/4 of SE 1/4
385 ft more or less to the Wly line of Crow Road;
 thence S easterly along said road line 350 ft
more or less to a point which is 326.84 N of and
measured at right angles to the S line of said
subdivision; thence W parallel with said S section
line 510 ft more or less to the true point of
beginning, is hereby zoned as R-2 (Two-Family Residential
Zoning District) zone.

(R-3 Descriptions) That portion of tract 42 R. 0,
Smith's Orchard Tracts to Kent recorded in Vol. 12,
p. 27 of Plate, lying NEly of Kent Kangley Highway
as it now exists. Allof tract 43 in said plat
and that portion of the SE 1/4 of the SE 1/4 in
Sec. 19, Twp. 22, Range 5 lying NEly of said high-
way EXCEPT the N 1/2 of the NE 1/4 of the SE 1/4
of the SE 1/4 in said section, ALSO that portion
lying in the SE 1/4 of the SE 1/4 in said section
lying SWly of said highway and NEly of Crow Road.
That portion of the following described tract
of land lying NEly of Crow Road in Sec. 30, Twp.
22 Range 5, Commencing at a point which is 850
ft W of the NE corner of Sec. 30 in Twp. 22 N,
Range 5 E., WM, running thence S 28 1/2° E, 368
ft; thence S 18 1/2° E, 235 ft; thence S 5° E,
134 ft; thence S 35° E 409 ft; thence S 55° E
300 ft; thence S 40 1/4° E, 170 ft to the SE
corner of the NE 1/4 of the NE 1/4 of Sec. 30,
Twp. 22 N, Range 5 E; thence W to the SW corner
of said NE 1/4 of the NE 1/4 of said Sec. 30,
thence N to the NW corner of said NE 1/4 of the
NE 1/4 of said Sec. 30; thence E to the point of
beginning.

Beginning at the SW corner of the SW 1/4 of the
NW 1/4 of the SW 1/4 in Sec. 20, Twp. 22, Range
5 being the true point of beginning of property
herein described; thence E along the N line of
said subdivision; thence to the SE corner of said
subdivision; thence S along the E line of the W
1/2 of the SW 1/4 of the SW 1/4 in Sec. 20 to a
point which lies 1031.54' N of the S line of said
section; thence E parallel with the N line of said
SW 1/4 of the SW 1/4 311.19' thence S parallel
with the E line of said W 1/2 140 ft; thence E
parallel with the N line of said SW 1/4 of SW 1/4
270 ft more or less to the E line of (Benson
Highway) 104th SE; thence S along said E line of
Highway 60 ft; thence W parallel with the N line
of said SW 1/4 of SW 1/4 to the E line of said
W 1/2; thence S along the E line of said W 1/2
to a point which lies 522 ft N of said SW 1/4;
thence W parallel with the S line of said SW 1/4
of the SW 1/4 to a point which lies 306 ft E
of the E line of said W 1/2; thence S parallel
with the W line of the SW 1/4 to the N margin
of Kent Kangley Highway; thence in a NWly direction
to the W line of said section; thence N along the W line of said Section 1220 ft more or less to the true point of beginning.
That portion of the NE 1/4 of the NW 1/4 described as follows: Beginning at a point which lies 528 feet south of said subdivision and 300 feet E of said subdivision line; thence E parallel with the N line of said subdivision 300 ft; thence S parallel with the W line of said subdivision to a point which lies 159 ft N of the S line of said subdivision; thence E parallel with E line of said subdivision 208 ft; thence N parallel with the W line of said subdivision to a point which lies 150 ft S of and measured at right angles to Kent Kangley Highway; thence SWly parallel with Kent Kangley Highway to the W margin of 108th Ave. SE; thence S along said road margin to the S line of said subdivision; thence W along said S line to a point which lies 300 feet E of the W line of said subdivision; thence N parallel with the W line of said subdivision to a point of beginning, is hereby zoned as R-3 (Multiple Dwelling Zoning District) zone.
(R-4 Descriptions) The NW 1/4 of the NW 1/4 of Sec. 22, Twp. 22, Range 5; EXCEPT the N 528 ft thereof, AND EXCEPT the E 350 ft thereof, together with that portion of said excepted N 528 ft lying within the plat of Brown Hill, recorded under Vol. 65 of Plats, page 85, King County, ALSO the E 208 of the W 808 of the NE 1/4 of the NW 1/4 lying Sly of Kent Kangley Highway; EXCEPT the S 159 ft thereof, AND ALSO that portion of the NE 1/4 of the NW 1/4 lying Nly of Kent Kangley Highway described as follows: Beginning at the NE corner of the NE 1/4 of the NW 1/4 thence S 30 ft along the E line of said NE 1/4 of NW 1/4 to the S right-of-way margin of SE 256th St; thence W along said margin 190 ft; thence SWly parallel with E line of said NE 1/4 of NW 1/4 100 ft; thence E parallel with S line of said SE 256th St 100 ft; thence S parallel with E line of said NE 1/4 of NW 1/4 180 ft; thence N 65°08'00" W 11.83 ft; thence S 26°02'00" W 227 ft to the Nly margin of Kent Kangley Highway; thence S Ely along said margin to the E line of the NE 1/4 of the NW 1/4; thence N along E line of said NE 1/4 of NW 1/4 to point of beginning; AND ALSO that portion of the NE 1/4 of the NW 1/4 described as follows: Beginning at the SWly margin of Kent Kangley Highway with the W margin of 108th SE; thence NWly 240 ft more or less to the intersection with the E line of the W 808 ft of said subdivision; thence S along said E line to a point which lies 150 S of and measured at right angles to the SW margin of said Kangley Highway; thence SWly parallel with said highway to the W margin of 108th Ave. SE; thence N along said W margin to point of beginning, is hereby zoned as R-4 (Multiple Dwelling Zoning District) zone.
N of the S line of Sec. 20, Twp. 22, Range 5, being the true point of beginning of property herein described: Thence S along the E line of said W 1/2 to a point which lies 522 ft N of the S line of said Sec; thence W parallel to the S line of said Sec. to a point which lies 306 ft E of the E line of the W 1/2 of the SW 1/4 of the SW 1/4; thence S parallel with the W line of said Section to the Nly margin of Kent Kangley Highway; thence E along said Nly margin to its intersection with the W margin of Benson Highway (104th SE); thence N along said W margin to a point which lies 831.54 ft N of the S line of said Section; thence W 583 ft more or less to the true point of beginning. The N 528 ft of the NW 1/4 of the NW 1/4 in Sec. 29, Twp. 22, Range 5, EXCEPT that portion lying within the Plat of Brown Hill recorded under Vol. 65 of Plats, page 85, King County. EXCEPT the E 30 feet for road. The W 600 ft of the N 528 ft of the NE 1/4 of the NW 1/4 lying S of SE 256th St. and SWly of Kent Kangley Highway; EXCEPT the W 30 ft for road. ALSO beginning at the intersection where the most NEly margin of Kent Kangley Highway intersects the S margin of SE 256th St; thence E along the S line of SE 256th St. to a point which lies 190' W of the E line of the NE 1/4 of the NW 1/4 in said section; thence S parallel with said E line of said NE 1/4 of NW 1/4 100 ft; thence E parallel with the S line of SE 256th St. 100 ft; thence S parallel with the E line of NE 1/4 of NW 1/4 of Sec. 20, 180 ft; thence N 65°08'00" W 11.83 ft; thence S 26°02'00" W 227 ft to the NEly margin of said Highway thence NEly along said Highway 1050 ft more or less to the point of beginning. EXCEPT portions, if any, lying within all prior descriptions that may include streets, roads or highways, is hereby zoned as C-3 (General Commercial Zoning District) zone.

Section 2. 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 or upon an addendum thereto, the zoning of said property as provided for in Section 1 of this Ordinance.

Section 3. That upon said amendment being shown upon the comprehensive planning map of the City of Kent or upon an addendum thereto, the copy of said map or addendum shall be filed with the County Auditor of King County, Washington, and the City Clerk of the City of Kent be and she 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 days from and after its passage, approval and publication as provided by law.

ALEX THORNTON, Mayor

Attest:

MARIE JENSEN, City Clerk

Approved as to form:

JOHN B. BERELER, City Attorney

Passed the 1 day of May, 1967.

Approved the 2 day of May, 1967.

Published the 10th day of May, 1967.

I hereby certify that this is a true copy of Ordinance No. 1448 passed by the City Council of the City of Kent and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, City Clerk

Filed for Records May 11, 1967

Robert A. Morris, County Auditor