AN ORDINANCE relating to planning and rezoning for land use and development in the City of Kent, Washington, and rezoning a portion of certain property originally zoned by the City of Kent by Ordinance No. 1071, as R1 (Single Family Residential Zoning District) zone to C3 (General Commercial Zoning District) zone.

WHEREAS, certain land was originally zoned by the City of Kent by Ordinance No. 1071, as amended, entitled "Zoning Ordinance for the City of Kent, Washington", passed by the City Council on the 15th day of September, 1960, and

WHEREAS, the effective date of the zoning of said certain land by said Ordinance No. 1071 and the effective date of said Ordinance No. 1071, itself, was the 3rd day of October, 1960; and

WHEREAS, as required by Ordinance No. 1071, as amended, the City Council, after referral, study by and a public hearing before the Planning Commission of the City of Kent, wherein it was recommended that said land be rezoned from R1 (Single Family Residential Zoning District) zone to C3 (General Commercial Zoning District) zone; and

WHEREAS, it is found that the said rezone is in the best interests of the health, welfare and morals of the citizens of the City of Kent and is consistent with the comprehensive plan of the City of Kent and consistent with good planning; and

WHEREAS, thereafter the City Council of the City of Kent did, upon the 6th day of July, 1970, hold a public hearing on said recommendation insofar as it related to said certain lands, said public hearing being held after proper notice thereof;

NOW, THEREFORE,

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

Section 1. The following described land, situated in the City of Kent, County of King, State of Washington, and presently zoned as R1 (Single Family Residential Zoning District) zone and more particularly described as follows:

Lot 1, Block 7 of Kenthurst Addition to the City of Kent as per plat recorded in Volume 57 of Plats on page 58; EXCEPT
that portion described as follows:
The west 3.5 feet of the northerly 52.5
feet and the north 7 feet of said Lot 1
and that part of said Lot 1 lying north
and west of a curved line having a radius
of 45.5 feet and points of tangency on
the above described 3.5 and 7 foot lines.

Lot 2, Block 7 of Kenthurst Addition to
the City of Kent as per plat recorded in
Volume 57 of plats on page 58; LESS the
north 7 feet thereof.

is hereby rezoned to C3 (General Commercial Zoning District) zone.

Section 2. The planning director 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 and pay the filing fee therefor.

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

ISABEL HOGAN, MAYOR

ATTEST:

MARIE JENSEN, City Clerk

APPROVED AS TO FORM:

DONALD E. MIRK, City Attorney

-2-
Passed the 25th day of July, 1970.
Approved the 31st day of July, 1970.
Published the 40th day of July, 1970.

I hereby certify that this is a true copy of Ordinance No. 1673, 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