ORDINANCE NO. 1676

AN ORDINANCE relating to planning and zoning for land use and development in the City of Kent, Washington, and zoning pursuant to Kent City Ordinance No. 1071, as amended, certain land annexed to the City of Kent as unzoned, Parcel "A", as RA (Residential-Agricultural Zoning District) zone and Parcel "B" as MA (Industrial-Agricultural 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 7th day of December, 1970, hold a public hearing on said recommendation insofar as they related to said certain land, said public hearing being held after proper notice thereof, and
WHEREAS, it is found that said original zoning 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,
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 unzoned, more particularly described as follows:

PARCEL "A": The S. 537.90 feet of the SE 1/4 of the SE 1/4 of Section 3, Twp. 22 N., Range 4 E., W. M. in King County, Washington, EXCEPT the E. 795 feet of the N. 330 feet thereof; the S. 208 feet of the SW 1/4 of the SW 1/4 in Section 2, Twp. 22 N., Range 4 E., W. M. in King County, Washington, lying W. of the E. line of Russell Road. That portion of the NW 1/4 in Section 11, Twp. 22 N., Range 4 E., W. M. lying W. of the E. line of Russell Road and N. of the N. line of S. 212th St. in King County, Washington;
that portion of the NE 1/4 of Section 10, twp. 22 N., Range 4 E., W. M. lying N. of the N. line of S. 212th St. in King County, Washington. AND ALSO EXCEPT that portion described as follows: That portion of the NE 1/4 of the NE 1/4 in Section 10, twp. 22 N., Range 4 E., W. M., in King County, Washington, and of government lot 6 in section 11, twp. 22 N., Range 4 E., W. M., in King County, Washington, described as follows: Beginning on the west line of the northeast quarter of the northeast quarter in Section 10, twp. 22 N., Range 4 E., W. M. in King County, Washington, at a point 290.72 feet south from the northwest corner thereof; thence S. 89°56'07" east 2187.98 feet; thence S. 40°56' east 147.30 feet; thence S. 82°58' east to the west bank of the Green River (also called White River); thence southerly along the west bank of the Green River to the north line of south 212th Street, as shown on Frankford Tracts, according to plat recorded in Volume 45 of Plats, page 25, in King County, Washington, extended easterly; thence westerly along said extended line and along the north line of south 212th Street as shown on said Frankford Tracts, to the southeast corner of Lot 1, Block 1 of said plat; thence north 230 feet to the northeast corner of said Lot 1; thence west along the north line of said Block 1 to the northwest corner thereof; thence south along the west line of said Block 1, 391.24 feet to the south line of the northeast quarter of the northeast quarter in Section 10; thence west to the southwest corner of said NE 1/4 of the NE 1/4; thence north along the west line of said NE 1/4 of NE 1/4 to the point of beginning; AND ALSO EXCEPT County Road #76 (Frager Road); AND ALSO EXCEPT any portion conveyed to King County for road by deed under deed recorded under Auditor's File No. 5954743.

AND ALSO EXCEPT Lots 6, 7 and 8, Block 1, Frankford Tracts, according to plat recorded in Volume 45 of Plats, pages 25 and 26, in King County, Washington; and Lots 9, 10, 11, 12 and 13 (vacated) Block 1, Frankford Tracts, according to plat recorded in Volume 45 of Plats, pages 25 and 26, in King County, Washington; TOGETHER with that portion of vacated south 212th Street adjoining said Lots 9 to 13 inclusive, which upon vacation attached to said lots by operation of law.

AND ALSO EXCEPT that portion of said Lots 6 to 13 inclusive and vacated South 212th Street conveyed to King County for road by deed recorded under Auditor's File No. 5954743.
AND ALSO EXCEPT that portion of the above
described property lying between the east
bank of the Green River and the west margin
of Russell Road.

is hereby zoned as RA (Residential-Agricultural Zoning District)
zeone, and

PARCEL "B": Beginning on the north margin
of S. 212th Street at the west bank of the
Green River; thence east to the east bank of
said river to the point of beginning; thence
northerly to a point of intersection with the
easterly production of the north line of Parcel
"A"; thence east along the north line of said
production line to the west margin of Russell
Road; thence southerly along said margin of
Russell Road to the north margin of South 212th
Street; thence west to the east bank of said
river to the point of beginning; all lying
within Sections 2 and 11, in Township 22 N.,
Range 4 E., W. M., King County, Washington.

is hereby zoned as MA (Industrial-Agricultural Zoning District)
zeone.

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 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.

ATTEST:

ISABEL HOGAN, MAYOR

MARIE JENSEN, CITY CLERK

-3-
APPROVED AS TO FORM:

Donald E. Mirk

DONALD E. MIRK, City Attorney

Passed the 21st day of December, 1970.
Approved the 22nd day of December, 1970.
Published the 25th day of December, 1970.

I hereby certify that this is a true copy of Ordinance No. 1696, passed by the City Council of the City of Kent and approved by the Mayor of the City of Kent as hereon indicated.

[Signature]
MARIE JENSEN, City Clerk