AN ORDINANCE of the City of Kent, Washington, 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 as H-C (Highway Commercial District) zone, to G-C (General Commercial District) zone.

WHEREAS, certain land was zoned by the City of Kent by Ordinance 1827, entitled "Ordinance adopting Zoning Code for the City of Kent, Washington", passed by the City Council of the City of Kent, Washington, on the 4th day of June, 1973; and

WHEREAS, the effective date of the zoning of said land by said Ordinance 1827 and the effective date of said Ordinance 1827 itself, was the 20th day of June, 1973; and

WHEREAS, as required by Ordinance 1827, a public hearing was held before the Planning Commission of the City of Kent, wherein it was recommended that said land be rezoned from H-C (Highway Commercial District) zone to G-C (General Commercial District) zone; and

WHEREAS, thereafter the City Council of the City of Kent did, upon the 16th day of September, 1974 and the 7th day of October, 1974, hold public hearings on said recommendation insofar as it related to said certain lands, and said public hearings being held after proper notice thereof; and after said public hearings the City Council having determined that the land should be rezoned to G-C (General Commercial District) zone; and

WHEREAS, it is found that a rezone of the land 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 HEREBY ORDAIN AS FOLLOWS:

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Section 1. The following described land, situated in the City of Kent, County of King, State of Washington, and presently zoned as H-C (Highway Commercial District) zone and more particularly described as follows:

That portion of the NE 1/4 of the SE 1/4 of Section 13, Township 22N., Range 4 E., W.M., beginning at a point 660 feet south of the northeast corner thereof, being True Point of Beginning of property herein described; thence continuing south 282.63 feet from True Point of Beginning along the east line of said Subdivision; thence west 480.35 feet parallel with south line of said Subdivision; thence south 120 feet parallel with east line of said Subdivision; thence west 15 feet parallel with south line of said Subdivision; thence south 60 feet parallel with east line of said Subdivision; thence west 60 feet parallel with south line of said Subdivision; thence South 60 feet parallel with east line of said Subdivision; thence west 150+ feet parallel with south line of said Subdivision to the easterly line of State Road #5 (AKA South Central); thence in a northeasterly direction along said east margin of said highway to a point west of the True Point of Beginning; thence east parallel with north line of said Subdivision a distance of 448+ feet to the True Point of Beginning of property herein described.

is hereby rezoned to G-C (General Commercial 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 Director of Records and Elections 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.

Authorized by the City Council at a Regular Meeting thereof, the 7th day of October, 1974.

ISABEL HOGAN, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

DONALD E. MIRK, CITY ATTORNEY

PASSED the 7th day of October, 1974.
APPROVED the 8th day of October, 1974.
PUBLISHED the 10th day of October, 1974.

I hereby certify that this is a true copy of Ordinance No. 1885, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK