ORDINANCE NO. 1997

AN ORDINANCE of the City of Kent, Washington, approving application CD-MHP-76-2, an application for a Special Use Combining District for expansion of Valley Mobile Manor, a mobile home park in an area zoned MRM, Multiple Family Medium Density Residential, and imposing conditions upon said approval.

WHEREAS, application has been made to the City of Kent under application No. CD-MHP-76-2 for the imposition of a Special Use Combining District in an area of the city zoned MRM, Multiple Family Medium Density Residential, an area containing 4.89 acres more or less, and

WHEREAS, the purpose of said application is to allow the expansion of an existing mobile home park in the City of Kent, and

WHEREAS, application CD-MHP-76-2 was heard before the Planning Commission and City Council in public hearings, and all persons who attended said public hearings were given the opportunity to be heard, and all correspondence which was received prior to closure of the public hearings was read and considered, and

WHEREAS, the City Council has determined that it would be in the best interest of the citizens of the City of Kent to approve the application, and further that all of the conditions set forth in Section 3.20.04 of the Kent Zoning Code have been or can be satisfied by the imposition of certain conditions upon the expansion contemplated by the application, NOW, THEREFORE

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

Section 1. Application CD-MHP-76-2, an application to allow the expansion of Valley Mobile Manor, in an area of the City of Kent hereinafter described, be and the same hereby is granted.

Section 2. The property upon which said district is imposed, currently zoned MRM, Multiple Family Medium Density Resi-
The West 300.00 feet of that portion of the NW 1/4 of the NW 1/4 of Section 30, Twp 22 N., Rge 5 E., W.M., King County, Washington, lying North of the North margin of South 259th Street (Green Valley Road) EXCEPT the South 200 feet of the West 210 feet of said premises. Containing 4.89 acres.

Section 3. The approval of the application for the expansion of the mobile home park on the above described property is granted upon the following conditions:

1. A detailed drainage plan shall be approved by the Public Works Department.
2. Prior to issuance of a zoning permit, fire mains and hydrants shall be extended as required by the Fire Marshal and Ordinance No. 1593.
3. A State Flood Control Zone Permit shall be obtained prior to issuance of a zoning permit.
4. The City of Kent be granted an open space or scenic easement to insure the preservation of the natural hillside above the line denoting "Toe of Slope" on the proposed site plan, which plan was presented to and reviewed by the Planning Commission and City Council at their respective public hearing.

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

PASSED the 1 day of November, 1976.
APPROVED the 2 day of November, 1976.
PUBLISHED the 4 day of November, 1976.
I hereby certify that this is a true copy of Ordinance No. 1997, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

(SEAL)

MARIE JENSEN, CITY CLERK