ORDINANCE NO. 2012

AN ORDINANCE of the City of Kent, Washington, relating to planning and rezoning for land development a portion of certain property originally zoned by the City of Kent as CC (Community Commercial) to HC (Highway Commercial) 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 CC (Community Commercial) zone to HC (Highway Commercial) zone; and

WHEREAS, thereafter the City Council of the City of Kent did upon the 17th day of January, 1977, hold a public hearing on said recommendation insofar as it related to said certain lands, and said public hearing being held after proper notice thereof, and after said public hearing the City Council having determined that the land should be rezoned to HC (Highway Commercial) zone; and

WHEREAS, it is found that a rezone of land is in the best interest of the health and welfare 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:

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

All that portion of the following described tract lying northeasterly of a line drawn parallel with and 50 feet northeasterly, when measured at right angles and/or radially from the DR4 Line of Primary State Highway No. 1, Pierce County Line to jct. SSH 5-A:

Beginning at the northwest corner of the northwest 1/4 of the southwest 1/4 of Sec. 15, Twp. 22 North, Range 4, E., W.M. thence north 88°18' 20" east along the north line of said northwest 1/4 of the southwest 1/4, 298.29 feet to the true point of beginning of the tract herein described;
thence continuing along said north line 410.50 feet to an intersection with the westerly margin of old Military Road as now established;
thence south 26°44'20" east, along said westerly margin, 186.84 feet;
thence south 81°03'50" west, 452.04 feet;
thence north 12°00'00" west 229.92 feet to the true point of beginning;
(ALSO KNOWN AS portion of Tract 11, Richards Hy-Line Acres, an unrecorded plat);
EXCEPT portion taken for Highway. Situate in the City of Kent, County of King, State of Washington.

is hereby rezoned to CC (Community Commercial) zone.

Section 2. The Planning Director of the City of Kent be and he is hereby authorized and directed to indicate upon the Comprehensive Zoning 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 Zoning 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 seventh day of February, 1977.

ISABEL HOGAN, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

DONALD E. MIRK, CITY ATTORNEY

PASSED the 7th day of February, 1977.
APPROVED the 8th day of February, 1977.
PUBLISHED the 10th day of February, 1977.

I hereby certify that this is a true copy of Ordinance No. 2013, 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 (SEAL)

- 3 -