AN ORDINANCE of the City of Kent, Washington, approving application CD-MHP-77-1, an application for a Special Use Combining District for the placement of 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-77-1 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 5.8 acres more or less, and

WHEREAS, the purpose of said application is to allow the placement of a mobile home park in the City of Kent, and

WHEREAS, application CD-MHP-77-1 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-77-1, an application to allow the placement of James L. Schmitt/Walnut Grove Mobile Home Park, 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 Residential is described as follows:
Lot 39 in the Plat of Horseshoe Acre Tracts as recorded in Volume 15 of Plats, Page 10 Records of King County, Washington, and located in the Northwest quarter of Section 30, Township 22 North, Range 5 East of the Willamette Meridian. Containing 5.8 acres.

Section 3. The approval of the application to allow the placement of a mobile home park on the above described property is granted upon the following conditions:

1] Applicant must receive all necessary plan approvals from Public Works Department, which are as follows:
   a. All access to lots shall be from interior streets.
   b. Applicant shall submit street plan to Engineering Department for approval.
   c. 85th Avenue South water main is six inches looped.
   d. Fire flow requirements may require increase in size or paralleling.
   e. Applicant must submit a drainage plan for Engineering Department approval.
   f. Storm water detention required per King County Ordinance No. 2281 if drainage of property is taken to street.
   g. Shoreline permit is necessary.
   h. Connection to sanitary sewer and City water is required.
   i. Applicant shall submit sanitary sewer and water plans for Engineering Department approval.

2] As much of the present vegetation be preserved as possible.

3] A Shoreline Permit be required prior to construction.

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 4th day of April, 1977.
APPROVED the 5th day of April, 1977.
PUBLISHED the 7th day of April, 1977.

I hereby certify that this is a true copy of Ordinance No. 2024, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

(SIGNATURE)
MARIE JENSEN, CITY CLERK