ORDINANCE NO. 2029

AN ORDINANCE of the City of Kent, Washington, approving application CD-MHP-RVP-77-1, an application for a Special Use Combining District for the placement of a recreational vehicle park in an area zoned MRM, Medium Density Multi-Family Residential zone, and imposing conditions upon said approval.

WHEREAS, application has been made to the City of Kent under application No. CD-MHP-RVP-77-1 for the imposition of a Special Use Combining District in an area of the City zoned MRM, Medium Density Multi-Family Residential, and

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

WHEREAS, application CD-MHP-RVP-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-RVP-77-1, an application to allow the placement of Delane A. Garrett Recreational Vehicle 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, Medium Density Multi-Family Residential, is described as follows:
That portion of Government Lots 1 and 2, Section 11, Township 22 North, Range 4, E., W.M. described as follows:

Beginning at the SW corner of the tract of land conveyed to Earl M. McLaughlin, et ux, by Deed recorded under Auditor's File No. 5059977, records of King County;

thence north 89°01'25" west 1,032.34 feet, more or less, to the easterly line of County Road No. 8 (now Russell Road),

thence northerly along the easterly line of said Road to its point of intersection with the south line of the tract of land described in Contract recorded under Auditor's File No. 6093744; thence east along said south line to the southeast corner of said tract of land described in Contract recorded under Auditor's File No. 6093744;

thence north along the east line thereof 132 feet, more or less, to a point on the south line of County Road No. 22 (now South 212th Street), as said road existed on September 8, 1966; said point being 212 feet easterly of the intersection of the southerly line of South 212th Street and the easterly line of State Road No. 8; thence easterly along the southerly line of South 212th Street to a point which is north 01°15'17" east of the point of beginning;

thence south 01°15'17" west 392.40 feet, more or less to the point of beginning.

EXCEPT those portions thereof lying within South 212th Street as deeded to the City of Kent.

Situate in the City of Kent, County of King, State of Washington.

AND ALSO EXCEPT, any portions granted to public agencies for roads or public utility improvements.

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

1. Applicant shall submit an acceptable drainage plan to the Public Works Department. This plan should include provision for on-site detention facilities to meet the requirements of King County Ordinance 2281.

2. Emergency access to Russell Road be provided. This access to be used only by vehicles in a bonafide emergency and not to become a regular entrance to the recreational vehicle park.

3. The area at the east end of the applicant's property shall be reserved for the future right-of-way for Russell Road. The width of
the reservation shall conform to the City's standards for arterial streets and the precise location shall be designated by the Public Works Department.

4. At such time that Russell Road may be relocated and placed within the property reserved under condition 3 above, the applicant shall relocate any improvements within said right-of-way at his own expense.

5. The approved development plan shall comply with all requirements of the recreational vehicle code (except those requirements for which a variance may be granted).

6. Applicant shall obtain a Shoreline Permit prior to development.

7. Applicant shall obtain a Flood Control Permit prior to development.

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 __ day of May, 1977.

APPROVED the __ day of May, 1977.

PUBLISHED the __ day of May, 1977.

I hereby certify that this is a true copy of Ordinance No. 2029, 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)
April 18, 1977

that only one small portion of the property in question has a problem with standing water. Ulett expressed the opinion that any plan for the area would rely on the advice put forth by the King County Hydraulics Division. In response to Kitto's further question, Ulett noted that most of the property is above the 100 year natural flood level. Kitto inquired whether detailed plans would be required for development of any area where flooding is a possibility, and Ulett noted that in order to protect the City this would have to be a requirement. There was no correspondence and no further comments were offered.

JUST MOVED that the hearing be closed, Carey seconded. Motion carried.

JOHNSON MOVED that the Attorney be directed to prepare the ordinance approving the rezone in accordance with the Planning Commission recommendations and conditions, Carey seconded. Motion carried.

RECREATIONAL VEHICLE PARK COMBINING DISTRICT

Garrett Mobile Home Park - Recreational Vehicle Park Combining District. On March 22, 1977, the Planning Commission held a public hearing to consider the request of Delane Garrett for a Mobile Home Park Recreational Vehicle Park Combining District to allow a 150-pad overnight recreational vehicle campground on property located along the south side of S. 212th Street and extending approximately 1,000 feet east of Russell Road.

The Planning Commission recommends approval of the application with the following conditions:

1) Prior to approval of the MHP-RVP District, the applicant shall submit an acceptable drainage plan to the Public Works Department. This plan should include provision for on-site detention facilities...
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to meet the requirements of the King County ordinance.

2) An emergency access to Russell Road be provided. This access shall only be used by vehicles in an emergency and shall not become a regular entrance to the recreational vehicle park.

3) The area at the east end of the applicant's property shall be reserved for the future right-of-way for Russell Road. The width of the reservation shall conform to the City's standards for arterial streets and the precise location shall be designated by the Public Works Department.

4) At such time that Russell Road is relocated, the applicant shall relocate any of his improvements within the new right-of-way at his own expense.

5) The approved development plan shall reflect all requirements of the Recreational Vehicle Code (except those requirements for which a variance has been granted.)

6) Applicant obtain a Shoreline Permit prior to development.

7) Applicant obtain a Flood Control Permit prior to development.

Harris pointed out the location of the proposed 7.5 acre recreational vehicle development and noted that it would provide approximately 154 spaces for recreational vehicle overnight parking. He pointed out one entry to the site from S. 212th.

The Mayor opened the public hearing. In response to Masters' question, it was determined that the northwest parcel adjacent to the proposed site was excluded as negotiations were
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still underway for acquisition of this parcel. In response to McCaughan's question as to what would result if the KOA campground facility did not prove successful, Harris pointed out that if the applicant wished to turn the campground into a mobile home park he would then have to reapply for a mobile home park combining district under the conditions of the Mobile Home Park Code. Harris further noted that the City does have a Recreational Vehicle Code ordinance which was adopted several years ago in anticipation of developments such as that planned by Mr. Garrett but which had never materialized until this request was presented. There were no further comments and no correspondence. JUST MOVED that the hearing be closed. Kitto seconded. Motion carried.

McCAUGHAN MOVED that the recommendation of the Planning Commission with the stated conditions be approved and for the Attorney to be directed to prepare the necessary ordinance, Just seconded. Motion carried.

PRELIMINARY PLATS

East Hill Commercial Tracts Preliminary Plat. On March 22, 1977, the Planning Commission held a public hearing on the East Hill Commercial Tracts Preliminary Plat and recommended approval with conditions. The public meeting on the preliminary plat is scheduled for this Council meeting. Harris pointed out the location of the preliminary plat, noting that it covered a 3.26 acre, seven lot, commercial subdivision lying at the northeast corner of the intersection of 101st Avenue S.E. and S.E. 260th Street and is zoned CC, Community Commercial. The conditions recommended by the Planning Commission are as follows:

1) Extend water and sewer lines to conform to the specific comprehensive plans.