ORDINANCE NO. \text{JC} \#1

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 M-1 (Industrial Park) to M-2 (Limited Industrial) zone. (TEAM RESEARCH REZONE)

WHEREAS certain land was zoned by the City of Kent by Ordinance 1827, entitled "Ordinance adopting Zoning Code for 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 M-1 (Industrial Park) to M-2 (Limited Industrial) zone; and

WHEREAS thereafter the City Council of the City of Kent did upon the 17th day of April, 1978 hold a public hearing on said recommendation insofar as it related to said certain land, and said public hearing being held after proper notice thereof; and after said public hearing the City Council determined the land should be rezoned to M-2 (Limited Industrial) zone; and

WHEREAS it is found that the 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 M-1 (Industrial Park) and more particularly described as follows:

Lot 3 of the Arden-Mayfair Division I Short Plat as recorded under Auditor's File No. 7707260758, and Lot 3 of Arden-Mayfair Division II Short Plat as recorded under Auditor's
File No. 7707260759. Together with the following described property:

A parcel of land situate in the north half of the NW 1/4 of Section 13, Township 22 N., Range 4 E., W.M., King County, State of Washington, bounded and described as follows:

Beginning at a point on the north line of that certain 30.0 foot wide strip of land heretofore conveyed by Union Pacific Land Resources Corporation to the City of Kent by Quit Claim Deed, dated March 28, 1977, UIC Law Department Document No. 1-1382, from which point the northeast corner of said strip bears S. 88°51'20" East, a distance of 430.00 feet; thence along said north line, N. 88°51'20" W., a distance of 395.00 feet, more or less, to a point on the centerline of proposed 72nd Avenue South; thence along said centerline, north 00°57'25" east, a distance of 851.07 feet, more or less, to a point on the south line of Arden Mayfair Division II Short Plat, recorded on July 26, 1977, Auditor's File No. 7707260759, Records of said County; thence along said south line, south 89°08'54" east, a distance of 395.00 feet, more or less, to a point that is north 00°57'25" east, a distance of 853.09 feet, more or less, from the Point of Beginning; thence parallel with the westerly right-of-way line of Puget Sound Power & Light Company, south 00°57'25" west, a distance of 853.09 feet, more or less, to the Point of Beginning.

is hereby rezoned to M-2 (Limited Industrial) 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 therefore.

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:

BETTY GRAY, DEPUTY CITY CLERK

APPROVED AS TO FORM:

DONALD E. MIRK, CITY ATTORNEY

PASSED the 1st day of May, 1978.
APPROVED the 2nd day of May, 1978.
PUBLISHED the 4th day of May, 1978.

I hereby certify that this is a true copy of Ordinance No. 2089, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BETTY GRAY, DEPUTY CITY CLERK
(SEAL)