AN ORDINANCE of the City of Kent, Washington, relating to planning and zoning for land use and development in the City of Kent, Washington, and zoning pursuant to Kent City Ordinance No. 1827, certain land annexed to the City of Kent as unzoned, (GAI NO. 2 ANNEXATION) H-C (Highway Commercial) and R1-7.2 (Single Family Residential Zoning District).

WHEREAS certain land hereinafter described was annexed to the City of Kent unzoned, said annexation to be effective upon the effective date of the ordinance effecting said annexation.

WHEREAS as required by Kent City Ordinance No. 1827, the City Council of the City of Kent, Washington, after referral to and study by the Planning Commission of the City of Kent recommended that said land be zoned as hereinafter set forth, and

WHEREAS the City Council of the City of Kent did upon the 15th day of August, 1977 and the 19th day of September, 1977 hold public hearings on said recommendations insofar as they related to certain land, said public hearings being held after proper notice thereof, and

WHEREAS it is found that said original zoning is in the best interests 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 unzoned, more particularly described as follows:

That portion of the NW 1/4 of Section 15, Township 22 North, Range 4 E., W.M. described as follows: Beginning at the SW corner of said subdivision; thence east along the south line of said subdivision to its intersection with the easterly line of P.S.H. #1 (a/k/a Interstate 5); thence northwesterly along said easterly line of P.S.H. #1 to its intersection with the north line of the south 300 feet of the southwest 1/4
of the northwest 1/4 of said Section 15, being true point of beginning of property herein described; thence easterly along said north line of the south 300 feet of the southwest 1/4 of the northwest 1/4 of said Section 15 to the easterly margin of Old Military Road as now revised; thence south 26°44'20" east along said easterly margin to a point north 26°44'20" west 85 feet from the intersection of said easterly margin with the south line of the southwest 1/4 of the northwest 1/4 of said Section 15; thence north 52°00'40" east to a point on a line drawn parallel to and 385 feet north of the south line of the southwest 1/4 of the northwest 1/4 of Section 15; thence north along the east line of the southwest 1/4 of the northwest 1/4 of said Section 15 to a point of intersection with the north line of the south 701 feet of the southwest 1/4 of the northwest 1/4 of said Section 15; thence west parallel with the south line of the southwest 1/4 of the northwest 1/4 of said Section 15 a distance of 190 feet; thence north parallel with the east line of the southwest 1/4 of the northwest 1/4 of said Section 15 a distance of 57 feet; thence west parallel with the south line of the southwest 1/4 of the northwest 1/4 of said Section 15 to a point which lies 18 feet south and 200 feet east of the centerline of said Old Military Road; thence north parallel with the west line of the southwest 1/4 of the northwest 1/4 of said Section 15 a distance of 18 feet; thence west parallel with the south line of the southwest 1/4 of the northwest 1/4 of said Section 15 to a point of intersection with the westerly margin of said Old Military Road; thence northerly along said westerly margin to a point of intersection with the north line of the south 55 feet of the north 515 feet of the southwest 1/4 of the northwest 1/4 of said Section 15; thence west parallel with the north line of the southwest 1/4 of the northwest 1/4 of said Section 15 to the easterly line of said P.S.H. #1 #1; thence southerly along said easterly line to the true point of beginning.

is hereby zoned as follows:

a) That portion of the above described land lying westerly of Military Road is hereby zoned as H-C (Highway Commercial) zone;
b) That portion of the above described land lying easterly of Military Road is hereby zoned as R1-7.2 (Single Family Residential Zoning District) zone.
Section 2. The Planning Director of the City of Kent be and he is hereby authorized and directed to indicate on the Official 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 Official 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 Director of Records and Elections 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, or upon the effective date of annexation of the property described in Section 1 to the City of Kent, whichever date is the later.

I hereby certify that this is a true copy of Ordinance No. 2096, 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)

MARIE JENSEN, CITY CLERK