ORDINANCE NO. 2127

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 1827 certain land annexed to the City of Kent as unzoned (UPLANDS ANNEXATION) M-A (Industrial Agricultural) M-1 (Industrial Park District) and M-2 (Limited Industrial) zone.

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, and

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 17th day of July, 1978 and the 21st day of August, 1978 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 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 property described in Exhibit D attached hereto and incorporated herein by reference as if fully set forth herein,
is hereby zoned as M-A (Industrial Agricultural) zone, and
Those properties described in Exhibits A and B attached hereto and incorporated herein by reference as if fully set forth herein
are hereby zoned as M-1 (Industrial Park District) zone, and

That property described in Exhibit C attached

hereby by reference and incorporated herein as

if fully set forth herein

is hereby zoned as 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 on the Of­

ficial Zoning Map of the City of Kent, or upon an addendum there­

eto, 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

there to, 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 autho­
rized and directed to record this Ordinance with the Director of

Records and Elections of King County and pay the filing fee there­

for.

Section 4. This Ordinance shall take effect and be in

force five (5) days from and after its passage, approval and pub­

lication as provided by law.


ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

DONALD E. MIRK, CITY ATTORNEY

PASSED the 20 day of November, 1978.

APPROVED the 21 day of November, 1978.

PUBLISHED the 24 day of November, 1978.

I hereby certify that this is a true copy of Ordinance

No. 2127, passed by the City Council of the City of Kent,

Washington, and approved by the Mayor of the City of Kent as here­

on indicated.

MARIE JENSEN, CITY CLERK

(SEAL)
A parcel of land situate in the Southeast Quarter (SE¼) of Section 35, Township 23 North, Range 4 East of the Willamette Meridian and in the Northeast Quarter (NE¼) of Section 2, Township 23 North, Range 4 East of the Willamette Meridian, King County, State of Washington, bounded and described as follows:

Commencing at the southeast corner of said Section 35;
then thence North 11 degrees 25 minutes 12 seconds East, a distance of 1115.77 feet;
then thence North 88 degrees 47 minutes 48 seconds West, a distance of 30.48 feet to the TRUE POINT OF BEGINNING;
then thence continuing North 88 degrees 47 minutes 48 seconds West, a distance of 510.05 feet;
then thence South 5 degrees 40 minutes West, a distance of 2340.58 feet to the beginning of a tangent curve concave easterly, having a radius of 300.0 feet;
then thence southerly along said curve through a central angle of 4 degrees 39 minutes 42 seconds, an arc distance of 24.41 feet;
then thence South 1 degree 00 minutes 18 seconds West, a distance of 60.0 feet, more or less, to a point on the east line of 196th Street;
then thence along said east line South 88 degrees 59 minutes 42 seconds East, a distance of 439.57 feet, more or less, to a point on the west line of 68th Avenue South;
then thence along said west line, the following courses and distances;
North 13 degrees 40 minutes 08 seconds East, a distance of 149.60 feet;
South 88 degrees 07 minutes 53 seconds East, a distance of 10.0 feet;
North 1 degree 52 minutes 07 seconds East, a distance of 1100.13 feet;
North 88 degrees 07 minutes 53 seconds West, a distance of 30.0 feet;
North 1 degree 52 minutes 07 seconds East, a distance of 77.62 feet;
North 11 degrees 25 minutes 12 seconds East, a distance of 77.08 feet;
South 78 degrees 34 minutes 48 seconds East, a distance of 30.0 feet;
North 11 degrees 25 minutes 12 seconds East, a distance of 1038.29 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing an area of 1,073,195 square feet, more or less, (24.64 acres, more or less).
EXHIBIT "B"

M-1 Zoning

A parcel of land situate in the Southeast Quarter (SE\(^q\)) of Section 35, Township 23 North, Range 4 East of the Willamette Meridian, and in the Northeast Quarter (NE\(^q\)) of Section 2, Township 23 North, Range 4 East of the Willamette Meridian, King County, State of Washington, bounded and described as follows:

Commencing at the southeast corner of said Section 35;

thence North 11 degrees 25 minutes 12 seconds East, a distance of 1115.77 feet;

thence North 88 degrees 47 minutes 48 seconds West, a distance of 1893.52 feet;

thence South 59 degrees 20 minutes 43 seconds West, a distance of 114.23 feet to the TRUE POINT OF BEGINNING;

thence continuing South 59 degrees 20 minutes 43 seconds West, a distance of 165.64 feet;

thence North 86 degrees 50 minutes 10 seconds West, a distance of 163.11 feet;

thence North 66 degrees 24 minutes 57 seconds West, a distance of 166.12 feet;

thence North 41 degrees 12 minutes 37 seconds West, a distance of 25.0 feet;

thence North 81 degrees 00 minutes 00 seconds West, a distance of 406.22 feet;

thence South 25 degrees 01 minutes 18 seconds West, a distance of 342.64 feet;

thence South 73 degrees 49 minutes 43 seconds East, a distance of 23.69 feet;

thence South 71 degrees 49 minutes 44 seconds East, a distance of 205.44 feet;

thence South 60 degrees 14 minutes 46 seconds East, a distance of 204.54 feet;

thence South 43 degrees 31 minutes 29 seconds East, a distance of 276.58 feet;

thence South 22 degrees 54 minutes 56 seconds East, a distance of 247.09 feet;

thence South 00 degrees 17 minutes 41 seconds West, a distance of 198.18 feet;

thence South 22 degrees 34 minutes 55 seconds West, a distance of 203.74 feet;

thence South 43 degrees 54 minutes 39 seconds West, a distance of 208.62 feet;

thence South 68 degrees 15 minutes 30 seconds West, a distance of 192.54 feet;

thence South 80 degrees 46 minutes 16 seconds West, a distance of 261.12 feet;

thence North 87 degrees 24 minutes 03 seconds West, a distance of 569.81 feet;
thence South 78 degrees 00 minutes 43 seconds West, a distance of 286.00 feet; 
thence South 68 degrees 15 minutes 44 seconds West, a distance of 158.44 feet; 
thence South 51 degrees 35 minutes 43 seconds West, a distance of 147.53 feet; 
thence South 32 degrees 21 minutes 42 seconds West, a distance of 160.73 feet; 
thence South 15 degrees 53 minutes 41 seconds West, a distance of 502.48 feet; 
thence South 32 degrees 26 minutes 03 seconds West, a distance of 376.28 feet; 
thence South 20 degrees 59 minutes 12 seconds West, a distance of 195.30 feet; 
thence South 19 degrees 22 minutes 37 seconds East, a distance of 103.00 feet; 
thence South 23 degrees 28 minutes 08 seconds East, a distance of 223.58 feet; 
thence South 33 degrees 42 minutes 49 seconds East, a distance of 314.20 feet; 
thence South 29 degrees 33 minutes 16 seconds East, a distance of 249.14 feet; 
thence South 17 degrees 23 minutes 47 seconds East, a distance of 142.37 feet; 
thence North 89 degrees 16 minutes 48 seconds East, a distance of 23.41 feet; 
thence North 00 degrees 42 minutes 09 seconds East, a distance of 9.66 feet; 
thence North 31 degrees 38 minutes 08 seconds East, a distance of 1582.45 feet; 
thence South 88 degrees 58 minutes 19 seconds East, a distance of 34.86 feet; 
thence North 31 degrees 38 minutes 08 seconds East, a distance of 11.62 feet; 
thence South 88 degrees 58 minutes 19 seconds East, a distance of 1014.35 feet, more or less, to an angle point; 
thence North 5 degrees 40 minutes East, a distance of 2369.79 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing an area of 3,430,637 square feet, more or less, (78.76 acres, more or less).
M-2 Zoning

A parcel of land situate in the Southeast Quarter (SE¼) of Section 35, Township 23 North, Range 4 East of the Willamette Meridian, and in the Northeast Quarter (NE¼) of Section 2, Township 23 North, Range 4 East of the Willamette Meridian, King County, State of Washington, bounded and described as follows:

Commencing at the southeast corner of said Section 35;
  thence North 11 degrees 25 minutes 12 seconds East, a distance of 1115.77 feet;
  thence North 88 degrees 47 minutes 48 seconds West, a distance of 540.53 feet to the TRUE POINT OF BEGINNING;
  thence continuing North 88 degrees 47 minutes 48 seconds West, a distance of 1352.99 feet;
  thence South 59 degrees 20 minutes 43 seconds West, a distance of 114.23 feet;
  thence South 5 degrees 40 minutes West, a distance of 2369.79 feet, more or less, to a point on the north line of 196th Street;
  thence along said north line South 88 degrees 59 minutes 42 seconds East, a distance of 2369.79 feet;
  thence North 1 degree 00 minutes 18 seconds East, a distance of 60.0 feet, more or less, to the beginning of a tangent curve concave easterly, having a radius of 300.0 feet;
  thence northerly along said curve through a central angle of 4 degrees 39 minutes 42 seconds, an arc distance of 24.41 feet;
  thence tangent to the last described curve North 5 degrees 40 minutes East, a distance of 2340.58 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing an area of 3,502,955 square feet, more or less, (80.42 acres, more or less).
M-A Zoning

A parcel of land situate in the Southeast Quarter (SE¼) of Section 35, Township 23 North, Range 4 East of the Willamette Meridian, King County, State of Washington, bounded and described as follows:

Commencing at the southeast corner of said Section 35;
  thence North 11 degrees 25 minutes 12 seconds East, a distance of 1115.77 feet;
  thence North 88 degrees 47 minutes 48 seconds West, a distance of 1893.52 feet;
  thence South 59 degrees 20 minutes 43 seconds West, a distance of 279.86 feet;
  thence North 86 degrees 50 minutes 10 seconds West, a distance of 163.11 feet;
  thence North 66 degrees 24 minutes 57 seconds West, a distance of 279.86 feet;
  thence North 41 degrees 12 minutes 37 seconds West, a distance of 25.0 feet to the TRUE POINT OF BEGINNING;
  thence continuing North 41 degrees 12 minutes 37 seconds West, a distance of 255.23 feet;
  thence North 49 degrees 03 minutes 51 seconds West, a distance of 193.11 feet;
  thence North 70 degrees 33 minutes 06 seconds West, a distance of 226.81 feet;
  thence North 86 degrees 45 minutes 15 seconds West, a distance of 173.54 feet;
  thence South 55 degrees 37 minutes 44 seconds West, a distance of 251.36 feet;
  thence South 28 degrees 26 minutes 12 seconds West, a distance of 143.08 feet;
  thence South 2 degrees 25 minutes 52 seconds East, a distance of 145.67 feet;
  thence South 39 degrees 16 minutes 12 seconds East, a distance of 102.13 feet;
  thence South 59 degrees 13 minutes 55 seconds East, a distance of 206.37 feet;
  thence South 73 degrees 49 minutes 43 seconds East, a distance of 190.00 feet;
  thence North 25 degrees 01 minutes 18 seconds East, a distance of 342.64 feet;
  thence South 81 degrees 00 minutes East, a distance of 406.22 feet to the TRUE POINT OF BEGINNING.

Containing an area of 349,933 square feet, more or less, (8.03 acres, more or less).