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 GC (General Commercial) and MR-H (Multi-Family Residential-High Density) to HC (Highway Commercial) zone. SEA-TAC TRANSMISSION 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 2180, a public hearing was held before the Hearing Examiner of the City of Kent, wherein it was recommended that said land be rezoned subject to certain conditions, and

WHEREAS, thereafter the City Council of the City of Kent did on the 20th day of April, 1981 hold hearings on said recommendation insofar as it related to said certain lands, said hearings being held after proper notice thereof; and after said public hearings the City Council determined the land should be rezoned to HC (Highway Commercial) 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 findings and conclusions of the Hearing Examiner issued March 4, 1981 under the style of RZ-80-9 hereby are adopted as the findings and conclusions of the City Council.

Section 2. The following described land situated in
the City of Kent, County of King, State of Washington, and presently zoned as GC (General Commercial) and more particularly described as follows:

That portion of the south 100 feet of the north 130 feet of the NW 1/4 of the SE 1/4 of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the northwest corner of said subdivision, thence South 01°03'06" West along the West line thereof 30.01 feet to the southerly margin of South 248th Street as it now exists, 30 feet in width; thence South 87°45'46" East along said southerly margin, 700.10 feet to an intersection with the northeasterly extension of the curve forming a portion of the easterly boundary of the corrected plat of Saltair Hills, as recorded in Volume 59 of Plats, Page 58, Records of King County, Washington, thence continuing South 87°45'46" East, a distance of 108.39 feet to the True Point of Beginning of this description; thence continuing South 87°45'46" East, 200 feet to an intersection with the westerly margin of Pacific Highway South as it now exists 100 feet in width; thence southwesterly along said westerly margin on a curve to the right with an initial bearing of South 15°16'20" West and a radius of 5680 feet through a central angle of 1°02'16" to the South line of the North 130 feet of said subdivision; thence North 87°45'46" West along said South line, 200.92 feet thence on a curve to the left with a beginning bearing of North 16°29'13" East, and a radius of 5485.33 feet through a central angle of 1°04'36" to the True Point of Beginning. Also known as Lot 1 of Sea-Tac Short Subdivision.

is hereby rezoned to HC (Highway Commercial) zone.

Section 3. The following described land situated in the City of Kent, County of King, State of Washington, and presently zoned as MR-H (Multi-Family Residential-High Density) zone and more particularly described as follows:

That portion of the South 100 feet of the North 130 feet of the NW 1/4 of the SE 1/4 of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said subdivision, thence South 01°03'06" West along the West line thereof 30.01 feet to the southerly margin of South 248th Street as it now exists, 30 feet in width; thence South 87°45'46" East along said southerly margin, 700.10 feet to an intersection with the northeasterly extension of the curve forming a portion of the easterly boundary of the corrected plat of Saltair Hills, as recorded in Volume 59 of Plats, Page 58, Records of King County, Washington, said intersection being the True Point of
Beginning of this description; thence continuing South 87°45'46" East, 108.39 feet; thence southwesterly on a curve to the right with a beginning bearing of South 15°44'37" West and a radius of 5485.33 feet through a central angle of 1°04'36" to the South line of the North 130 feet of said subdivision; thence North 87°45'46" West along said South line, 108.91 feet; thence northeasterly on a curve to the left with an initial bearing of North 17°06'44" East and a radius of 5380 feet through a central angle of 1°05'57" to the True Point of Beginning. Also known as Lot 3 of Sea-Tac Short Subdivision.

is hereby rezoned to HC (Highway Commercial) zone.

Section 4. The rezoning of said property is expressly conditioned upon the following:

a. Landscaping on Lot 1 shall be brought into compliance with all applicable City regulations.

b. No outdoor storage shall be permitted on Lot 3.

Section 5. 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 2 of this Ordinance.

Section 6. 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 7. 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 4 day of May, 1981.
APPROVED the 6 day of May, 1981.
PUBLISHED the 8 day of May, 1981.

I hereby certify that this is a true copy of Ordinance No. 2391, 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