AN ORDINANCE of the City of Kent, Washington, relating to planning and property rezoning with conditions approximately 12.73 acres located east of S.R. 167 (Valley Freeway) and between S. 208th St. and S. 212th St., and surrounding on three sides the Saar Pioneer Cemetery, from RA, Residential Agricultural, to MR-D, Multi-Family Duplex Residential; and approving a mobile home park combining district for said 12.73 acres. (Silent Meadows, No. RZ-83-2 and CD-MHP-83-1).

WHEREAS, an application for a rezone and a mobile home park combining district was filed on June 10, 1983 for the following described property:

That portion of the NW 1/4 of Section 7, T 22 N, R 5 E, W.M., in King County, Washington, being described as follows:

Commencing at the NE corner of said NW 1/4, thence S 01°01'25" W, along the east line of said NW 1/4, a distance of 219.95 feet, to the southerly margin of S 208th Street and the True Point of Beginning; Thence continuing S 01°01'25" W, along said east line, a distance of 1,058.34 feet, to the north margin of S 212th Street; Thence S 89°59'23" W, along said margin, a distance of 244.57 feet, to an existing fence; Thence N 01°22'30" W, along said fence, a distance of 198.13 feet; Thence N 04°35'49" W, along said fence, a distance of 167.46 feet; Thence N 88°30'18" W, along said fence, a distance of 157.91 feet; Thence S 04°35'29" W, along said fence, a distance of 90.34 feet; Thence S 00°49'01" W, along said fence, a distance of 169.47 feet; Thence S 08°47'59" E, along said fence, a distance of 110.94 feet, to said north margin of S 212th Street; Thence S 89°59'23" W, along said margin, a distance of 131.09 feet, to the easterly margin of State Hwy. N. 5 (S.R. 167 - Valley Freeway); Thence N 01°33'53" W, along said margin, a distance of 1,116.97 feet, to State Hwy. Sta. 960+00; Thence N 88°26'07" E, perpendicular from said station, a distance of 465.06 feet, to the southwesterly margin of said S 208th Street; Thence S 46°10'48" E, along said margin, a distance of 44.42 feet; Thence along said margin on a curve to the left with a radius of 144.60 feet, a central angle of 42°31'23", and an arc length of 107.32 feet, to the True Point of Beginning.

and;
WHEREAS, the requested rezone and mobile home park combining district have been requested by John R. Ewing and Associates for the purpose of development of an 88 unit mobile home park east of S.R. 167 (Valley Freeway), between S. 208th St. and S. 212th St., surrounding on three sides the Saar Pioneer Cemetery, and more particularly described above; and

WHEREAS, a Declaration of Non-Significance was filed by the Planning Department on December 8, 1983; and

WHEREAS, the Hearing Examiner conducted a public hearing on July 18, 1984; and

WHEREAS, the Hearing Examiner issued FINDINGS AND RECOMMENDATION OF THE HEARING EXAMINER FOR THE CITY OF KENT on May 11, 1983; and

WHEREAS, on September 4, 1984 the Kent City Council at a regular public meeting considered the recommendation of the Hearing Examiner concerning the rezone request, and upon such consideration, approved by motion the rezone; and

WHEREAS, on September 4, 1984 the City Council set September 17, 1984 as the date for a public hearing to consider the mobile home park combining district; and

WHEREAS, a hearing was held before the City Council on September 17, 1984, at 7 o'clock p.m. in the City Hall of the City of Kent, upon proper notice given; and

WHEREAS, the Council approved by motion the Silent Meadows mobile home park combining district as recommended by the Hearing Examiner; NOW THEREFORE

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES 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 RA, Residential Agricultural, and more particularly described as follows:
That portion of the NW 1/4 of Section 7, T 22 N, R 5 E, W.M., in King County, Washington, being described as follows:

Commencing at the NE corner of said NW 1/4, thence S 01°01'25" W, along the east line of said NW 1/4, a distance of 219.95 feet, to the southerly margin of S 208th Street and the True Point of Beginning; Thence continuing S 01°01'25" W, along said east line, a distance of 1,058.34 feet, to the north margin of S 212th Street; Thence S 89°59'23" W, along said margin, a distance of 244.57 feet, to an existing fence; Thence N 01°22'30" W, along said fence, a distance of 198.13 feet; Thence N 04°35'49" W, along said fence, a distance of 167.46 feet; Thence N 88°30'29" W, along said fence, a distance of 157.91 feet; Thence S 04°35'29" W, along said fence, a distance of 90.34 feet; Thence S 00°49'01" W, along said fence, a distance of 169.47 feet; Thence S 08°47'59" E, along said fence, a distance of 110.94 feet, to said north margin of S 212th Street; Thence S 89°59'23" W, along said margin, a distance of 131.09 feet, to the easterly margin of State Hwy. N. 5 (S.R. 167 - Valley Freeway); Thence N 01°33'53" W, along said margin, a distance of 1,116.97 feet, to State Hwy. Sta. 960+00; Thence N 88°26'07" E, perpendicular from said station, a distance of 465.06 feet, to the southwesterly margin of said S 208th Street; Thence S 46°10'48" E, along said margin, a distance of 44.42 feet; Thence along said margin on a curve to the left with a radius of 144.60 feet, a central angle of 42°31'23", and an arc length of 107.32 feet, to the True Point of Beginning, is hereby rezoned to MR-D, Multi-Family Duplex Residential.

Section 2. The rezone is subject to and expressly conditioned upon the following conditions as set forth in the findings and recommendation of the Hearing Examiner for the City of Kent in File No. RZ-83-2:

Substantial compliance with plans submitted as part of the application in RZ-83-2 and CD-MHP-83-1. Major deviations from the plans shall be returned to the Hearing Examiner for review.

Section 3. 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 4. 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 is hereby authorized and directed to record this ordinance with the County Auditor of King County and pay the filing fee therefor.

Section 5. Application CD-MHP-83-1, an application for the Silent Meadows mobile home park combining district be and the same is hereby granted on the condition that the development proceed in substantial compliance with the plans submitted as part of the application. Major deviations from the plans shall be returned to the Hearing Examiner for review and approval.

Section 6. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

ATTEST:

ISABEL HOGAN, MAYOR

PASSED the 1st day of Nov., 1984.
APPROVED the 5th day of Nov., 1984.
PUBLISHED the 5th day of Nov., 1984.
I hereby certify that this is a true copy of Ordinance No. 2493, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

[Signature]
MARIE JENSEN, CITY CLERK (SEAL)