ORDINANCE NO. 8776

AN ORDINANCE of the City of Kent, Washington, relating to land use and zoning, providing for the rezoning with conditions of approximately fourteen (14) acres located on the north side of South 262nd Street and bounded to the east by Puget Power & Light Company right-of-way and the west by SR 167 from M2, Limited Industrial to MRM, Medium Density Multifamily Residential.

WHEREAS, an application for a rezone of Kantor Recreational Vehicle Park was filed on January 21, 1988 for the property described in the attached Exhibit A and incorporated herein by this reference;

WHEREAS, the applicant requested that the property be rezoned from M2, Limited Industrial to MRM, Medium Density Multifamily Residential; and

WHEREAS, the Hearing Examiner held a public hearing to consider the rezone of the property on March 16, 1988; and

WHEREAS, following the public hearings and consideration of reports and testimony submitted into the record on the proposed rezone and the staff recommendation, the Hearing Examiner for the City of Kent rendered her findings, conclusions, and recommendations for conditional approval on March 30, 1988, in Kantor Recreational Vehicle Park: Findings and Recommendation of the Hearing Examiner for the City of Kent; and

WHEREAS, on April 19, 1988, a hearing was held before the City Council at 7 o'clock p.m., in the City Hall of the City of Kent, upon proper notice given; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The findings, conclusions, and conditional recommendations of the Hearing Examiner as set forth in Kantor Recreational Vehicle Park: Findings and Recommendation of the Hearing Examiner for the City of Kent, which is on file with the Kent City Clerk, are hereby adopted and the findings, conclusions, and conditional recommendations are concurred with for this site.
Section 2. Zoning for this site, generally located at the north side of South 262nd Street and bounded to the east by a Puget Sound Power & Light Company right-of-way, and on the west by SR 167, and legally described in attached Exhibit A, incorporated by this reference, is hereby changed from M2, Limited Industrial, to MRM, Medium Density Multifamily Residential.

Section 3. The rezone is subject to the following conditions as set forth in the findings and recommendations of the Hearing Examiner for the City of Kent as referenced above:

A. The developer shall execute a signal participation agreement for the future construction of a traffic signal system at the intersection of the northbound on-ramp of SR167 and South 277th Street.

B. Approval of this rezone is tied directly to the Kantor RV Park site and landscape plan submitted as a part of the application. Any significant changes to the plans will require a new public hearing.

Section 4. 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.

[Signature]
DAN KELLEHER, MAYOR

ATTEST:

[Signature]
Brenda Jacoby, Deputy City Clerk

APPROVED AS TO FORM:

[Signature]
SANDRA DRISCOLL, CITY ATTORNEY
PASSED the 3 day of May, 1988.
APPROVED the 4 day of May, 1988.
PUBLISHED the 6 day of May, 1988.

I hereby certify that this is a true copy of Ordinance No. 2716, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

Brenda Jacob (Seal)
MARIE JENSEN, CITY CLERK
Brenda Jacob, Deputy City Clerk
TOTAL PARCEL

That portion of Government Lots 4 and 16 and that portion of the Moses Kirkland Donation Land Claim in the NW 1/4 of Section 25, Township 22 N, Range 4 W.M. in King County, WA lying east of SR 167, north of S. 262nd Street, west of P.S.E. Railroad right of way and south of the Green River.