AN ORDINANCE of the City of Kent, Washington, relating to land use and zoning, amending the zoning of a portion of the Riverbend Golf Course generally located on Russell Road approximately 350 feet north of Meeker Street from RA, Residential Agricultural, to GC, General Commercial.

WHEREAS, an application for rezone of a portion of the Riverbend Golf Course was filed on June 23, 1988 for the property generally described above and particularly described in the attached Exhibit A, incorporated herein by this reference; and

WHEREAS, the applicant requested that the property be rezoned from RA, Residential Agricultural, to GC, General Commercial; and

WHEREAS, the Hearing Examiner held a public hearing to consider the rezone of the property on August 17, 1988; and

WHEREAS, following the public hearings and consideration of all 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 August 31, 1988, in City of Kent Parks Department Riverbend Golf Course: Findings and Recommendation of the Hearing Examiner for the City of Kent; and

WHEREAS, on September 20, 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; and

WHEREAS, the condition of the recommendation that the City be deeded the necessary property to provide certain right-of-way has been met in that it is City-owned property; NOW, THEREFORE,
THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES
HEREBY ORDAIN AS FOLLOWS:

Section 1. The Findings, Conclusions, and Conditional
Recommendation of the Hearing Examiner as set forth in City of
Kent Parks Department Riverbend Golf Course: 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 on
Russell Road approximately 350 feet north of Meeker Street, and
legally described in attached Exhibit A, incorporated by this
reference herein, is hereby changed from RA, Residential
Agricultural, to GC, General Commercial.

Section 3. The rezone is subject to the condition that
the City be deeded the necessary property to provide a half-street
right-of-way of 30 feet as measured from the existing right-of-way
center line of Russell Road including a 35 feet right-of-way
radius at the intersection of Meeker Street.

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.

DAN KELLEHER, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY
APPROVED the 5th day of Oct., 1988.
PUBLISHED the 7th day of Oct., 1988.

I hereby certify that this is a true copy of Ordinance No. 2804, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

(SEAL)
MARIE JENSEN, CITY CLERK
Legal Description

That portion of the Southeast Quarter of the Northwest Quarter of Section 23, Township 22 North, Range 4 East, W.M., in King County, Washington described as follows:

Beginning at the center line monument designated as P.C. Station 23+ 30.704 on Sheet 9 of 24, City of Kent Plans for West Meeker Street LID No. 297 (from West Valley Highway to Green River); thence N 24°14'47.4" W at right angles to the center line tangent of said West Meeker Street; also designated as Kent-Des Moines Road, 30.00 feet to the True Point of Beginning; thence S 65°45'12.6" W along the northerly margin of said West Meeker Street 241.70 feet; thence N 18°33'35" W 165.00 feet; thence N 70°16'33" E 309.93 feet to a point on the westerly margin of the Russell Road as said road is shown on the aforementioned City of Kent plans for West Meeker Street; thence S 19°43'27" E along said margin 688.76 feet to a point on the northerly margin of said West Meeker Street, said point being on the arc of a curve to the left having radius of 480.00 feet, the radial center of which bears S 15°02'59" E 480.00 feet from the last mentioned point; thence southwesterly along said northerly margin and the arc of said curve, through a central angle of 9°11'48", an arc distance of 77.05 feet to the True Point of Beginning.