AN ORDINANCE of the City of Kent, Washington, relating to land use and zoning, providing for the rezoning of approximately .71 acres located on the west side of North Washington Street (S.R. 181), approximately 616 south of West James Street, from MHP, Mobile Home Park, to GC, General Commercial.

WHEREAS, an application for the Harris Rezone was filed on September 30, 1988 for the property described in the attached Exhibit A and incorporated herein by this reference; and

WHEREAS, the applicant requested that the property be rezoned from MHP, Mobile Home Park, to GC, General Commercial; and

WHEREAS, the Hearing Examiner held a public hearing on December 21, 1988; and

WHEREAS, following the public hearing 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 January 4, 1989, in "Harris Rezone: Findings and Recommendation of the Hearing Examiner for the City of Kent"; and

WHEREAS, on February 7, 1989, 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 Kent City Council adopted the Hearing Examiner’s recommendation for conditional approval; and

WHEREAS, the Council approved the rezone on the condition that the applicant fulfill the following requirements:
A. Deed to the City for street purposes the easterly 17 feet of the property such that the westerly half street right-of-way width for West Valley Highway (Washington Avenue) is 50 feet;

B. Execute a no protest LID participatory agreement for the improvement of West Valley Highway (Washington Avenue); and

WHEREAS, the applicant has complied with the conditions set forth above; 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 "Harris Rezone: Findings and Recommendations 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. The City Council finds that the applicant has executed the deed and the no protest LID agreement as specified in the Council action on February 7, 1989; thereby, complying with the conditions.

Section 3. Zoning for this site, generally located on the west side of North Washington Street (S.R. 181), approximately 616 feet south of West James Street, and legally described in attached Exhibit A, incorporated by this reference, is hereby changed from MHP, Mobile Home Park, to GC, General Commercial.

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

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ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the 21st day of March, 1989.
APPROVED the 22nd day of March, 1989.
PUBLISHED the 24th day of March, 1989.

I hereby certify that this is a true copy of Ordinance No. 2840, 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 (SEAL)
Exhibit A

Legal Description

The south 64.15 feet of Tract 25, Meeker's Supplemental Plat of the First Addition to the Town of Kent, according to the plat recorded in Volume 5 of plats, page 96, in King County, Washington