ORDINANCE NO. 2855

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the City’s official Zoning Map by adding the new Gateway Commercial Zone to an area along the East Valley Highway between S.R. 167 overpass to 212th Street; and by amending the mobile home park zoning to Office (O) Zone in an area of approximately 13.2 acres at the northeast corner of the S.R. 167 and South 212th Street interchange.

WHEREAS, changes to the Valley Floor Subarea Plan Map, a part of the Comprehensive Plan and Map, changing certain land use designations within the East Valley area were adopted by the City Council by Resolution 1170 in June, 1988; and

WHEREAS, the Planning Department developed zoning proposals to implement the amendments to said Valley Floor Subarea Plan as detailed in the report "East Valley Zoning Study" dated January, 1989; and

WHEREAS, the Planning Commission held public hearings on January 30, February 13 and March 20, 1989 on the proposed zoning changes; and

WHEREAS, after the final hearing of the Planning Commission and its final deliberations, Findings of Fact, Conclusions of Law, and the proposed amendments of the Planning Commission were recommended to the City Council for adoption pursuant to provisions of Ordinance No. 2809; and

WHEREAS, the City Council considered the Findings of Fact, Conclusions of Law, and Recommendations of the Planning Commission at a public meeting on June 20, 1989; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT, Washington does hereby resolve as follows:
Section 1. The Findings of Fact and Conclusions of Law adopted by the Kent Planning Commission on June 19, 1989 are adopted by reference by the Kent City Council.

Section 2. The two areas that are amended are as follows:

a. Area One is located along the East Valley Highway approximately between south of the S.R. 167 overpass, and extending 300 feet north of 212th Street, and is legally described in Exhibit "A" attached hereto.

b. Area Two is located east of S.R. 167, between South 208th and South 212th Street, and is legally described in Exhibit "B" attached hereto.

Section 3. The official Kent Zoning Map is amended to change the zoning designation for Areas One and Two as indicated on Exhibit "C" - "East Valley Zoning Map - East Valley Area" incorporated herein by reference as follows:

a. Amend Area No. 1 designation from GC, M-2, and M-3, to Gateway Commercial zone (GWC).

b. Amend Area No. 2 designation from Mobile Home Park (MHP) to Office (O) zone.

Section 4. The amendments to the Zoning Map shall be filed with the City Clerk and in the office of the Planning Department and made available for public inspection upon request.

Section 5. Effective Date. This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication as provided by law.

ATTEST:

[Signature]
DAN KELLEHER, MAYOR

[Signature]
MARIE JENSEN, CITY CLERK
BRENDA JACOBER, DEPUTY CITY CLERK

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APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the 5 day of July, 1989.
APPROVED the 6 day of July, 1989.
PUBLISHED the 7 day of July, 1989.

I hereby certify that this is a true copy of Ordinance No. 2855, 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 JACOBER (SEAL)
MARIE JENSEN, CITY CLERK
BRENDA JACOBER, DEPUTY CITY CLERK
EXHIBIT A

AREA ONE LEGAL DESCRIPTION

That portion of the following sections:

Northeast Quarter and Southeast Quarter of Section 12-22-4, Northeast Quarter of Section 13-22-4, Northwest Quarter of Section 18-22-4 and the Southwest Quarter and Northwest Quarter of Section 7-22-4 all in King County, Washington and described as follows:

Beginning at a point lying 441.5 feet north of the centerline of S. 212th Street and the easterly margin of the Northeast Quarter of Section 12, Township 22 N, Range 4 E W.M.; thence N89°04'38" W a distance of 30.00 feet to the westerly margin of 84th Avenue S.; thence N89°04'38" W to the easterly margin of a railroad easement as recorded under Auditor File No. 7512150580; thence continuing in a southerly and westerly direction along the southerly margin of said railroad easement to a point lying 800 feet due west of the easterly margin of said Northeast Quarter; thence due south to the centerline of S. 212th Street; thence easterly along the centerline of S. 212th Street to a point lying 256.00 feet west of the easterly margin of said NE Quarter; thence S01°13'40" W to the northerly boundary of the South One-Half of the South One-Half of said Northeast Quarter; thence easterly along said northerly boundary to a point lying 156.00 feet west of the easterly boundary of said Northeast Quarter; thence S01°13'28" W a distance of 290.00 feet; thence N88°22'58" W a distance of 49.00 feet; thence S01°13'28" W, a distance of 373.59 feet to the southerly boundary of said Northeast Quarter; thence continuing S01°13'28" W to the northerly boundary of lot 3, Kent Five Acre Tracts as recorded in Volume 10 of Plats, Page 19; thence westerly along said northerly boundary to a point lying 350.00 feet west of the easterly boundary of the Southeast Quarter of Section 12, Township 22 N, Range 4 E W.M.; thence southerly and 350.00 feet parallel to the east boundary of said Southeast Quarter to a point lying 493.6 feet north of the northerly boundary of S. 222nd Street; thence westerly to the northeast corner of Lot 5, Shinn's Valley Home Addition to Kent as recorded under Volume 7 of Plats, Page 22; thence southerly along the easterly margin of said Lot 5 extended to the southerly boundary of said Southeast Quarter; thence easterly along said southerly boundary to the northeast corner of Parcel One of City of Kent Short Plat #SPC-75-8 as recorded under King County Recording No. 7811200752; thence continuing along the easterly margin of Parcel One and Parcel Two of said short plat, a distance of 170.84 feet; thence continuing along the easterly boundary of Lots 1 and 2 extended to the northerly margin of SR167; thence northeasterly and easterly along the boundary of SR167 to the westerly margin of 84th Avenue S., thence easterly to the southwest corner of Lot 1, Kent Short Plat Number #SPC-86-7 as recorded under King County Recording No. 8704231175; thence S77°59'49" E, a distance of 69.82 feet; thence N51°27'07" E to the northerly boundary of the Northwest Quarter of Section 18, Township 22 N, Range 5 E W.M. and the southeast corner of Lot 1, Shinn's Cloverdale Addition to Kent as recorded in Volume 6, Page 52 of Plats; thence northerly along the easterly boundaries of Lots 1 and 2 of said Shinn's Cloverdale Addition to the northeast corner of said Lot 2; thence northerly along the easterly boundary of said
Lot 2 extended to the centerline of S. 222nd Street; thence westerly along said centerline to a point lying 518.00 feet east of the westerly boundary of the Southwest Quarter of Section 7, Township 22 N, Range 5 E W.M.; thence northerly and parallel 518.00 feet to said westerly boundary to the southerly boundary of Lot 5, Shinn's Cloverdale Addition to Kent as recorded in Volume 6, Page 52 of Plats; thence westerly along said southerly boundary to a point lying 380.00 feet east of the westerly boundary of the Southwest Quarter of Section 7, Township 22 N, Range 5 E W.M.; thence north parallel to and 380.00 feet east of said westerly boundary to the southerly boundary of Lot 6 of said Shinn's Cloverdale Addition; thence westerly along said southerly boundary to a point lying 330.00 feet east of the westerly boundary of said Southwest Quarter of Section 7, Township 22, Range 5 E; thence northerly parallel to and 330.00 feet east of said westerly boundary to the centerline of S. 218th Street (aka Alder Lane); thence easterly along the centerline of S. 218th Street to a point lying 673.30 feet east of said westerly boundary; thence north and 673.30 feet parallel to said westerly boundary to the northerly boundary of the Southwest Quarter of Section 7, Township 22 N, Range 5 E, W.M.; thence westerly along said northerly boundary to a point 497.73 feet east of said westerly boundary; thence N01°13'43" E to a point lying 767.62 feet north of the southerly boundary of the Northwest Quarter of Section 7, Township 22 N, Range 5 E W.M; thence easterly to a point lying 767.62 feet north of said southerly margin and 540.64 feet east of the westerly boundary of said Northwest Quarter of Section 7; thence N01°15'10" E to the centerline of S. 212th Street; thence westerly along said centerline to a point lying 210.00 feet east of the westerly boundary of said Northwest Quarter of said Section 7; thence N01°13'42" E, a distance of 235.00 feet; thence easterly to a point lying 250.00 feet east of the westerly boundary of said Northwest Quarter of said Section 7; thence N01°13'42" E to the northerly margin of a railroad easement as recorded under Auditor File No. 7512150579; thence westerly to the Point of Beginning.
"EXHIBIT B"

AREA TWO
LEGAL DESCRIPTION

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.
EAST VALLEY ZONING STUDY

VALLEY FLOOR PLAN MAP -- EAST VALLEY AREA

EXISTING ZONING INDICATED BY DARK LINES.

REZONED AREAS ONE AND TWO INDICATED BY SHADED AREA.

SCALE 1:8400

KENT GIS JAN. 1989