AN ORDINANCE of the City of Kent, Washington, rezoning an approximate 17,299 square foot lot from M1, Industrial Park, to GC, General Commercial, located on the west side of West Valley Highway, north of South 236th Street and South 238th Street. (Auto Check Rezone No. RZ-90-6)

WHEREAS, the applicant has applied for a rezone of approximately 17,299 square feet of property located on the west side of West Valley Highway, north of South 236th Street and South 238th Street; and

WHEREAS, a Public Hearing on the Rezone was held before the Kent Hearing Examiner on July 18, 1990; and

WHEREAS, on May 30, 1990 the Hearing Examiner recommended that the rezone application to rezone approximately 17,299 square feet from M1, Industrial Park, to GC, General Commercial, be approved with certain conditions; and

WHEREAS, a Public Hearing was held on August 21, 1990 wherein the Kent City Council considered the Findings, Conclusions, and Recommendations of the Hearing Examiner and having incorporated the same into the records; and

WHEREAS, the Kent City Council adopted by reference the findings, conclusions, and recommendations of the Hearing Examiner for the rezone including Mitigated Declaration of Non-Significance Condition dated May 24, 1990 and further subject to three conditions as contained in Application No. RZ-90-6 described as follows:

1. Any future development of the subject property shall have a twenty foot side and rear set back along the southern and eastern property lines, respectfully. Any associated parkings and outside storage area shall be prohibited.

2. Landscaping (including a site obscuring fence) shall be installed in the entire setback area.

3. The above conditions shall be reviewed by the Hearing Examiner if and when adjacent mobile home park use is terminated.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:
Section 1. The property legally described in Exhibit A and attached hereto located at or near the west side of West Valley Highway, north of South 236th and south of South 238th Street, Kent, Washington and amounting to approximately 17,299 square feet is rezoned from M1, Industrial Park, to GC, General Commercial subject to the following conditions:

1. Any future development of the subject property shall have a twenty foot side and rear set back along the southern and eastern property lines, respectfully. Any associated parkings and outside storage area shall be prohibited.

2. Landscaping (including a side obscuring fence) shall be installed in the entire setback area.

3. The above conditions may be reviewed by the Hearing Examiner if and when adjacent mobile home park use is terminated.

Section 2. Effective Date. This Ordinance shall take effect and be enforced thirty (30) days from the time of its final passages provided by Law.

ATTEST:

BRENDA JACOBS, CITY CLERK

APPROVED AS TO FORM:

BILL H. WILLIAMSON
ACTING CITY ATTORNEY

Passed the 4 day of Sept, 1990.
Approved the 5 day of Sept, 1990.
Published the 7 day of Sept, 1990.

I hereby certify that this a true copy of Ordinance No. 8941, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as herein indicated.

BRENDA JACOBS, DEPUTY CITY CLERK

6319L-29L
EXHIBIT "A"

That portion of Tracts 2 and 3 of Supplemental Plat of Meeker's First Addition to the Town of Kent, according to plat recorded in Volume 5 of Plats, page 96, in King County, Washington described as follows: Beginning at the intersection of the north line of said Tract 3 with the westerly margin of said Secondary State Highway No. 5-M (West Valley Road); thence westerly along the north line of said Tracts 2 and 3 a distance of 100 feet; thence at right angles, southerly a distance of 165 feet; thence, easterly, parallel to the north line of said Tracts 2 and 3 to an intersection with the westerly margin of said highway; thence northerly along said westerly margin to the point of beginning.

SUBJECT TO: Contract of Sale recorded under Auditor's File No. 6066378, which seller agrees to continue to pay according to its terms; Easement for constructing and maintaining highway slopes as granted by instrument recorded under Auditor's File No. 6289987; Easement for sewer main as granted by instrument recorded under Auditor's File No. 6293042, County of King, State of Washington.