ORDINANCE No. 2992

AN ORDINANCE relating to land use and zoning, amending the Official Zoning Map of the City of Kent, to conditionally rezone certain property in Lot 1 of Shinns Valley Home Addition from Gateway Commercial (GWC) to General Industrial (M3) zoning, (Petition of Bishop No. RZ-91-1).

WHEREAS, a petition (No. RZ-91-1) was filed with the City to rezone certain property from Gateway Commercial (GWC) to General Industrial (M3) zoning, (Petition of Bishop, No. RZ-91-1); and

WHEREAS, the Planning Department recommended that the petition be granted, subject to certain conditions designed to ameliorate the impact of uses and developments otherwise permitted in the General Industrial (M3) zone; and

WHEREAS, the Hearing Examiner held a hearing on said matter on June 19, 1991 and recommended that the petition be granted, subject to certain additional conditions; and

WHEREAS, the City Council concurs with the recommendations of the Planning Department and Hearing Examiner, and finds that such rezone petition shall be granted subject to the Owner's compliance with the conditions imposed by the Department and the Hearing Examiner; NOW, THEREFORE,

The City Council of the City of Kent, Washington, does hereby ordain as follows:
Section 1. That the Official Zoning Map of the City of Kent, as adopted by Ordinance, is amended to rezone from Gateway Commercial (GWC) to General Industrial (M3) the following described property:

The westerly 312 feet of Lot 1 of Shinns Valley Addition to Kent, North one-half, less street and;
The westerly 312 feet of Lot 1 of Shinns Valley Addition to Kent, South one-half, less east 12 feet for street.

which property is more commonly described as the westerly 312 feet at 22225 and 22219 – 84th Avenue South, Kent, Washington.

Section 2. That future development of the Property is conditioned upon the following:

A. That the storm water drainage plan for the Property be prepared to mitigate the existing drainage problems on the southerly portion of the Property; and

B. That nighttime operations on any proposed outdoor storage yard on the Property be kept to a minimum so as not to disturb neighboring property owners; and

C. That all necessary pollution discharge permits for the Property be obtained, subject to the requirements listed in the final Mitigated Determination of Nonsignificance (MDNS) for the Property (No. ENV-91-23); and

D. That all necessary on-site detention facilities be installed; and
E. That the proposed outdoor storage yard on the Property shall not be used for equipment maintenance, fueling, washing or any other activities without approved plans and permits from the City and/or METRO, which may include, but not be limited to, oil/water separators and connections to the sanitary sewer system; and

F. That all traffic studies and/or traffic mitigation agreements be prepared in accordance with the MDNS for the Property (No. ENV-91-23); and

G. That legal access to the Property from the public street system be provided;

H. That all payments for the future development's proportionate share of all street improvements as described in the MDNS (No. ENV-91-23) be paid; and

I. That a final participatory agreement be executed for the future payment of the development's proportionate share of the street improvements, as described in the MDNS (No. ENV-91-23); and

J. That the portion of the Property on which the single family residences located at 22225 and 22219 - 84th Avenue So. be legally subdivided; and

K. That the development provide approved Fire Department access and fire flow for all structures and the proposed storage yard.
Section 3. 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.

DAN KELLEHER, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER LUBOVICH, CITY ATTORNEY

PASSED the 20 day of August, 1991.
APPROVED the 21 day of August, 1991.
PUBLISHED the 23 day of August, 1991.

I hereby certify that this is a true copy of Ordinance No. 2992, 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, DEPUTY CITY CLERK