

**Attachment B to Ordinance 18427
December 5, 2016**



King County

2016
King County Comprehensive Plan Update

LAND USE AND ZONING AMENDMENTS

Land Use and Zoning Amendments

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Map Amendment # 1

134th Avenue SE and 140th Avenue SE, Near Petrovitsky Road

(Fairwood A Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS
3

4
5 Amend Map Section 34 Township 23, Range 05 as follows:
6

7
8 LAND USE
9

10 Change land use designation on parcels 3423059035, 3423059061,
11 3423059031, and 3423059034 to “uh” (Urban High; Urban Residential >12
12 du/ac)
13

14 ZONING
15

- 16 1. Change zoning on parcels 3423059035, 3423059061, and
17 3423059031 to R-18-P.
18
- 19 2. Add P-suffix development condition SC-Pxx to parcels 3423059035,
20 3423059061, and 3423059031:
21
- 22 • “Development shall be subject to applicable development
23 regulations and limited to some combination of the following
24 uses as defined in K.C.C. 21A.08: single family dwelling units
25 for seniors, senior citizen assisted housing, day care facilities
26 and nursing and personal care facilities.
27
 - 28 • The height of any new construction shall be no greater than 65
29 feet.
30
 - 31 • Permits shall not be applied for until a permanent conservation
32 easement is recorded on the western-portion of each parcel,
33 including the required critical area buffer(s) and any remaining
34 land west of that buffer(s), so as to provide separation between
35 the current lower-density residential homes and the new
36 proposed higher-density senior housing development on this
37 site.
 - In the event that the applicant has not submitted a complete
application for the first necessary permit with the Department of
Permitting and Environmental Review by December 31, 2023,

38 the land use and zoning map amendment approved under
39 Ordinance 18427 shall expire and the land use designation and
40 zoning revert to its prior designation and zoning.”
41

- 42 3. Change zoning on parcel 3423059034 to R-18-P.
43
44 4. Add P-suffix development condition SC-Pxx to parcel 3423059034:
45 • “Development shall be limited to residential development, and at
46 least 20% of the residential units shall be affordable for
47 moderate-income residents as defined in the King County
48 Consolidated Housing and Community Development Plan
49 (Ordinance 18070), or successor plans.
50 • Permits shall not be applied for until a permanent conservation
51 easement is recorded on the western-portion of the parcel,
52 including the required critical area buffer(s) and any remaining
53 land west of that buffer(s), so as to provide separation between
54 the current lower-density residential homes and the new
55 proposed higher-density residential development on this site.
56 • In a manner consistent with achieving R-18 level density,
57 development shall be subject to a conditional use permit and in
58 addition to the standard requirements for a conditional use
59 permit:
60 ○ After issuance of the Notice of Application, and
61 prior to issuance of the SEPA Determination or
62 Notice of Decision, the Department of Permitting
63 and Environmental Review shall hold one or more
64 public meeting(s) in the vicinity of the project
65 regarding the proposed development; and
66 ○ The Department of Permitting and Environmental
67 Review, as part of their review of the conditional
68 use permit, shall consider the criteria in K.C.C.
69 21A.44.040, and additionally shall consider
70 appropriate development standards, conditions
71 and/or mitigation measures to address impacts of
72 the development and integrate the development
73 with the surrounding neighborhood while being
74 consistent with achieving an R-18 level of density,
75 including but not limited to: building height; parking
76 requirements; traffic impacts; lighting impacts;
77 design elements of the building, including
78 landscaping; and setback requirements.
79 ○ The Department of Permitting and Environmental
80 Review shall also require the applicant to make a
81 reasonable effort to integrate ingress/egress with
82 the development of the property to the north.

83
84
85
86
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93

- In the event that the applicant has not submitted a complete application for the conditional use permit with the Department of Permitting and Environmental Review by December 31, 2023, the land use and zoning map amendment approved under Ordinance 18427 shall expire and the land use designation and zoning revert to its prior designation and zoning.”

Effect: Amends Land Use from “um” to “uh” and Zoning from R-6 to R-18-P in area to allow for the potential development of a continuing care retirement community, as noted in Motion 14276, and multifamily housing. Adds P-suffix development conditions

Map Amendment #1 - Fairwood A

2016 King County Comprehensive Plan

Zoning Map Amendment

-  Study Area
-  Zoning
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS

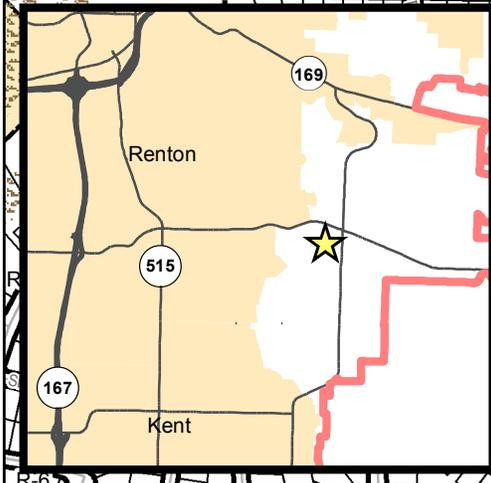
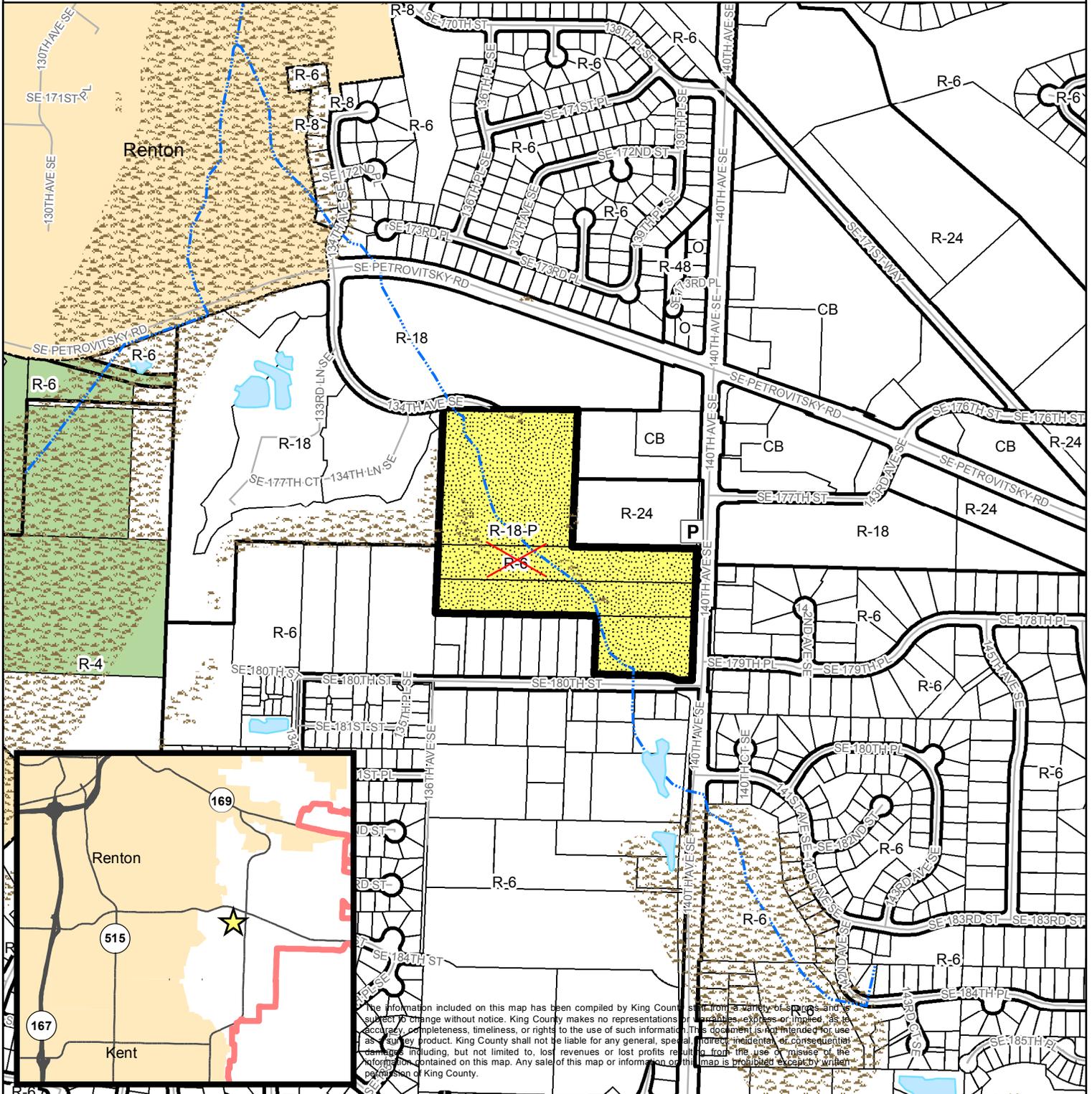
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- R-4 Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-8 Residential, 8 DU per acre
- R-18 Residential, 18 DU per acre
- R-18-P Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre
- R-48 Residential, 48 DU per acre
- CB Community Business
- O Office

P = parcel specific development condition



Date: 8/23/2016



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Map Amendment # 2

South 360th Street @ State Route 161

(Federal Way Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3

4

5

Amend Section 28, Township 21, Range 04 as follows:

6

7

8

LAND USE

9

10

Change land use designation on parcel 2821049171 to Neighborhood

11

Business Center.

12

13

ZONING

14

15

Change zoning on parcel 2821049171 to Neighborhood Business.

16

17

18

Effect: Amends Land Use from “um” to “nb” and Zoning from R-4 to NB.

19

Allows for a higher density land use category that would allow for commercial

20

development, as noted in Motion 14276.

Map Amendment # 3

302nd Avenue SE @ 303rd Place SE

(Allison Docket Request Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4
5 Amend Section 32, Township 24, Range 07 as follows:

6
7 ZONING

- 8
9 1. Remove the "SDO" from parcel 3224079134 and revise the existing split
10 zoning from RA-5(SO) / RA-10 to RA-5.
11
12 2. Remove the "SDO" from three adjacent RA-5 (SO) zoned properties;
13 parcels 3224079140, 3224079112, and 3224079021.
14
15 3. Remove the "SDO" from one adjacent RA-5 (SO) / RA-10 zoned property;
16 parcel 3224079136.
17

18
19 **Effect: Removes an "SDO" condition on the property which has been**
20 **superseded by the County's Critical Areas Ordinance and is therefore no**
21 **longer necessary. In practical terms, this will affect only the Allison property**
22 **(parcel 3224079134) because it has additional development potential and the**
23 **others are already developed. Also changes split zoning on parcel**
24 **3224079134 from RA-5 / RA-10 to RA-5, allowing for the potential development**
25 **of one additional dwelling unit.**

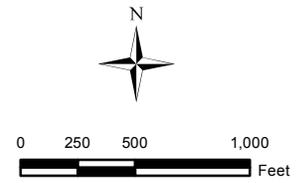
Map Amendment #3 - Allison

2016 King County Comprehensive Plan

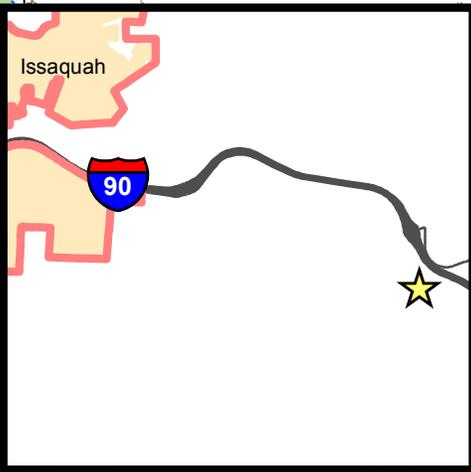
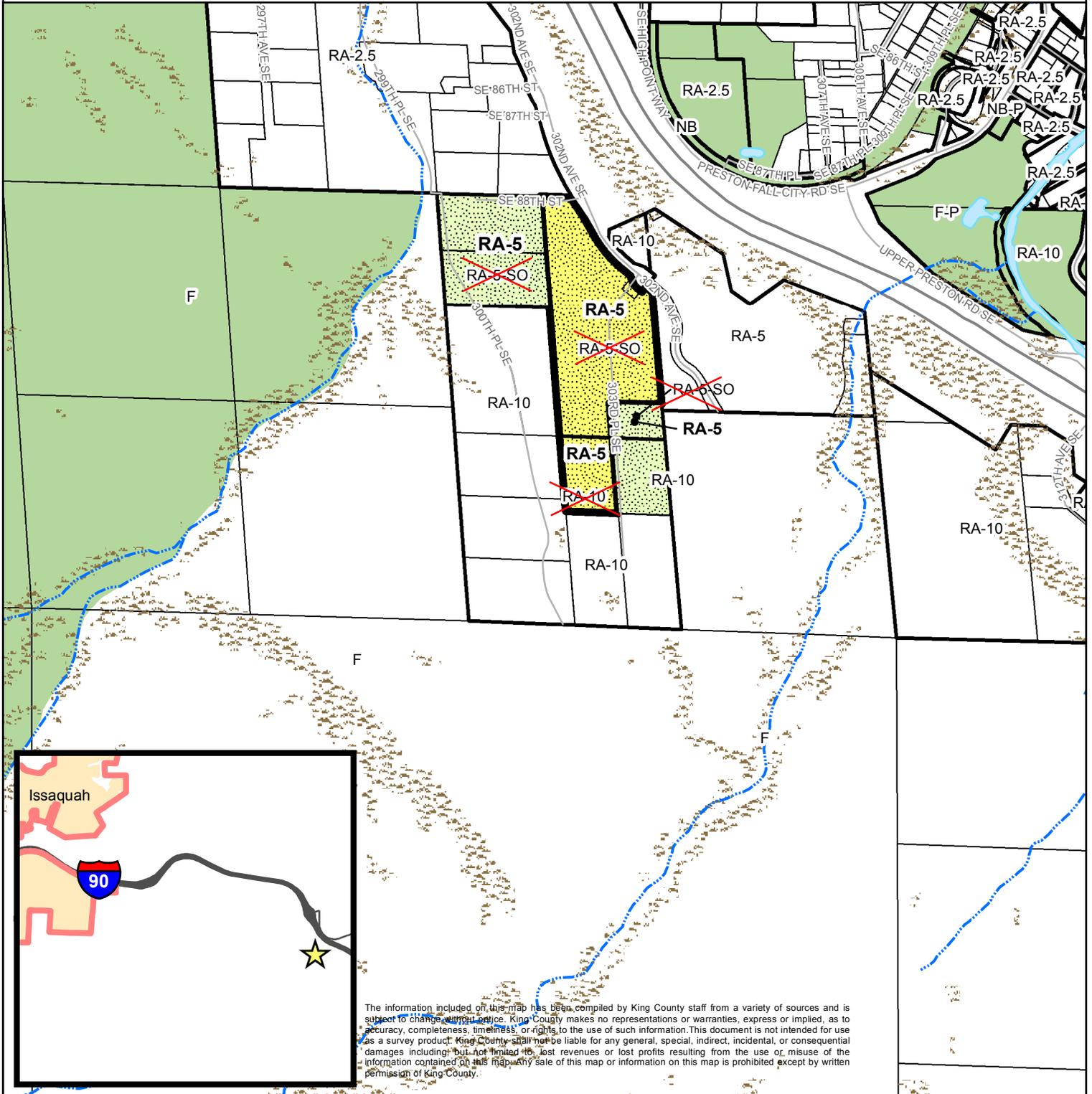
Zoning Map Amendment

- | | | | | | |
|--|-----------------------|--|-------------|---------|---------------------------|
| | Study Area | | Parks & OS | F | Forest |
| | Affected Parcels | | Park & Ride | F-P | Forest |
| | Zoning | | Waterbodies | I-P | Industrial |
| | Wetland & Steep Slope | | Streams | NB | Neighborhood Business |
| | Incorporated Area | | Railroads | NB-P | Neighborhood Business |
| | Urban Growth Boundary | | Parcels | RA-2.5 | Rural Area, 1 DU/5 acres |
| | | | | RA-5 | Rural Area, 1 DU/5 acres |
| | | | | RA-5-SO | Rural Area, 1 DU/5 acres |
| | | | | RA-10 | Rural Area, 1 DU/10 acres |

P = parcel specific development condition SO = special district overlay



Date: 8/23/2016



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Map Amendment # 4

Parcels in Taylor Mountain Forest

(Taylor Mountain Forest Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Sections 30, 32 & 33, Township 23, Range 07 and Section 5, Township 22,
6 Range 07 as follows:

7 8 LAND USE

- 9
- 10 1. Change the land use designation on parcel 3023079001 from Forestry to
11 Open Space.
 - 12
13 2. Change the land use designation on parcels 3223079015 and
14 3223079009 from Rural Area to Open Space.

15 16 ZONING

- 17
- 18 1. Change zoning on ten parcels from Rural Area 10 to Forest, and include
19 them in the Forest Production District. The parcels are:

20
21 0522079001, 3223079014, 3223079001, 3223079009, 3223079011,
22 3223079015, 3223079021, 3223079027, 3323079005, 3323079009

- 23
24 2. Change split zoning on parcel 3123079003 from Forest / RA-10 to Forest.

25 26 FOREST PRODUCTION DISTRICT

27
28 Include eleven parcels in the Forest Production District. Amend all KCCP and
29 Technical Appendix maps that include the Forest Production District to be
30 consistent with this change. The parcels are:

31
32 0522079001, 3223079014, 3223079001, 3223079009, 3223079011,
33 3223079015, 3223079021, 3223079027, 3323079005, 3323079009,
34 3123079003

35
36 **Effect:** This internal request makes the zoning and land use consistent on the
37 parcels within the King County Taylor Mountain Forest.

Map Amendment #3 - Taylor Mountain

2016 King County Comprehensive Plan Land Use Map Amendment

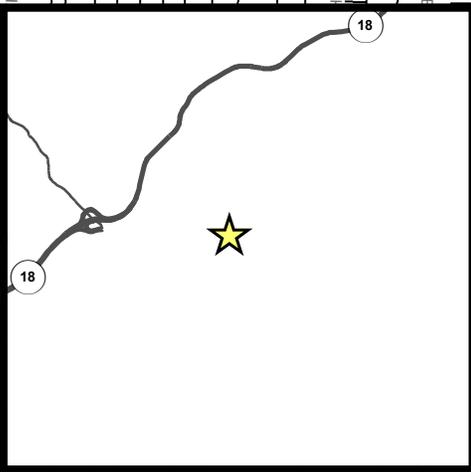
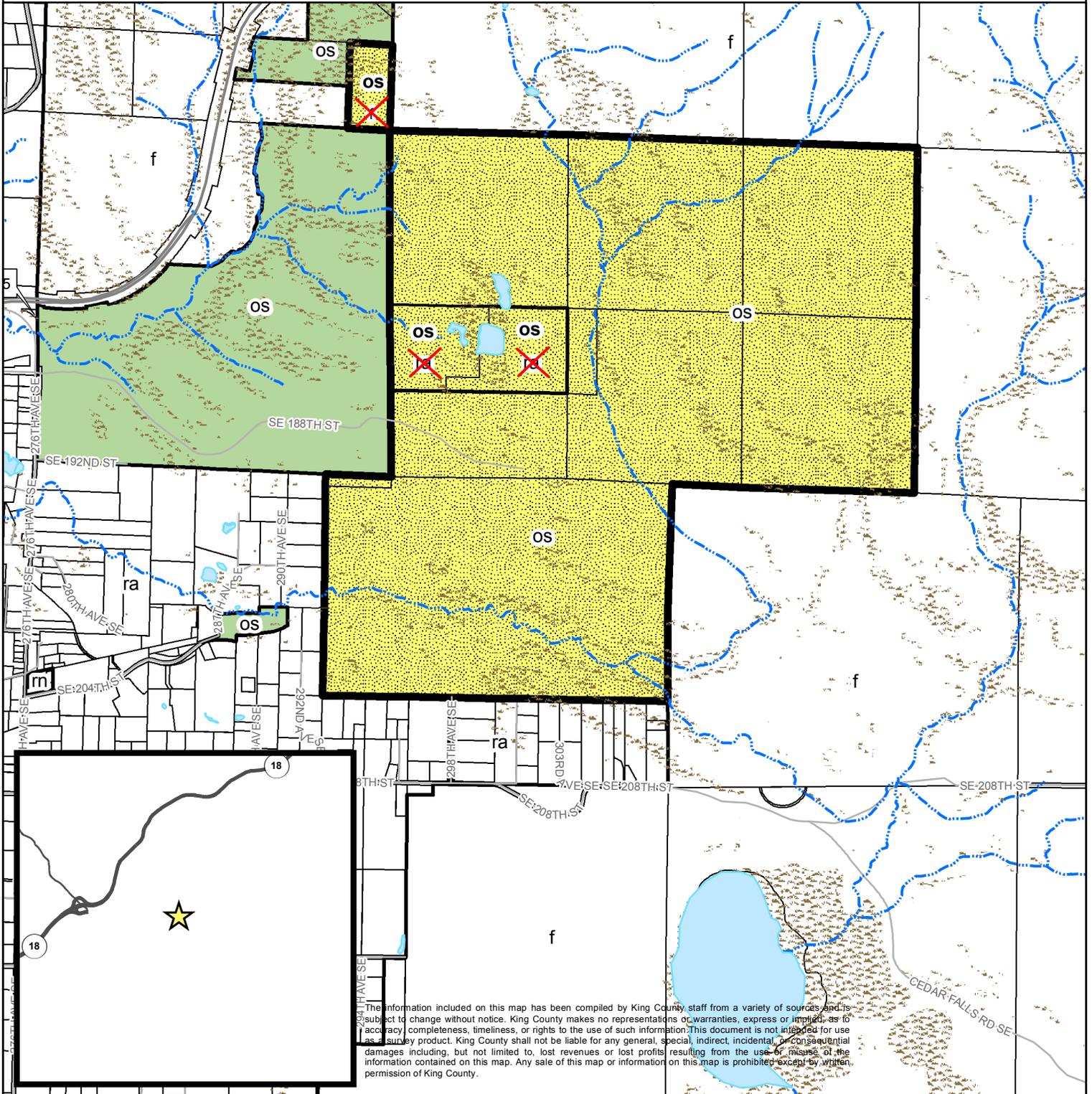
- | | | |
|--|---|--|
|  CPLU |  Park & Ride |  Forestry |
|  Study Area |  Waterbodies |  KC Open Space System |
|  Wetland & Steep Slope |  Streams |  Rural Area |
|  Incorporated Area |  Railroads |  Rural Neighborhood |
|  Urban Growth Boundary |  Parcels | |
|  Parks & OS | | |



0 500 1,000 2,000
Feet



Date: 10/29/2015



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Map Amendment #3 - Taylor Mountain

2016 King County Comprehensive Plan Zoning Map Amendment

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

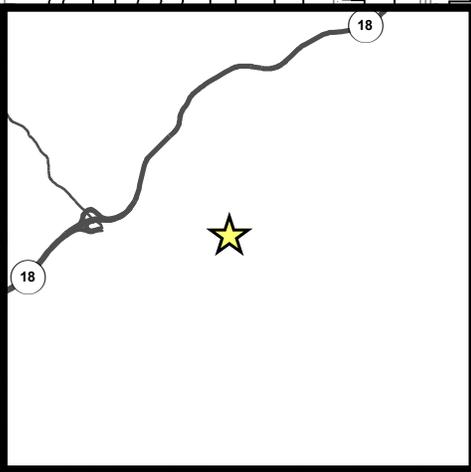
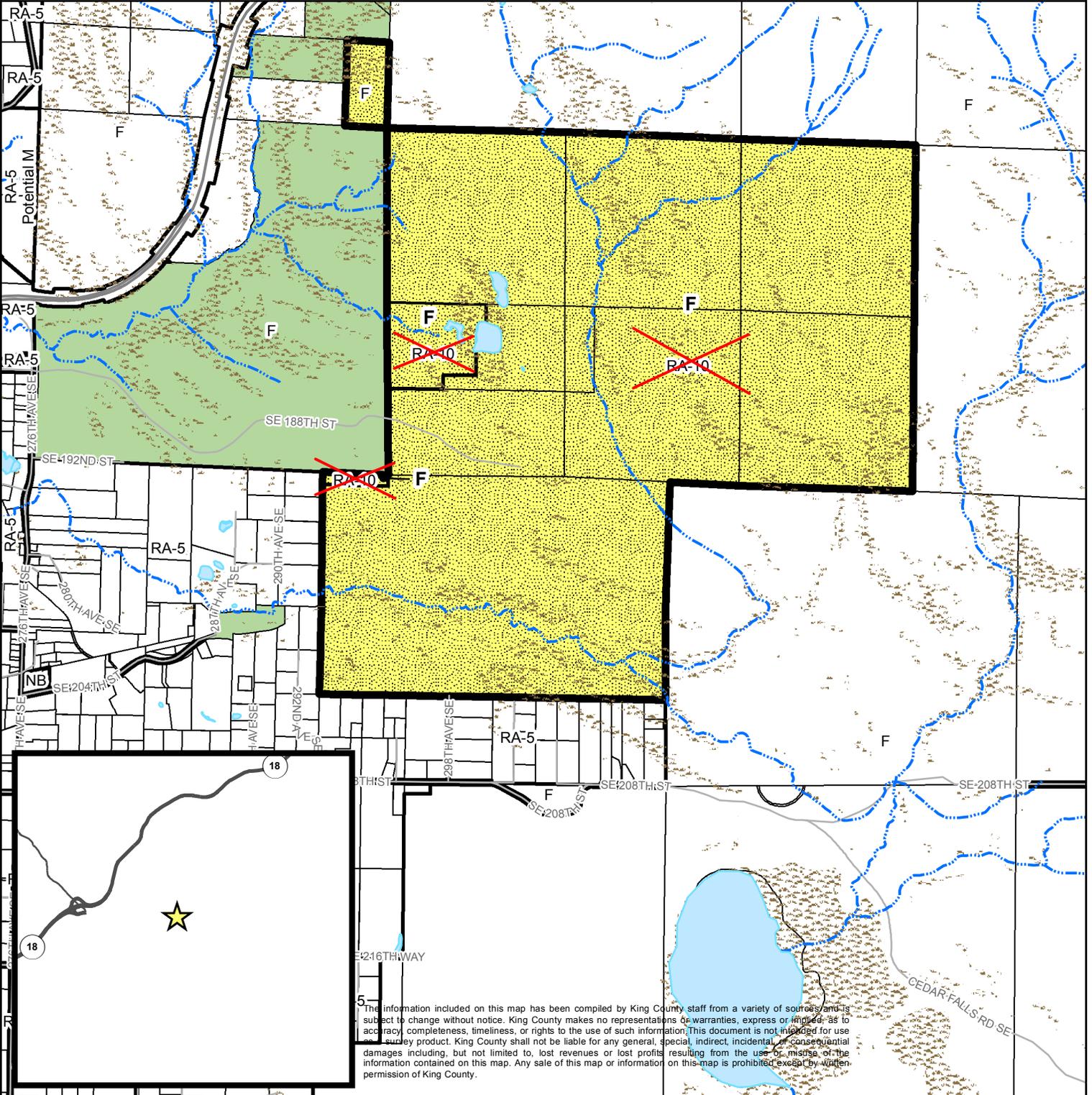
- RA-5 Rural Area, 1 DU/5 acres
- RA-10 Rural Area, 1 DU/10 acres
- F Forest
- M Mineral
- NB Neighborhood Business



0 500 1,000 2,000
Feet



Date: 10/29/2015



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Map Amendment # 5

Tall Chief Golf Course

(Tall Chief Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS
3

4
5 Amend Section 5, Township 24, Range 07 as follows:
6

7 LAND USE

- 8
- 9 1. Change the split land use designation on parcel 0524079002 from Rural
10 Area/Agriculture to Agriculture.
11
 - 12 2. Change the land use designation on parcels 0524079025 and
13 0524079026 from Rural Area to Agriculture.
14

15 ZONING

- 16
- 17 1. Change the split zoning on parcel 0524079002 from RA-10/A-35 to A-35.
18
 - 19 2. Change the zoning on parcel 0524079025 from RA-10 to A-10.
20
 - 21 3. Change the split zoning on parcel 0524079026 from RA-10/RA-5-SO to A-
22 10, and remove SDO from parcel.
23

24 AGRICULTURAL PRODUCTION DISTRICT

25
26 Add parcels 0524079002, 0524079025, and 0524079026 to the Agricultural
27 Production District. Amend all KCCP and Technical Appendix maps that
28 include the Agricultural Production District to be consistent with this change.
29
30

31 **Effect:** This internal request rezones the former Tall Chief Golf Course from
32 Rural Area to Agriculture and adds the parcels to the Agricultural Production
33 District.

Map Amendment #5 - Tall Chief

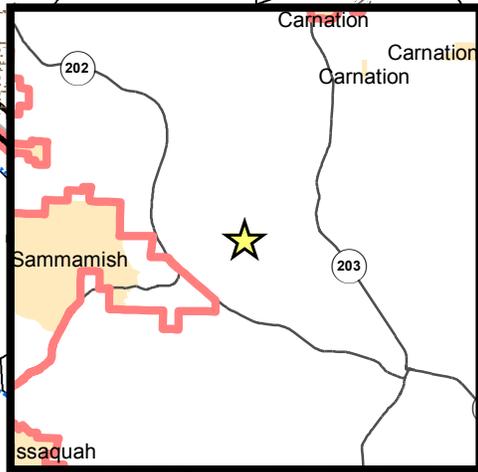
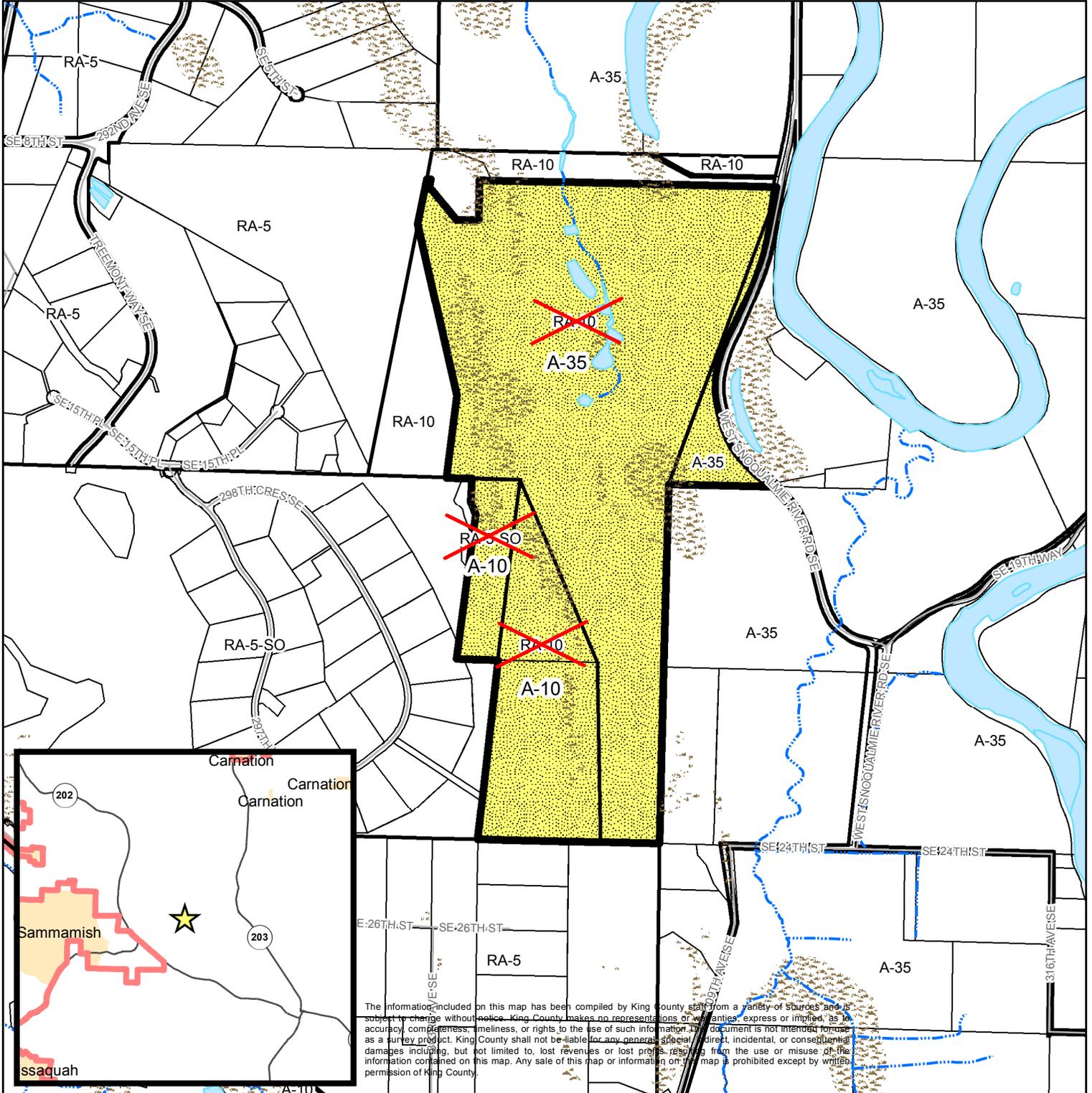
2016 King County Comprehensive Plan Zoning Map Amendment

-  Study Area
-  Zoning
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Park & Ride
-  Waterbodies
-  Streams
-  Railroads
-  Parcels

- RA-5 Rural Area, 1 DU/5 acres
- A-10 Agricultural, 1 DU/10 acres
- A-35 Agricultural, 1 DU/35 acres



Date: 10/21/2015



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Map Amendment # 6

East Cougar Mountain Potential Annexation Area

(E. Cougar Mountain PAA Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Sections 19, 20, 29 & 30, Township 24, Range 06 as follows:

6 7 8 LAND USE

9 Remove the following twenty-four (24) parcels from the City of Issaquah Potential
10 Annexation and from the Urban Growth Area, and change the land use
11 designation on the following twenty-four (24) parcels from “upd” to “ra”:

12
13 1924069020, 2024069014, 3024069024, 3024069036, 3024069037,
14 3024069038, 3024069043, 2924069097, 2924069011, 2924069015,
15 2924069016, 2924069017, 2924069019, 2924069020, 2924069021,
16 2924069022, 2924069027, 2924069028, 2924069029, 2924069030,
17 2924069031, 3024069001, 3024069019, 3024069020

18
19 Update the Interim Potential Annexation Area Map to remove the subject parcels
20 from the City of Issaquah Potential Annexation Area.

21
22 Amend all other KCCP and Technical Appendix maps that include the Urban
23 Growth Area to be consistent with this change.

24 25 ZONING

26
27 Change the zoning on the following of the parcels from UR-P-SO to RA-5:

28
29 1924069020, 2024069014, 3024069024, 3024069036, 3024069037,
30 3024069038, 3024069043, 2924069097, 2924069011, 2924069015,
31 2924069016, 2924069017, 2924069019, 2924069020, 2924069021,
32 2924069022, 2924069027, 2924069028, 2924069029, 2924069030,
33 2924069031, 3024069001, 3024069019, 3024069020

34
35

36 **Effect:** Responds to a request by the City of Issaquah to remove from their
37 Potential Annexation Area and change these parcels to rural land use and
38 zoning designations. Combined, these parcels represent 188 acres (or
39 excluding parcels currently owned by King County, represent 104.59 privately
40 owned acres). This is 24.24% of the 776-Acre Potential Annexation Area
41 request from the City of Issaquah.

42
43 The County will continue to discuss with the City of Issaquah, the City of
44 Bellevue, and local residents whether other portions of the remaining area
45 could or should be annexed into these two cities or whether the remaining
46 588-acres should be removed from the Urban Growth Area and the Potential
47 Annexation Area in a future King County Comprehensive Plan cycle.

Map Amendment #6 - East Cougar Mountain Potential Annexation Area

2016 King County Comprehensive Plan

Land Use Map Amendment

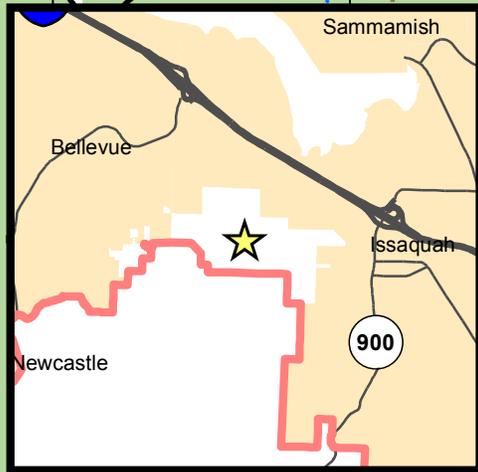
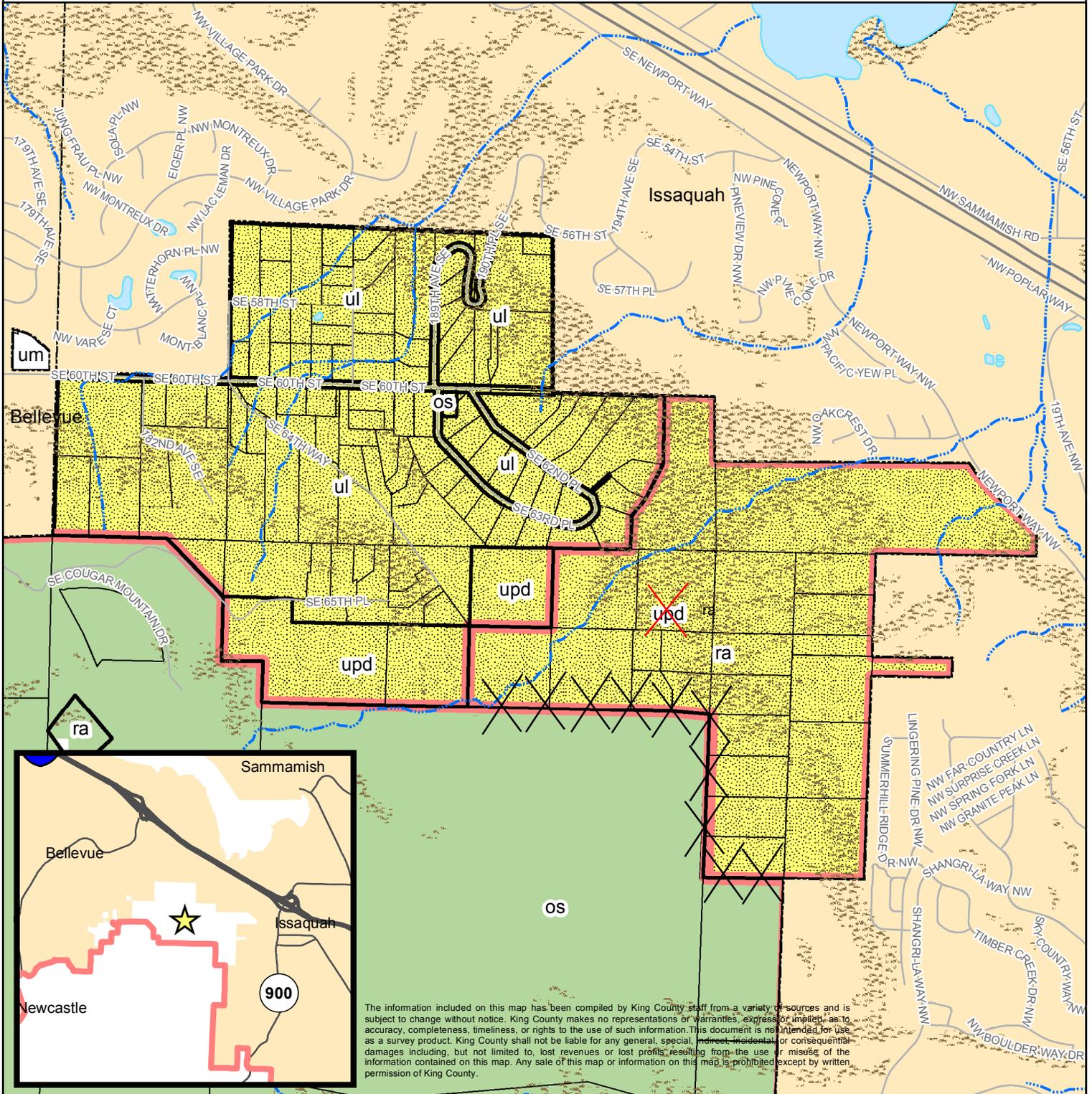
- | | | | |
|--|---|---|--|
|  Study Area |  Park & Ride |  Waterbodies |  King County Open Space System |
|  Wetland & Steep Slope |  Streams |  Railroads |  Rural Area (1du/2.5-10acres) |
|  Incorporated Area |  Parcels | |  Urban Planned Development |
|  Urban Growth Boundary | | |  Urban Res., Low (1 du/acre) |
|  Parks & OS | | |  Urban Res., Medium (4-12du/acre) |
|  CPLU | | | |



0 200 400 800 1,200
Feet



Date: 2/11/2016



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Map Amendment # 7

Three Urban Growth Area Amendments in locations noted below

(UGA Technical Corrections Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN –LAND USE
2 MAP

3
4
5 Amend Sections 13 and 24, Township 22, Range 05, and Sections 20, 21 and 23,
6 Township 20, Range 06 as follows:

- 7
8
9 1. Include the right-of-way of the following two segments within the Urban
10 Growth Area.

11
12 SE 240th Street from western city limits to 180th Avenue SE

13
14 248th Avenue SE from north city limits to SE 433rd Street

- 15
16 2. Remove the right-of-way of the following segment from the Urban Growth
17 Area for consistency with adjacent rural roadway segments.

18
19 228th Avenue SE from the north boundary of the UGA to the south
20 boundary of the UGA

21
22 Update the Interim Potential Annexation Area Map to remove 228th Avenue SE from
23 the City of Enumclaw Potential Annexation Area, to add SE 240th Street to the City
24 of Covington Potential Annexation Area, and to add 248th Avenue NE to the City of
25 Enumclaw Potential Annexation Area.

26
27 Amend all other KCCP and Technical Appendix maps that include the Urban Growth
28 Area to be consistent with this change.

29
30 **Effect: This is a series of countywide technical amendments to the Urban**
31 **Growth Area that only affects segments of county road rights of way; no**
32 **private property is affected. The purpose of these proposed technical**
33 **adjustments is to facilitate provision of services. In two cases, right-of- way**
34 **adjacent to a city is proposed to be added to the UGA so that it may eventually**
35 **be annexed and served by the city. In one case, the right-of-way is more**
36 **appropriate to be in the Rural Area, where it will continue to be serviced by**
37 **King County.**

Urban Growth Area Boundary Amendment SE 240th Street

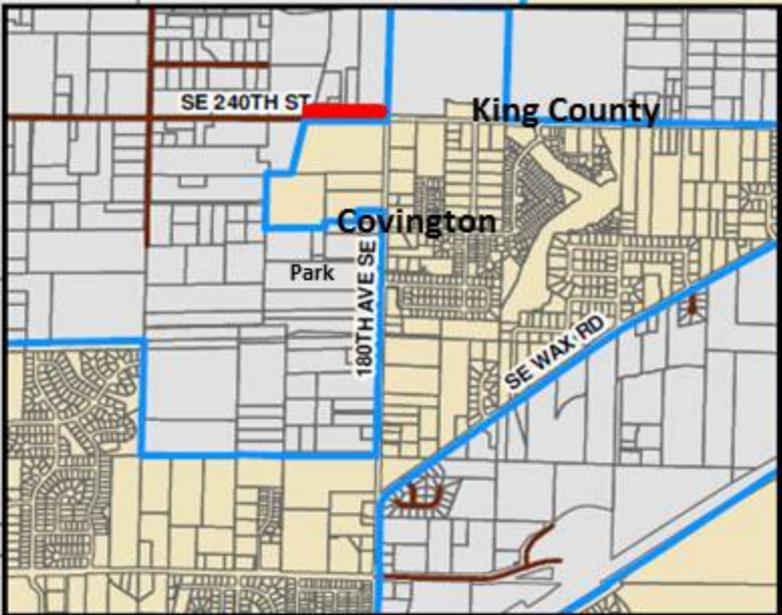
King County

PAA

Move UGA boundary to the north margin of SE 240th St. to include this section of the right-of-way in the urban area.

178TH PL SE

SE 240TH ST



Covington

- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Covington
- ROW Issue



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Urban Growth Area Boundary Amendment 248th Avenue SE

King County

PAA

Move UGA boundary to the west margin of 248th Ave SE to include this section of the right-of-way in the urban area.



Enumclaw

HIGHPOINT ST

- - - Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Enumclaw
- ROW Issue





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Urban Growth Area Boundary Amendment 228th Avenue SE

King County

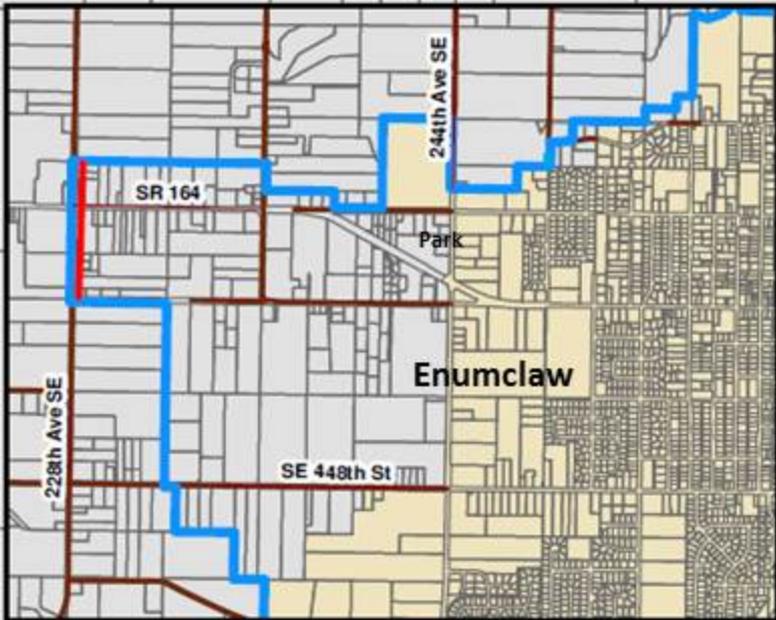
PAA

SE 436TH ST

SE 438TH ST

228TH AVE SE

Move UGA boundary to the east margin of 228th Ave SE to exclude this section of the right-of-way from the urban area.



- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Enumclaw
- ROW Issue



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Map Amendment # 8

SW Gorsuch Road, Near Vashon Highway SW

(Vashon #1 Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4

5 Amend Section 29, Township 23, Range 03 as follows:

6
7

ZONING

8
9

1. Remove P-suffix condition VS-P24 from parcel 2923039148.

10

11

2. Add P-suffix condition VS-Pxx to parcel 2923039148 as follows:

12

13

“Development restricted to housing designated for low income.”

14

15

16

Effect: Would remove P-suffix condition VS-P24, which currently restricts development “to mobile homes, manufactured housing units and accessory support structures” and replace it with a P-suffix condition limiting development to a broader range of affordable housing development options.

17

18

19

Map Amendment #8 - Vashon #1

2016 King County Comprehensive Plan Zoning Map

 Study Area

 Zoning

 Wetland & Steep Slope

 Incorporated Area

 Urban Growth Boundary

 Parks & OS

 Park & Ride

 Streams

 Railroads

 Waterbodies

 Parcels

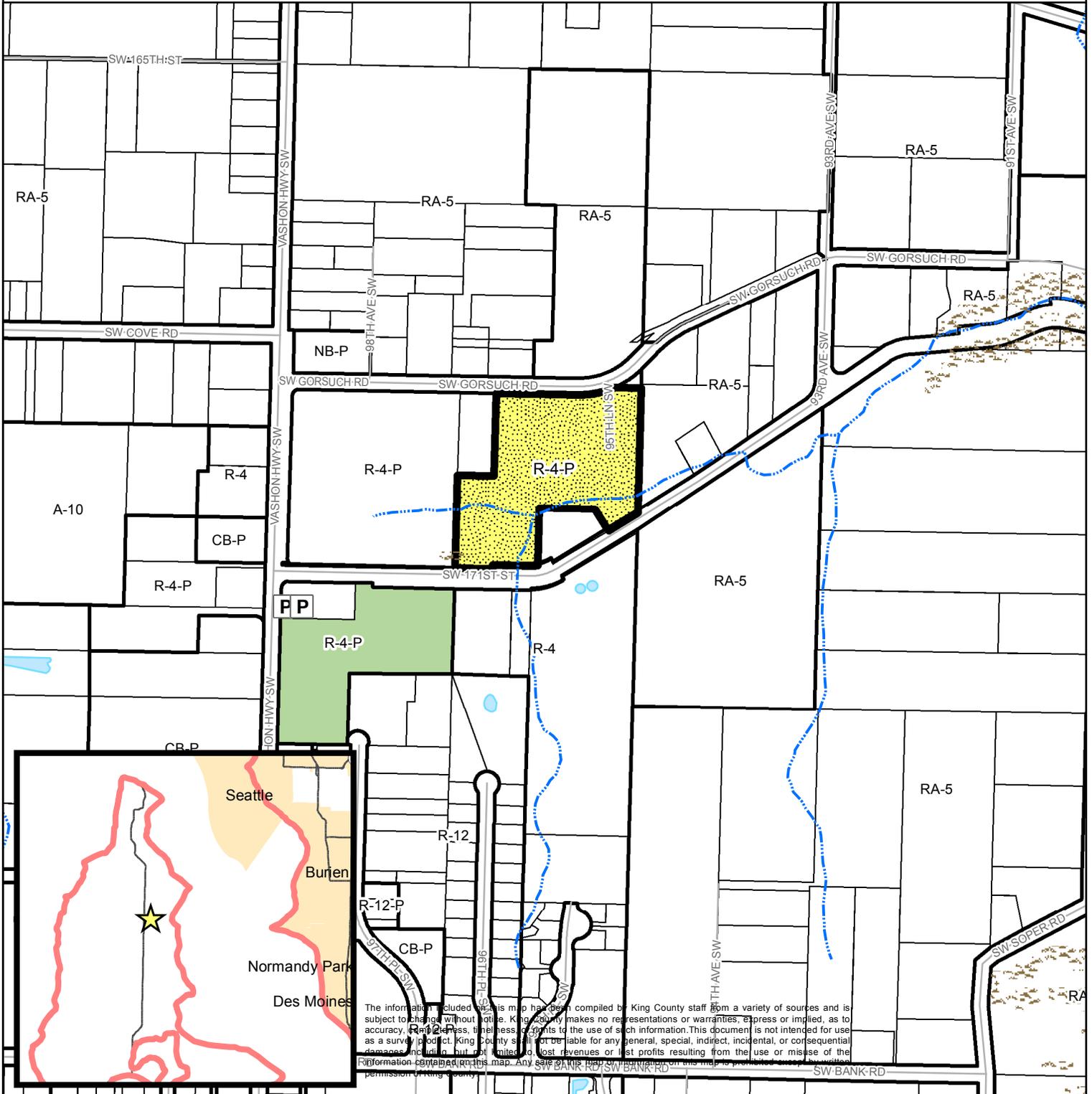
R-12-P Residential, 12 DU per acre
 R-12 Residential, 12 DU per acre
 R-4 Residential, 4 DU per acre
 R-4-P Residential, 4 DU per acre
 RA-5 Rural Area, one DU per 5 acres
 A-10 Agricultural, one DU per 10 acres
 NB-P Neighborhood Business
 CB-P Community Business
 P = parcel specific development condition



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Date: 8/23/2016



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Map Amendment # 9

237th Place SE and SE 288th Street

(Rainier Ridge)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4
5 Amend Section 03, Township 21, Range 06 as follows:

6
7
8 ZONING

9
10 Amend P-suffix condition TR-Pxx on parcel 1531000010 as follows:

11
12 “1. A term conservation easement agreement satisfactory to King
13 County shall be recorded within 21 days of approval of this ordinance.
14 The conservation easement shall apply to the remaining 56 acres of
15 the site and shall prohibit all use and development other than passive
16 recreation until such time as the parcel is officially subdivided, whereby
17 the rural portion will be deeded fee simple to King County for the
18 purpose of permanent public passive open space.

19
20 2. ~~((Within one year))~~ By December 31, 2017, the City of Maple Valley
21 shall ~~((commence))~~ complete annexation proceedings ~~((and the~~
22 ~~County and the City shall enter into an interlocal agreement~~
23 ~~addressing: a) annexation of the urban portion of the property; b)~~
24 ~~zoning for the urban portion of the property that will achieve a minimum~~
25 ~~density of 4 dwelling units per acre; and c) subdivision procedures that~~
26 ~~will enable the City of Maple Valley to process a plat application~~
27 ~~including land within the City and County)).~~

28
29 3. SEPA mitigation measures per the MDNS Threshold Determination
30 for project
31 MAMD13-0001 dated November 26, 2013 shall be implemented and
32 completed upon the approval date of this ordinance.

33
34 4. In the event Condition 2 is not satisfied ~~((within one year after~~
35 ~~Council approval of this ordinance))~~, the site shall ~~((be redesignated in~~
36 ~~the next King County Comprehensive Plan update))~~ revert to its pre-
37 application land use (Rural Area) and zoning (RA-5-P) designations.”
38

39 **Effect:** Would amend P-suffix condition TR-Pxx to no longer require adoption
40 of an Interlocal Agreement, and would require completion of annexation
41 proceedings by December 31, 2017 in order for the Rainier Ridge Four-to-One
42 UGA amendment to become effective.

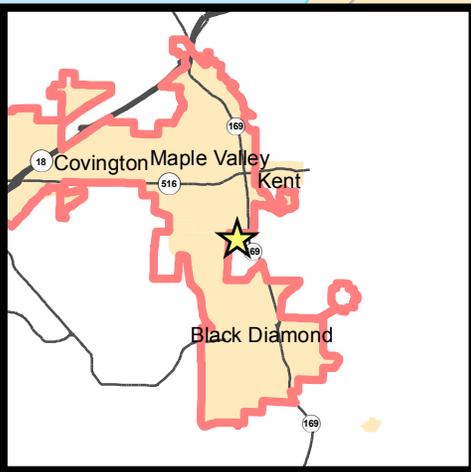
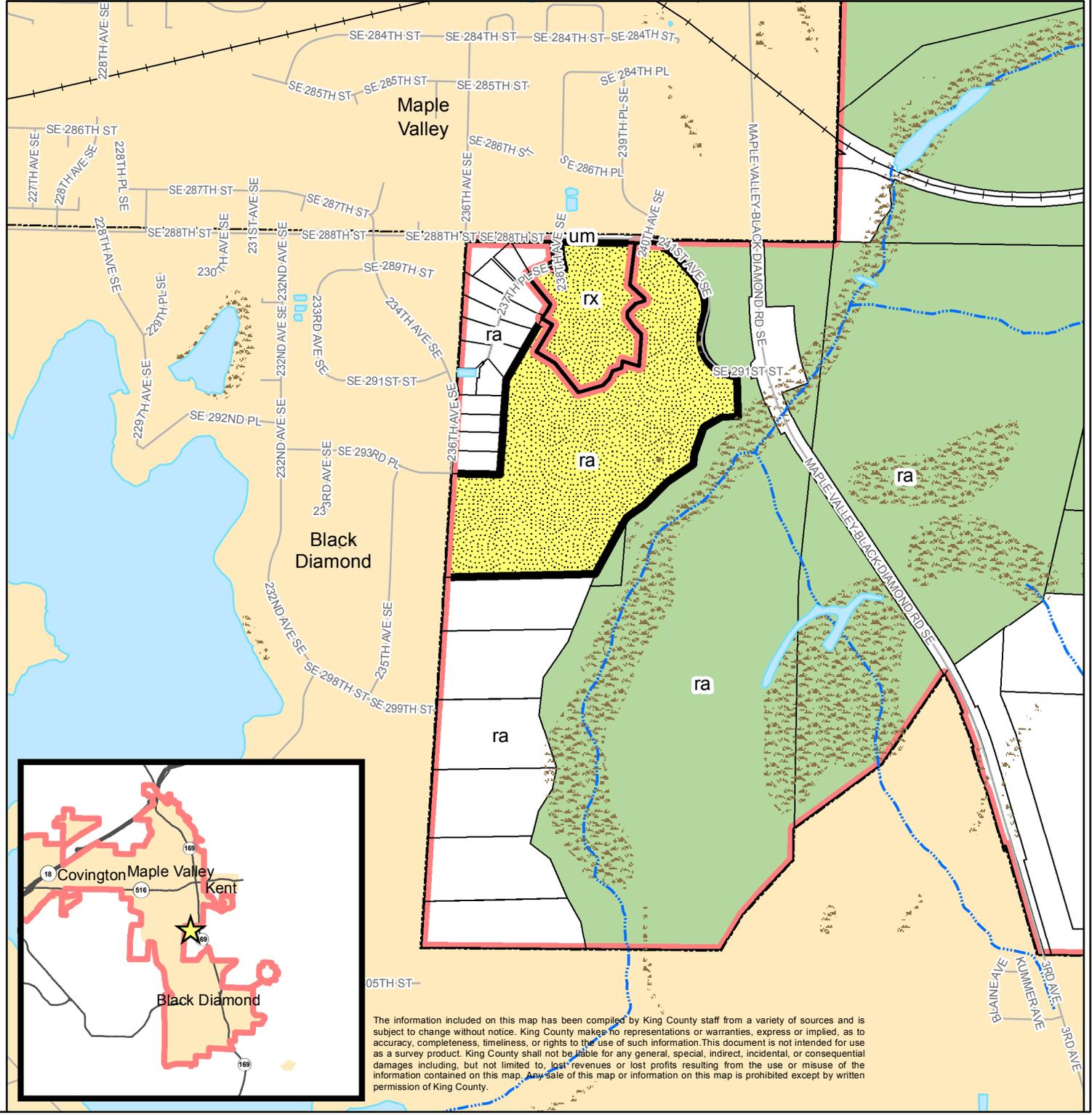
Map Amendment #9 Rainier Ridge

2016 King County Comprehensive Plan Land Use Map

-  Study Area
-  CPLU
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels
- rx Rural City Urban Growth Area
- ra Rural Area (1du/2.5-10acres)
- um Urban Res., Medium (4-12du/acre)



Date: 8/23/2016



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Map Amendment #9 - Rainier Ridge

2016 King County Comprehensive Plan Zoning Map

 Study Area

 Zoning

 Wetland & Steep Slope

 Incorporated Area

 Urban Growth Boundary

 Parks & OS

 Park & Ride

 Streams

 Railroads

 Waterbodies

 Parcels

RA-10 Rural Area, one DU per 10 acres

RA-5 Rural Area, one DU per 5 acres

RA-5-P Rural Area, one DU per 5 acres

UR-P Urban Reserve, one DU per 5 acres

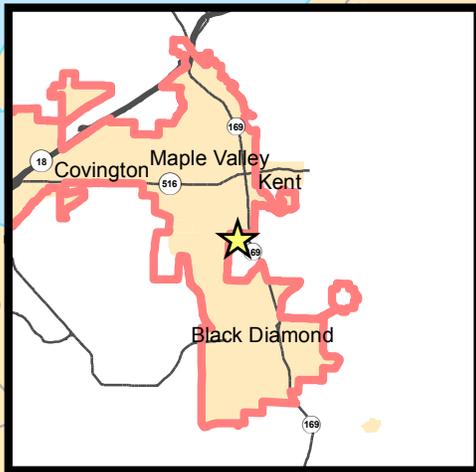
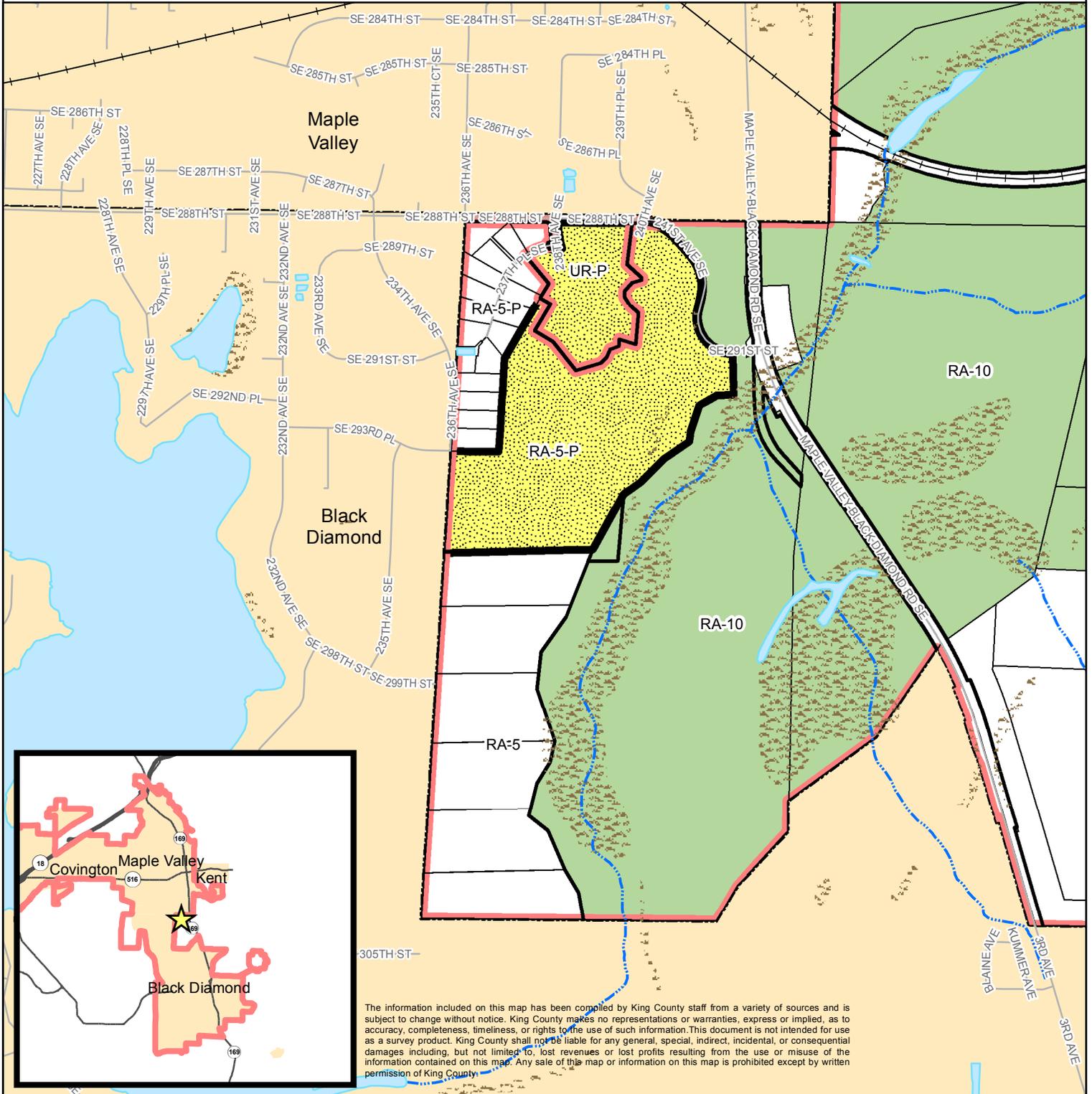
P = parcel specific development condition



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1 **Map Amendment # 10**

2
3
4 **SE Falcon Way at 216th Ave SE and SE 296th St**

5
6 **(Reserve at Covington Creek)**

7
8
9 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING COUNTY
10 ZONING ATLAS

11
12 Amend Section 4, Township 21, Range 06 as follows:

13
14 ZONING

15
16 Amend P-suffix condition TR-P49 on parcels 0421069008 and 0421069011 as
17 follows:

- 18
19 • ~~“(Development shall be consistent with all City of Black Diamond~~
20 ~~regulation and guidelines;))~~
- 21
22 • King County and any development applicant shall address traffic in the
23 area to ensure that existing level of service conditions are ((addressed
24 ~~and improved – not degraded – by any future development;~~
25 ~~and)) maintained consistent with concurrency requirements in the King~~
26 County Code and King County Comprehensive Plan;
- 27
28 • ~~((The applicant shall enter into a pre-annexation agreement that includes~~
29 ~~the use of rural transfer of development rights and conservation of at least~~
30 ~~four acres of rural land for every acre of urban land;))~~ The site shall be
31 developed at no greater than R-4 zoning on 50% of the site. A notice shall
32 be added to the properties’ titles that the current and/or future property
33 owner(s) of the site shall not contest the annexation after the site has
34 been rezoned and platted; and
- 35
36 • The site shall not be rezoned until at least 160.63 acres of land is put in
37 permanent conservation. The total acreage of conserved land will be
38 achieved through a) a permanent conservation easement on up to 20
39 acres of the site surrounding the new urban development, and b)
40 permanent conservation of off-site lands as follows:
 - 41 ○ Conservation of rural, agricultural and/or forestry lands in the
42 Duwamish-Green River Watershed (via conservation easement(s)
43 and/or purchase of Transfer of Development Rights);

- 44 o Conservation of land from King County’s high value conservation
45 list; and/or
46 o Purchase of Transfer of Development Rights from the County’s
47 TDR bank.”
48

49 **Effect: Would amend an existing P-suffix condition TR-P49 as follows:**

- 50 • **Remove the requirement that the development be consistent with the City’s**
51 **plans and regulations.**
52 • **Direct that existing transportation conditions specific to level of service be**
53 **maintained consistent with the County’s concurrency requirements. This**
54 **would replace the current requirement that general transportation**
55 **conditions be not only not degraded but also addressed and improved.**
56 • **Remove the requirement that there be a pre-annexation agreement to guide**
57 **development, and add requirement that the property owners will not**
58 **contest annexation.**
59 • **Requires density to be no greater than four homes per acre on 50% of the**
60 **site, which would result in up to 80 dwelling units.**
61 • **Maintains conservation of four acres of land for every acre of land that was**
62 **added to the UGA (for a total of 160.63 acres), and clarifies how that**
63 **conservation could be achieved (on-site and off-site).**

Map Amendment #10 - Reserve at Covington Creek

2016 King County Comprehensive Plan Land Use Map Amendment

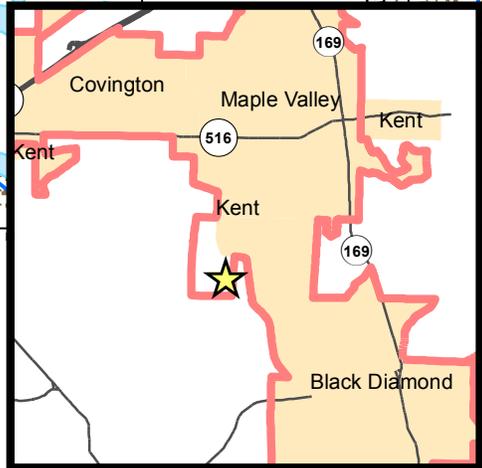
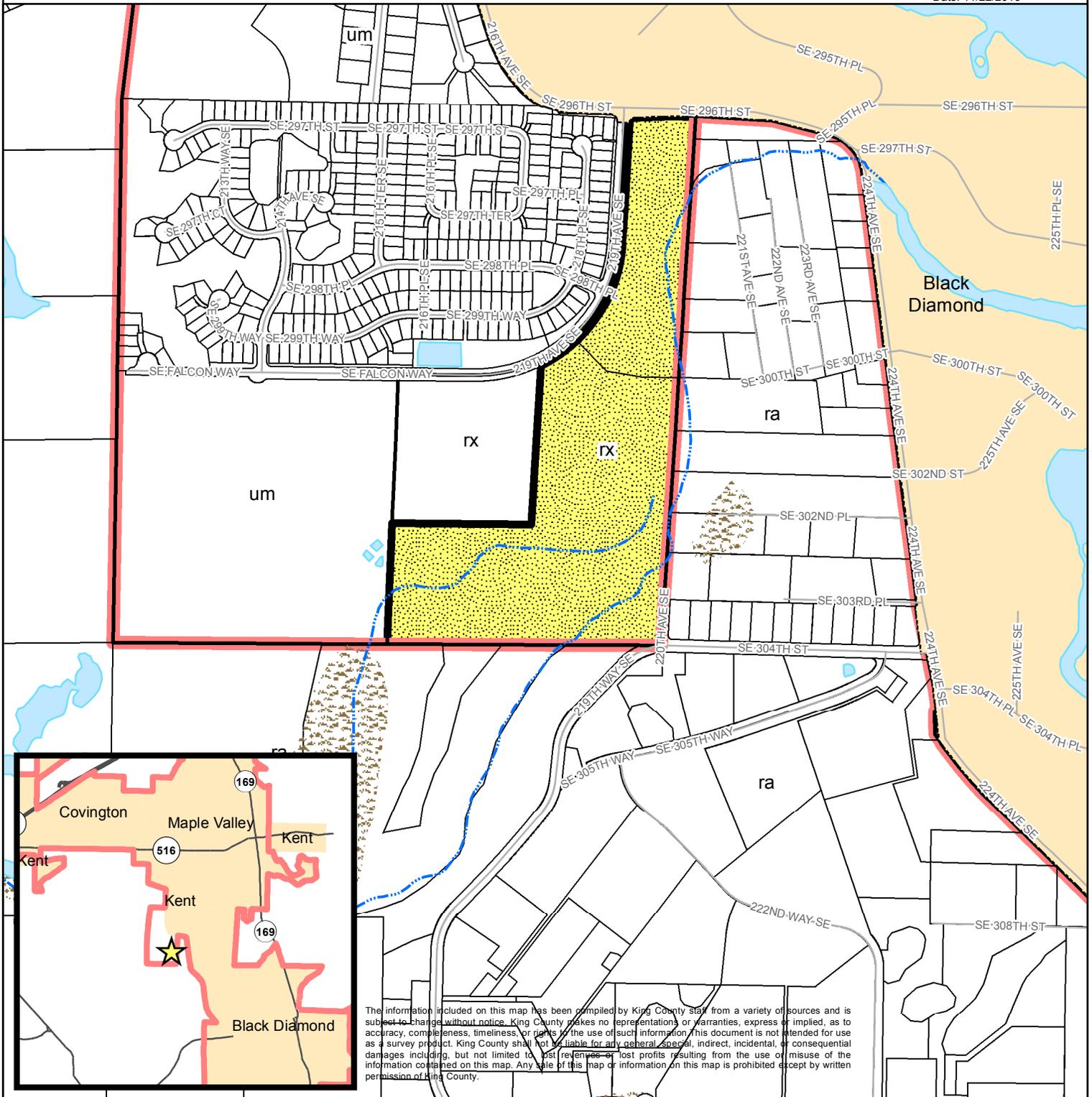
- | | | | |
|--|---|---|-------------------------------------|
|  Study Area |  Park & Ride |  Streams | ra Rural Area |
|  CPLU |  Streams |  Railroads | rx Rural Cities Urban Growth Area |
|  Wetland & Steep Slope |  Railroads |  Waterbodies | um Urban Res., Medium (4-12du/acre) |
|  Incorporated Area |  Waterbodies |  Parcels | |
|  Urban Growth Boundary |  Parcels | | |
|  Parks & OS | | | |



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Date: 11/22/2016



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