

11/28/16

Reserve at Covington Creek

cmj

Sponsor: Dembowski

Proposed No.: 2016-0155

1 **AMENDMENT TO ATTACHMENT B TO PROPOSED ORDINANCE 2016-0155,**
2 **VERSION 2**

3 On page 2, in the Table of Contents, add "Map Amendment #10: Reserve at
4 Covington Creek"

5

6 After page 33, insert Map Amendment #10 as attached to this amendment.

7

8 ***EFFECT: Would add a new Map Amendment #10, also known as Reserve at Covington***
9 ***Creek, which would amend existing p-suffix conditions for two parcels that were added to***
10 ***the Urban Growth Area for urban residential development in 2008.***

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 o 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 ○ Conservation of land from King County’s high value conservation
- 45 list; and/or
- 46 ○ 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 than 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).**

