

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 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

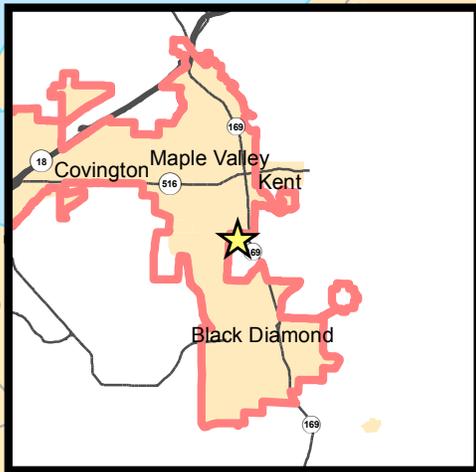
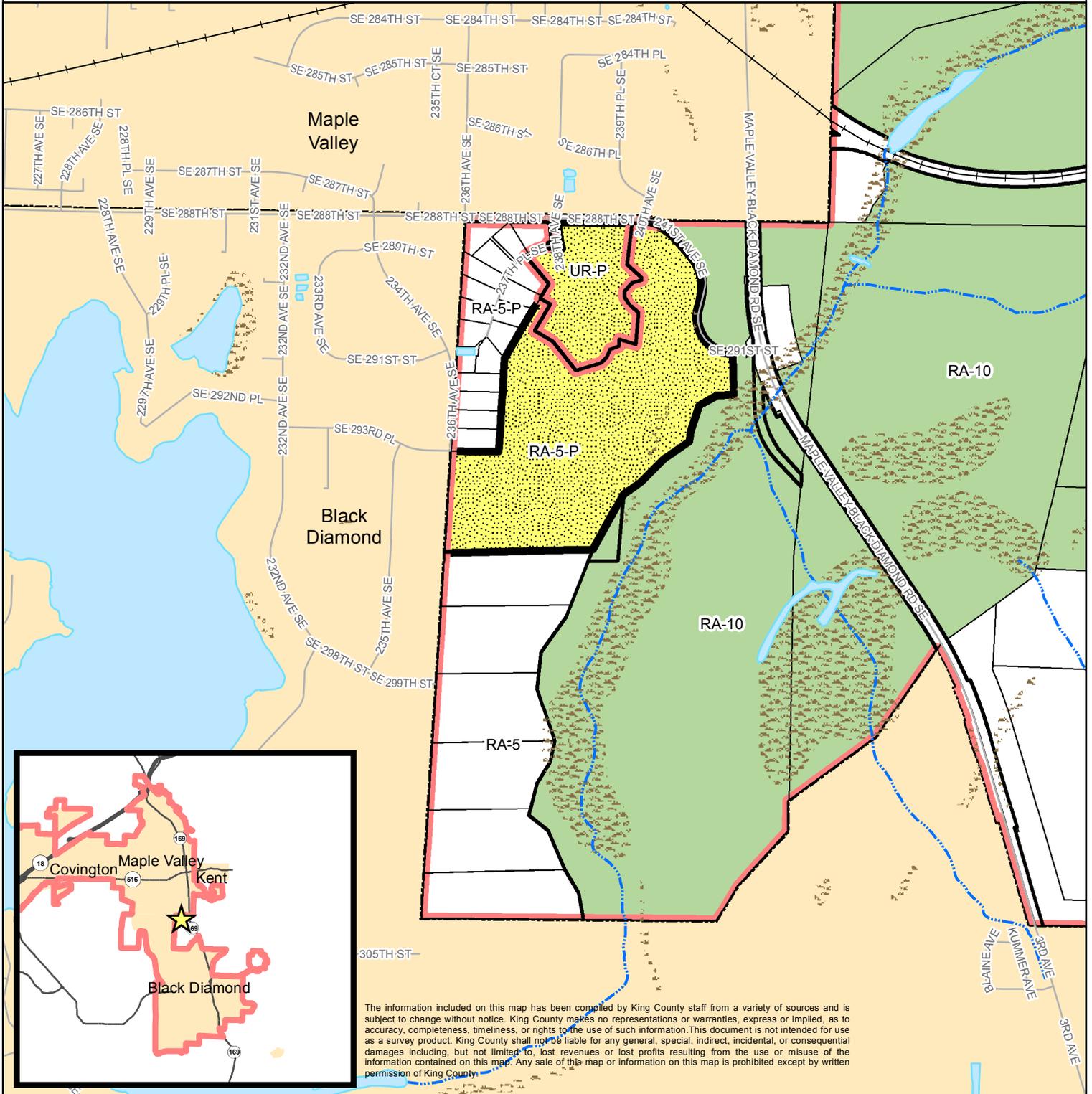
P = parcel specific development condition



0 200 400 800 1,200
Feet



Date: 8/23/2016



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