

Map Amendment 24

Duvall UGA

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP
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4 Amend Map #17, Section 24, Township 26, Range 6 as follows:
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6 Redesignate the following parcels from Rural Residential to Rural City Urban Growth Area
7 and add them to the Urban Growth Area:
8

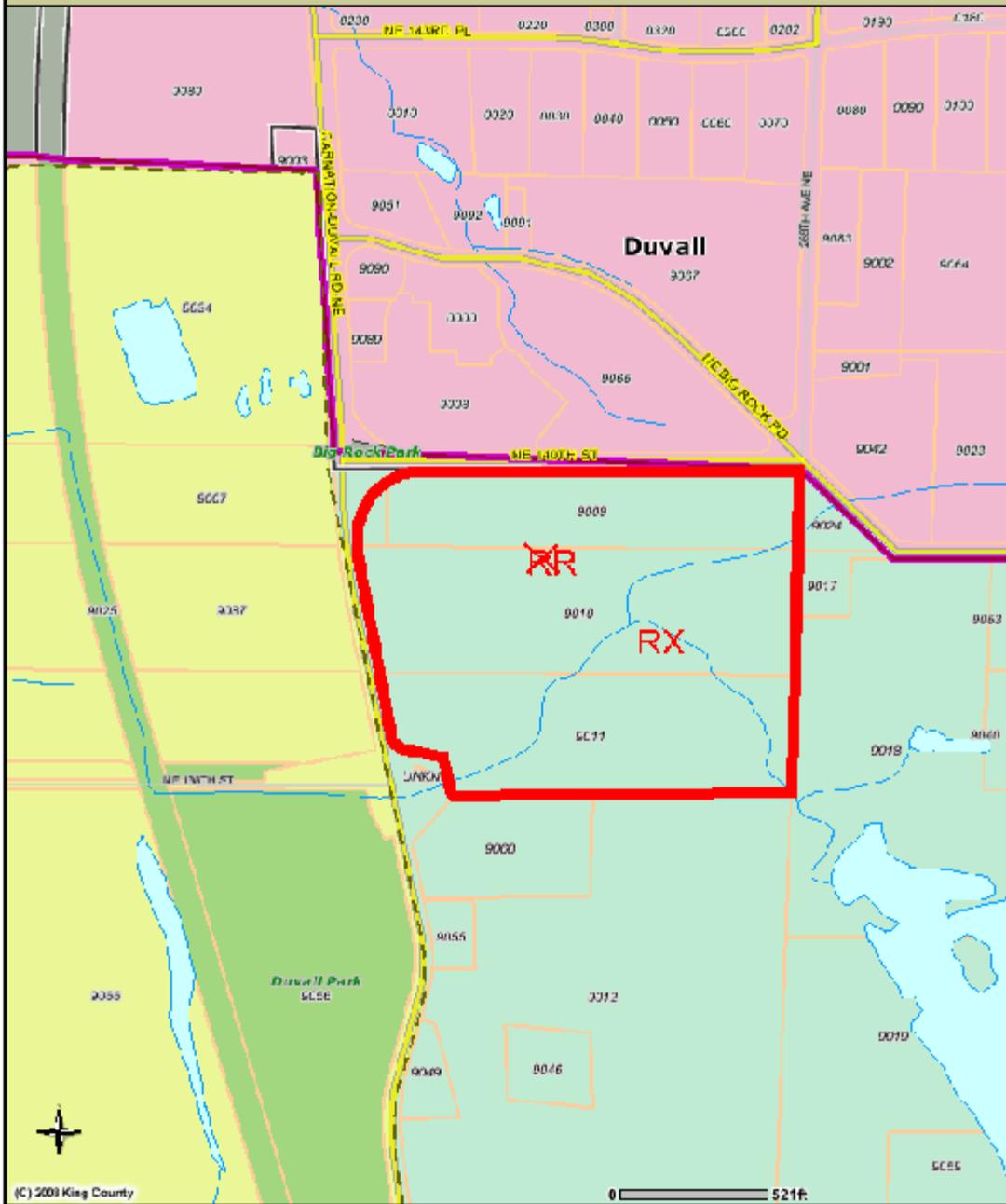
- 9 • 2426069007 (portion east of Carnation-Duvall Road NE)
- 10 • 2426069009
- 11 • 2426069010
- 12 • 2426069011 (portion east of Carnation-Duvall Road NE)

13
14 Update the Interim Potential Annexation Area Map to include the subject parcels in the City
15 of Duvall Potential Annexation Area.
16

17 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
18 be consistent with this change.
19

20 Effect: The Duvall UGA land use amendment adds approximately 39.81 acres to the Rural
21 City Urban Growth Area for the City of Duvall.
22

Duvall UGA - Land Use Map Amendment 24



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COMMENTS: RR - Rural Residential RX - Rural City UGA

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Date: 7/22/2008 Source: King County IMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP/>)

Map Amendment 24

Duvall UGA

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AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #17, Section 24, Township 26, Range 6 as follows:

Reclassify the following parcels from RA- 5 to Community Business:

- 2426069007 (portion east of Carnation-Duvall Road NE)
- 2426069009

Reclassify the following parcels from RA- 5 to Urban Reserve:

- 2426069010
- 2426069011 (portion east of Carnation-Duvall Road NE)

Effect: The Duvall UGA zoning amendment adds approximately 11.96 acres Community Business (CB) zoning, with the remaining acreage zoned Urban Reserve, within the Rural City Urban Growth Area for the City of Duvall.

Map Amendment 24

Duvall UGA

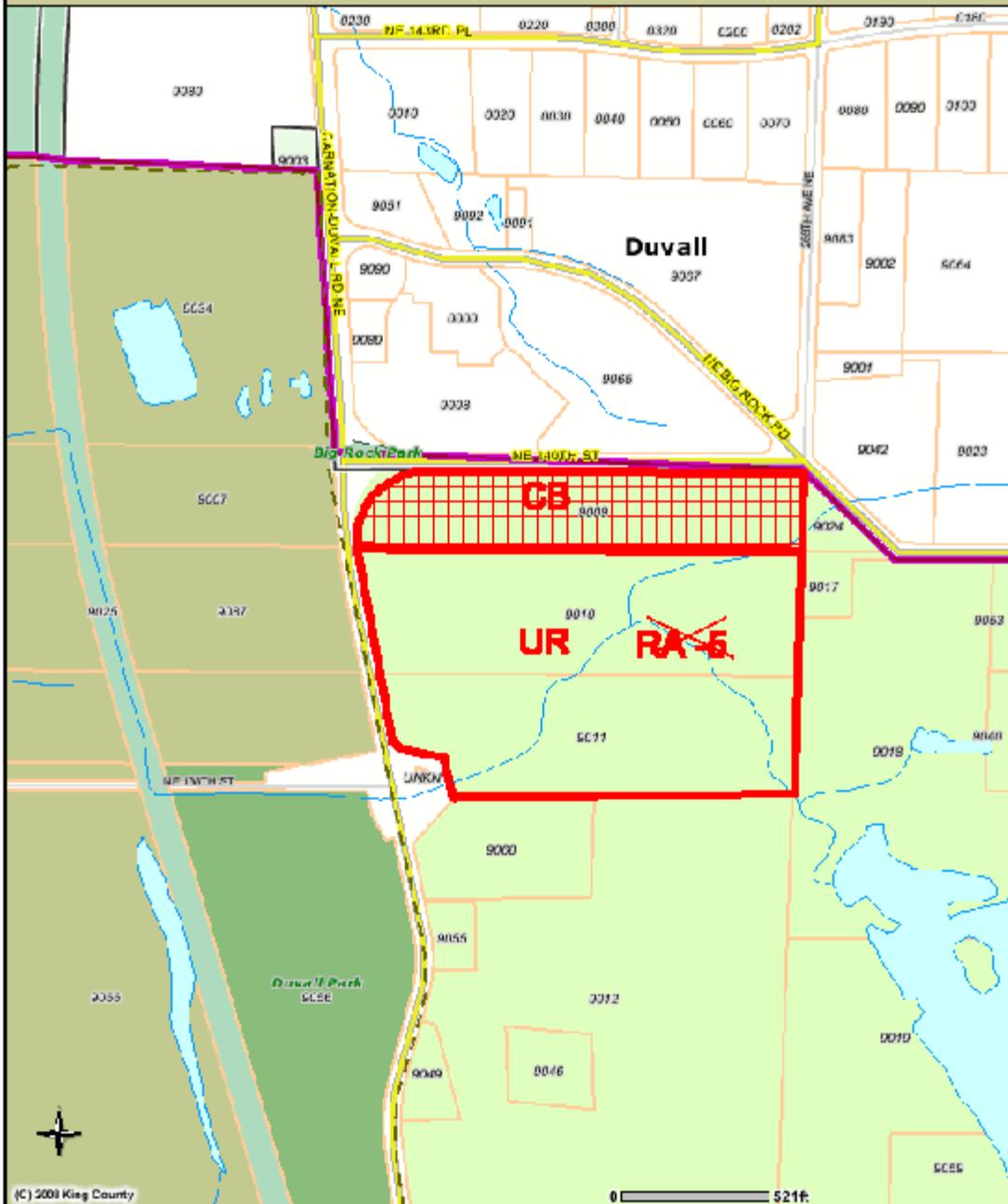
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Apply the following property-specific (p-suffix conditions) to the southerly 24.81 acres of the new UGA:

- Future use shall be limited to the farm heritage park or other public recreational use,
- King County and the City of Duvall shall enter into an Interlocal Agreement prior to annexation, committing the city to the use of this acreage for the farm heritage park or other public recreational use, and
- The development rights shall be donated to the King County TDR bank at no cost to the county

EFFECT: Applies p-suffix conditions governing future use of the parcels and/or requiring the donation of transfer of development rights on the parcels to the county TDR bank.

Duvall UGA - Zoning Map Amendment 24



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COMMENTS: CB - Community Business UR - Urban Reserve RA-5 - Rural Area (five acres)

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Map Amendment 27

Vashon (K2 Property)

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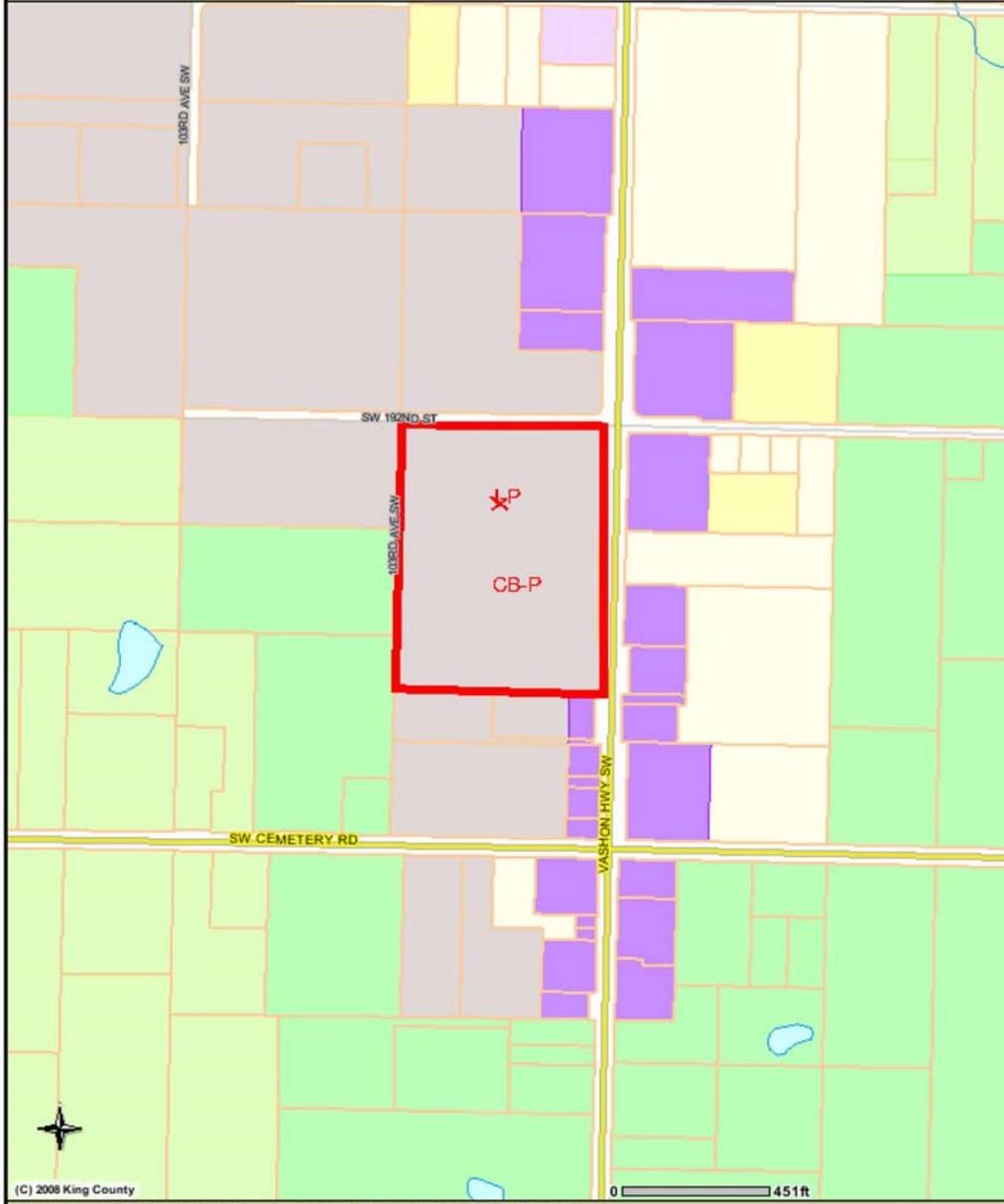
AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #3, Section 6, Township 22, Range 3 as follows:

Reclassify parcel 0622039100 from I-P to CB-P and apply p-suffix condition VS-P29 to future development of the parcel:

Effect: Rezones 11.6 acres from Industrial to Community Business and adds a p-suffix condition attached to adjacent CB-zoned parcels.

Vashon (K2) Zoning Map Amendment



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COMMENTS: I-P - Industrial with p-suffix conditions CB-P - Community Business with P-suffix conditions

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Date: 7/24/2008 Source: King County IMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



P-Suffix Amendment 28

Vashon Neighborhood Service Center

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2 Amend development condition text VS-P7 as follows:

3 1. The use of the site shall be limited to ~~((a community health center, a senior citizen's~~
4 ~~activity center, administrative offices, recreational facilities, and accessory activities))~~
5 activities conducted for the benefit of the health and well being of Vashon and Maury
6 Island residents.

7 ~~((2. The operation of "Granny's Attic" or any similar activity on the site shall be~~
8 ~~considered as an accessory use to the principal activities of the Vashon Maury Island~~
9 ~~Health Services Center, Inc. so long as the activity is conducted by and for the benefit of~~
10 ~~the Center and under the direct and continuous control and management of the Board of~~
11 ~~Directors of the corporation.))~~

12

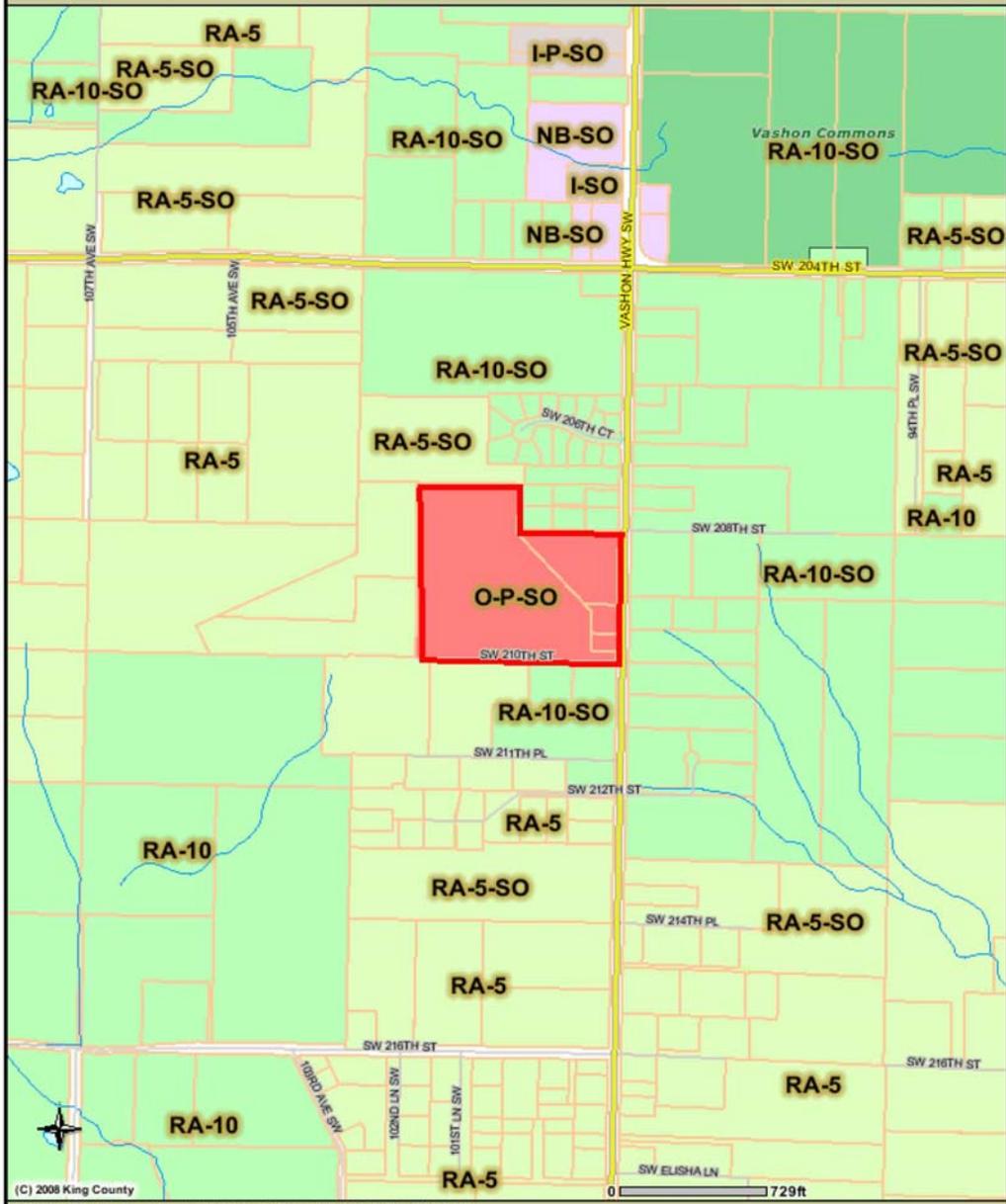
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16 **Effect:** Amends p-suffix to allow a broader range of uses under the current Office
17 zoning and removes a requirement for conduct, control and management by the board of
18 the Vashon Maury Island Health Services, Inc.

Vashon Neighborhood Service Center



(C) 2008 King County
 COMMENTS: No change in current Office (O) Zone, but amends P-suffix VS-P7

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Map Amendment 29

Reserve at Covington Creek UGA

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AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
MAP

Amend Map #22, Section 4, Township 21, Range 6 as follows:

Redesignate the following parcels from Rural Residential to Rural City Urban Growth Area.

- 0421069008
- 0421069011
- 0421069106

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

Effect: Adds approximately 51.09 acres to the Urban Growth Area near the city of Black Diamond: 11 acres – Kentlake Athletic Field and 40.09 acres – Reserve at Covington Creek.



Reserve at Covington Creek

Land Use Map

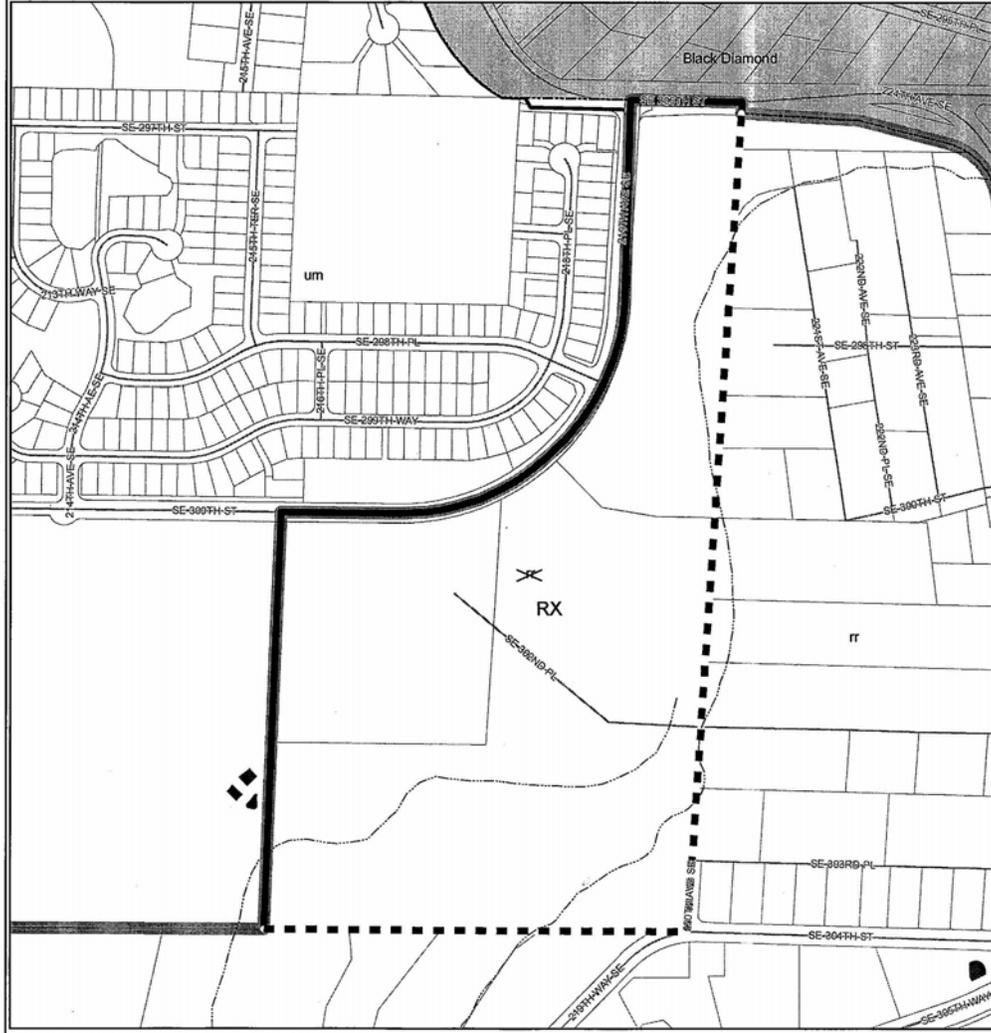


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m:\projects\2008\KCCP\GIS\Mapa\paper\res\reserve\ReserveCovingtonCreek_Land_Use_Map.docx
 MDC\GIS\Users\TJ\workspace\2008\res\map_200806_CovingtonCreek_Land_Use_Map.pdf

- Incorporated Areas
- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Change Area
- Rural Residential 1 du/2.5 – 10 acres
- Rural City Urban Growth Area



Map Amendment 29

Reserve at Covington Creek UGA

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #22, Section 4, Township 21, Range 6 as follows:

Reclassify parcel 0421069106 from RA-5 to R-4

Reclassify parcels 0421069008 and 0421069011 from RA-5 to UR-P, subject to the following p-suffix conditions:

- Development shall be consistent with all City of Black Diamond plans, regulation and guidelines;
- King County and any development applicant shall address traffic in the area to ensure existing conditions are addressed and improved – not degraded – by any future development; and
- The applicant shall enter into a pre-annexation agreement that includes the use of rural transfer of development rights and the conservation of at least four acres of rural land for every acre of urban land.

Effect:

- Rezones 51.09 acres from RA-5 near the city of Black Diamond, as follows: 11 acres of R-4 zoning for Kentlake Athletic Field and 40.09 acres of UR zoning for Reserve at Covington Creek.
- Adds a p-suffix to any future urban development on the Reserve at Covington Creek requiring consistency with city of Black Diamond plans, regulations and standards and addressing and improving future traffic conditions, as well as, requiring a pre-annexation agreement including the use of TDRs to conserve 4 acres of rural land for each new acre of urban land.

Map Amendment 31

Goodnight Property

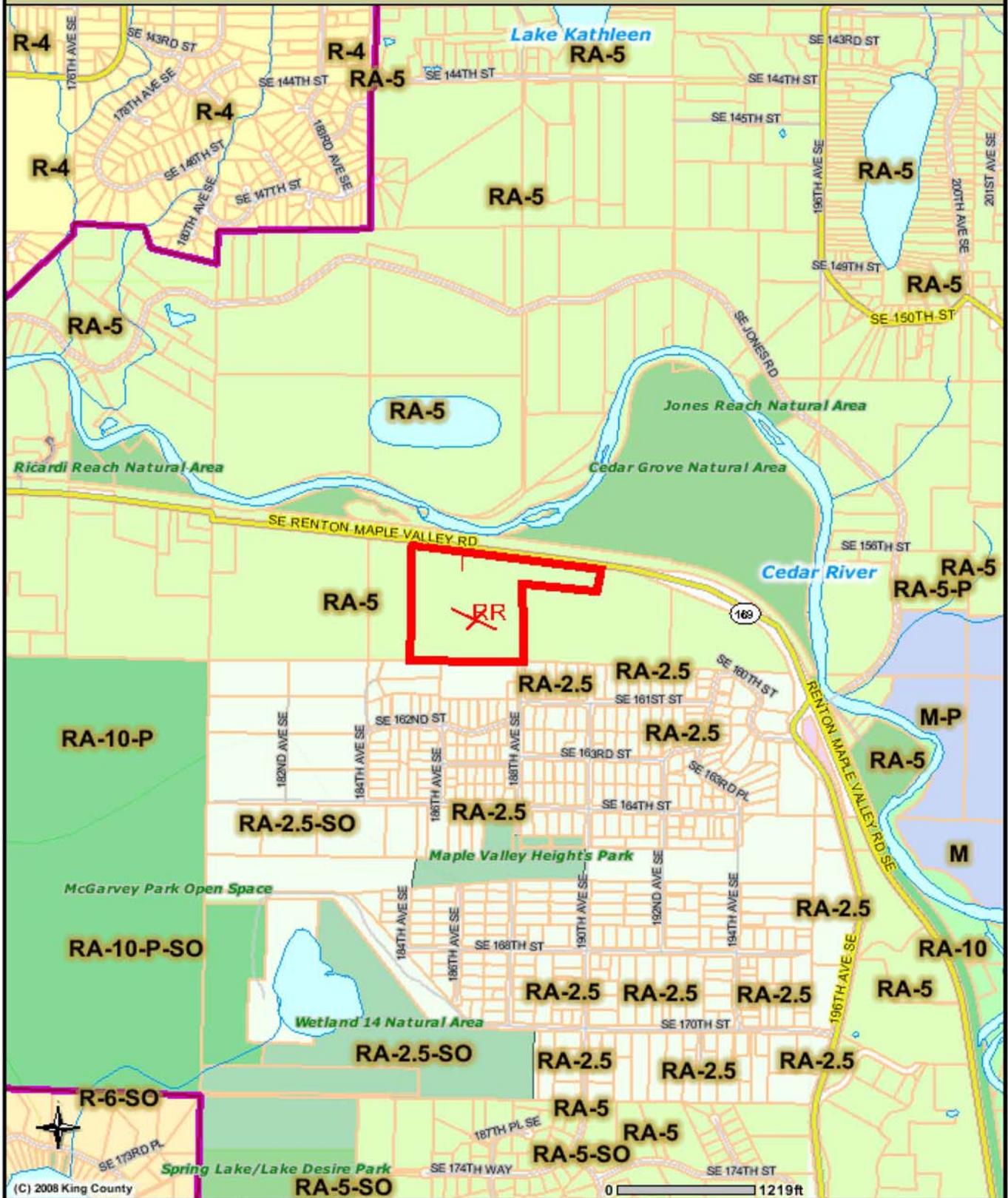
AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #20, Section 19, Township 23, Range 6 as follows:

Redesignate parcel 1923069026 from Rural Residential to Industrial.

Effect: Redesignates approximately 25.39 acres of land from Rural to Industrial

GOODNIGHT PROPERTY - LAND USE



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COMMENTS: RR (Rural Residential) I (Industrial)

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Date: 8/4/2008 Source: King County IMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



Map Amendment 31

Goodnight Property

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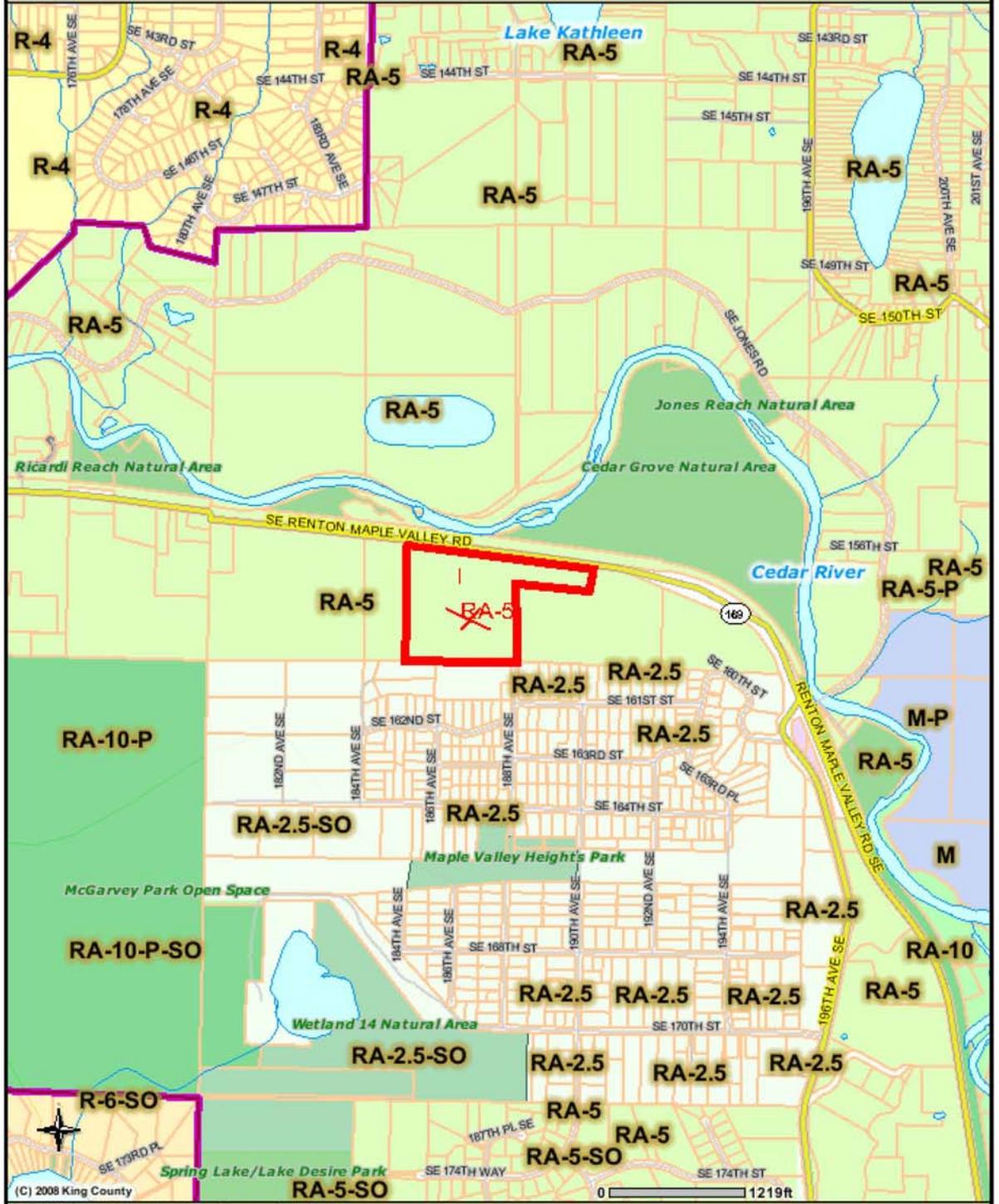
AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #20, Section 19, Township 23, Range 6 as follows:

Reclassify parcel 1923069026 from RA-5 to Industrial.

Effect: Rezones approximately 25.39 acres of land from RA-5 to Industrial

GOODNIGHT PROPERTY - ZONING



(C) 2008 King County

COMMENTS: RA-5 (Rural, 1 unit per five acres) | (Industrial)

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