

## Comprehensive Plan Amendment VII

### **Revision of Land Use Policies Relating to the Urban Separator Zone, Creation of a Planned Urban Development (PUP) Land use Category, and Re-designation of King County Property Known as the “Calhoun Gravel Pit” from Urban Separator (US) to Planned Unit Development (PUD).**

#### **A.) Revision of Land Use Policies in the Land Use Element, Chapter 2, of the Covington Comprehensive Plan**

Existing Land Use Policies 19.1, 19.2, and 19.4 prohibit changes in permitted uses and rezoning of the Urban Separator Zones in Covington. These policies are quite restrictive, and the City Council desires to allow potential changes in use in the Urban Separator Zone that covers the existing King County-owned Calhoun Pit, along Kent-Kangley Road adjacent to our Downtown DN2 Zoning District. King County indicates they will surplus this land in the near future. There has been some interest by both the City of Covington and some private land developers in purchasing that land and switching it to some form of public use or private mixed-use. Both of those options require a change to the existing land use policies in our Comprehensive Plan. As part of the docketed Comprehensive Plan Amendment #7 staff proposes the following:

- 1.) Changing the Land Use Policies 19.1, 19.2, and 19.4 in the Land Use Element relating to the Urban Separator Zone to reflect new policies that indicate the city can make certain limited shifts or changes on lands designated as Urban Separator. The City could possibly limit such policy changes to land under federal, state or local ownership, and/or limit such changes to land adjacent to Downtown Commercial Zones, which should be within the guidelines for such Urban Separator lands that were intended to provide buffers and low density separations between communities; and
- 2.) Changing the Future Land Use Map to reflect such policy changes.

Below are the proposed changes to the existing urban separator lands policies in the Land Use Element, Chapter 2:

*LNP 16.1      Establish urban separators as primarily low-density lands which protect adjacent resource lands, rural areas, and critical areas and create open space corridors within and between Urban Areas which provide environmental, visual, recreational and wildlife benefits, except for those lands owned by city, county or state entities and adjacent to downtown commercial zones and which might be more appropriately classified as public use or mixed-use with strict development standards that protect resource lands and critical areas.*

*LNP 16.3 Establish development standards to implement the goals of the urban separate land use designation and urban separator zone that reflect protection of resource lands, critical areas, and shoreline designated lands. .*

**B. Revisions to the Future Land Use Map & Rezoning of King County Calhoun Gravel Pit**

This portion of the Proposed Comprehensive Plan Amendment will be postponed  
Until the 2010 Comprehensive Plan Amendment Process

**C. Development, Writing, and Adoption of new  
Planned Unit Development (PUD) Zoning Regulations**

This portion of the Proposed Comprehensive Plan Amendment and Development Regulation  
Amendment will be Postponed Until the 2010 Comprehensive Amendment Process