King County

Attachment C to Ordinance 18623

Amendments to 2016 King County Comprehensive Plan
(Ordinance 18427, Attachment A)

December 4, 2017

In the Table of Contents, on Page 2, amend text as follows:

CHAPTER 11 COMMUNITY SERVICE AREA SUBAREA PLANNING

In the Executive Summary, on Page ES-5, amend text as follows:

Subarea Planning Program

- Initiation of a new Community Service Area Subarea Planning Program. Starting in 2016, this process will use the Community Service Areas as the planning geography. Amendments in *Chapter 11*. ((
- ~~Adopts the Skyway–West Hill Action Plan. This is an addendum to existing 1994 West Hill Community Plan.~~))

In the Executive Summary, on Page ES-6, amend text as follows:

Chapter 11

Community Service Area Subarea Planning

This chapter includes policies that recognize the unique characteristics of particular unincorporated communities, provides significant historical context and describes the new subarea planning program.

In Chapter 1 Regional Growth Management Planning, starting on Page 1-7, amend text and policies as follows:

F. Subarea Planning

Subarea plans, ((~~previously called~~)) including community plans and basin plans, focus the policy direction of the Comprehensive Plan to a smaller geographic area. Smaller-scale ((~~subarea plans~~)) studies, known as area zoning and land use studies, per King County Code,[1] are focused on adoption or amendment of zoning maps on an area wide basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea plans and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, ((~~Vashon Town Plan,~~)) Fall City Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin. Development of subarea plans are guided by the following policy as well as other applicable policies of the Comprehensive Plan and provisions in the King County Code.[2]

RP-115 **Subarea plans, including area zoning studies, provide detailed land use plans for local geographic areas. Subarea plans implement and shall be elements of the King**

[1] Per King County Code 20.08.030-Area Zoning

[2] Per King County Code 20.08.060-Subarea plan

County Comprehensive Plan and shall be consistent with the Plan's policies, development regulations and Land Use Map. The subarea plans should be consistent with functional plans' facility and service standards. The subarea plans may include, but are not limited to:

- **a. Identification of policies in the Comprehensive Plan that apply to the subarea;**
- **b. Review and update of applicable community plan policies;**
- **c. Specific land uses and implementing zoning, consistent with the Comprehensive Plan;**
- **d. Identification of the boundaries of Unincorporated Activity Centers and Rural Towns;**
- **e. Recommendations for the establishment of new Unincorporated Activity Centers, Community and Neighborhood Business Centers, if appropriate;**
- **f. Recommendations for additional Open Space designations and park sites;**
- **g. Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses;**
- **h. Resolution of land use and service issues in Potential Annexation Areas;**
- **i. Identification of new issues that need resolution at a countywide level;**
- **j. Identification of all necessary implementing measures needed to carry out the plan;**
- **k. Specific land uses and zoning that encourage healthy, livable communities by promoting physical activity of walking and bicycling; and**
- **l. Identification of locations and conditions for special overlay districts.**

The passage of Ordinance 17319 and 17415 in 2011 replaced the Unincorporated Area Councils with the Community Service Area geography. As described more fully in Chapter 11, Community Service Area Subarea Planning, this geography will be used as the guiding structure for subarea planning starting in 2015.

To the extent practicable, subarea plans in unincorporated King County should be developed in close coordination between the community and county staff that may have a lead or partial role in implementing the plans to ensure clearer expectations on how and whether community recommendations in a subarea plan are feasible for implementation and within what type of timeframe. This type of coordination, supported by the financial analysis noted in the following policy, is critical to all subarea and functional plans in order to evaluate the resources required and the time frame necessary for full implementation. Plan alternatives and costs should be clearly understood and plans should be financially achievable.

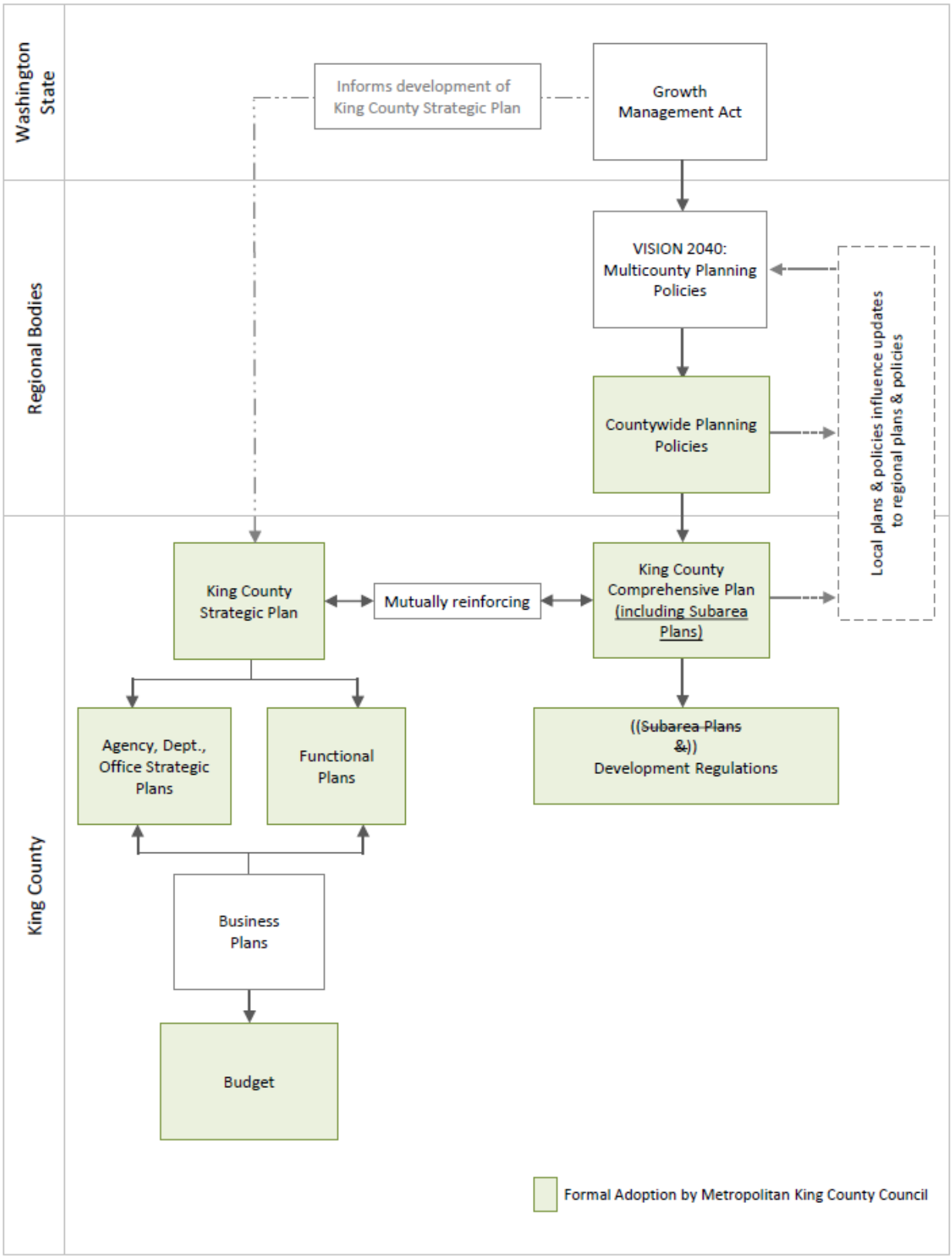
RP-116 **King County should identify the financial costs and public benefits of proposed subarea and functional plans prior to adoption to ensure that implementation can be appropriately prioritized.**

In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of upzoning in urban unincorporated areas. Subarea studies are focused on specific areas of the County, but do not look at the range of issues that a subarea plan would include. In some cases, an area zoning and land use study may suffice to meet the requirements of the policies. In addition, there are Site Specific Land Use Amendments[3] and Zone Reclassifications,[4] which are site specific processes that involve County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a decision by County Council. These must be consistent with the Comprehensive Plan or proposed with amendments during the Plan update process.

[3] Per King County Code 20.08.170-Site Specific Land Use Amendments

[4] Per King County Code 20.08.160-Reclassification

In Chapter 1 Regional Growth Management Planning, on Page 1-14, amend text as follows:



In Chapter 1 Regional Growth Management Planning, on Page 1-23, amend text and policies as follows:

Chapter 11: Community Service Area Subarea Planning

This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea planning program that offers long-range planning services to unincorporated communities. King County's community plans (except for the ((~~Vashon Town,~~)) West Hill((~~,~~)) and White Center Plans) are no longer in effect as separately adopted plans. In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies from the community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of each community and to provide historical context. This chapter will be updated, where appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

In Chapter 1 Regional Growth Management Planning, after on Page 1-25, delete Land Use 2016 map dated July 2016 and replace with Land Use 2016 map dated September 2017 included on the next page of this Attachment.

LAND USE 2016

King County Comprehensive Plan, 2016
Chapter One, Regional Growth Management Planning

- Incorporated City
- City in Rural Area
- City in Rural Area UGA
- Unincorporated Activity Center
- Urban Planned Development
- Community Business Center
- Commercial Outside of Centers
- Neighborhood Business Center
- Urban Residential High >12du/ac*
- Urban Residential Medium 4-12 du/ac*
- Urban Residential Low 1 du/ac*
- Rural Area 2.5 – 10 ac/du*
- Rural Towns
- Rural Neighborhood Commercial Centers
- Agriculture
- Forest
- Mining
- King County Open Space System
- Greenbelt/Urban Separator
- Other Parks/Wilderness
- Industrial
- Tribal Lands
- Urban Growth Area Boundary
- Forest Production District Boundary
- Agricultural Production District Boundary
- King County Boundary
- Freeways
- Arterials
- Municipal Watershed

Data Sources:
King County Department of Permitting and Environmental Review

Notes:
* du - dwelling unit, ac = acre

The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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King County GIS Center

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September 2017

In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-3, amend text as follows:

3. Rural Area and Communities

Understanding and conserving the unique characteristics of the Rural Area and each of the county's distinct rural communities will help King County retain its rural character and it's agricultural, forestry, and mining heritage.

King County's Rural Area, including communities such as the Hobart Plateau, Vashon-Maury Island, the Snoqualmie Valley, and the Enumclaw Plateau, are characterized by low-density residential development, farms, ranches, forests, watersheds crucial for both fisheries and flood hazard management, mining areas, small cities and towns, historic sites and buildings, archaeological sites, and regionally important recreation areas. These rural uses complement and support the more extensive resource uses in the designated Natural Resource Lands. The location of the Rural Area between the Urban Growth Area and the designated Natural Resource Lands helps to protect commercial agriculture and timber from incompatible uses.

In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-5, amend text as follows:

B. Rural Character

The Growth Management Act requires the protection of traditional rural activities and rural character. King County is committed to protecting rural character and recognizes that each of its rural communities has distinct and unique characteristics. These communities vary depending on settlement and economic history, geography, and distance from the urbanizing areas of the region. For example, residents of Vashon-Maury Island, accessible only by ferry, sea or air, enjoy an island's leisurely and scenic lifestyle. Residents of the hilly gorge region around Black Diamond enjoy numerous recreational opportunities. There are small communities throughout rural King County, such as Hobart and Cumberland, each with its own unique history and lifestyle. Other communities with rich rural heritages, such as Old Maple Valley, are in transition as development of land in and adjacent to the areas is occurring. In the Snoqualmie Valley, farming is still the mainstay, while further east, the Town of Skykomish has a significant railroad and forestry history.

In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-8, amend text as follows:

The Rural Area geography is generally located east of the Urban Growth Area, with the exception of the entirety of Vashon-Maury ((~~Islands~~))Island. Within the Rural Area, three land use categories are primarily applied: Rural Area (encompassing the Rural 2.5, Rural 5, Rural 10, and Rural 20 zones), allowing a range of low-density residential developments, forestry, farming, livestock uses, recreation and a range of traditional rural uses; Rural Town, recognizing historical settlement patterns and allowing commercial uses to serve rural residents; and Rural Neighborhood Commercial Centers, allowing small-scale convenience services for nearby rural residents.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on Page 3-18, amend text and policy as follows:

((~~R-307 For Vashon-Maury Island, a residential density of one home per 10 acres:~~

~~a. Shall be maintained on area zoned RA-10 as of 1994 to help protect community character and reduce adverse impacts on the island's infrastructure; and~~

b. ~~Shall be applied to areas with a predominant lot size of 10 acres or greater and mapped as category I Critical Aquifer Recharge Areas.~~))

Although King County intends to retain low residential densities in the Rural Area, residential development has occurred in the past on a wide variety of lot sizes. Both existing homes on small lots and rural infill on vacant, small lots contribute to the variety of housing choices in the Rural Area. In some cases, however, rural-level facilities and services (e.g. on-site sewage disposal, individual water supply systems) may not permit development of the smallest vacant lots. Policy R-309 recognizes that some of the Rural Area has already been subdivided at a density greater than one lot per five acres (for example, parts of the shoreline of Vashon-Maury Island) when the original 1994 Comprehensive Plan was adopted, and applied a zoning category to just those properties in existence at that time. Zoning to implement policies R-306 through R-309 has been applied through subarea and local plans and area zoning maps.

R-309 **The RA-2.5 zone has generally been applied to Rural Areas with an existing pattern of lots below five acres in size that were created prior to the adoption of the 1994 Comprehensive Plan. These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the Transfer of Development Rights from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development Rights receiving site in accordance with the King County Code. Properties on Vashon-Maury ((~~Islands~~))Island shall not be eligible as receiving sites.**

In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-23, amend policy as follows:

R-319 **Transferrable Development Rights may be used on receiving sites in the following order of preference as follows:**

a. Incorporated Cities. Transfers into incorporated areas shall be detailed in an interlocal agreement between the city receiving the development rights and the county;

b. Unincorporated urban commercial centers;

c. Other unincorporated urban areas; and

d. Rural Areas zoned RA-2.5, unless they are on Vashon-Maury Island, may receive transfers of development rights, but only from the Rural Forest Focus Areas.

In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-32, amend text as follows:

The designated Rural Neighborhood Commercial Centers shown on the Land Use map are:

Bear Creek:	Cottage Lake and Redmond-Fall City Road/236th NE
East King County:	Greenwater, Baring and Timberlane Village
Enumclaw:	Cumberland, Krain's Corner and Newaukum
Newcastle:	Coalfield and East Renton Plateau
Snoqualmie:	Preston and Stillwater
Tahoma/Raven Heights:	Maple Valley, Hobart, Ravensdale and North Cedar Grove Road
Vashon:	Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's Corner, ((~~Vashon~~)) Valley Center, Vashon Service Center, Vashon Heights and Maury Island Service Center

In Chapter 5 Environment, on Page 5-61, amend text as follows:

4. Groundwater Resources

Protecting groundwater is an important regional issue because groundwater provides approximately 30% of the water used in King County and is the primary source of water in the Rural Areas geography. On Vashon-Maury Island and in other sole-source aquifer areas, it is the only source of drinking water.

In Chapter 5 Environment, on Page 5-67, amend text as follows:

Human waste contains high levels of nutrients and pathogens. These pollutants can enter Puget Sound marine waters from a variety of pathways including combined sewer overflow outfalls, septic systems, stormwater runoff, ships and boats, and rivers and streams. Nutrients are also present in treated wastewater effluent. Public Health – Seattle & King County is responsible for assuring that onsite sewage systems in King County meet state and local regulations. In addition, Public Health – Seattle & King County is required to identify areas where marine water quality is threatened or impaired as a result of contamination from onsite sewage systems, to designate these areas as Marine Recovery Areas, Public Health – Seattle & King County has developed a Marine Recovery Areas plan for Vashon((-))-Maury Island to identify failed septic systems within the Marine Recovery Areas, and to assure that these systems are repaired and maintained.

In Chapter 5 Environment, on Page 5-68, amend text as follows:

The Marine Recovery Areas/Pollution Identification and Correction program has successfully returned portions of Quartermaster Harbor to harvestable condition and is continuing work on Vashon-Maury ((~~Islands~~))Island to address fecal coliform sources such as properties that have on-site sewage systems that pre-date regulatory oversight systems or that have failing systems. In addition to Quartermaster Harbor, other King County commercial shellfish beds that are listed as threatened or concerned are East Passage and Colvos Passage on Vashon, and Poverty Bay on the mainland.

In Chapter 6 Shorelines, on Page 6-33, amend text as follows:

The marine shoreline, which in unincorporated King County occurs only around Vashon((~~/~~))-Maury Island, is treated a little differently than freshwater shorelines in the designation strategy. This is in recognition of both the differing character of marine shorelines, which are subject to tidal influences, wakes from large commercial vessels, and some variation in the ecological processes affecting them, as well as the creation of the Maury Island Environmental Aquatic Reserve along Maury Island and Quartermaster Harbor shorelines by the Washington state Department of Natural Resources. More protection by shoreline designation was afforded to marine shorelines with active feeder bluffs and little alteration to processes. As a result, in these areas, areas with a restoration rating of A or B were designated natural in recognition of the importance of conserving existing shoreline ecological functions and processes in this area.

In Chapter 6 Shorelines, on Page 6-72, amend text as follows:

These natural processes are likely to be affected by climate change. Lowland rivers may see higher flows in the autumn and winter and mid-elevation rivers may see higher winter flows. In both cases, these changes could lead to more frequent flooding. The marine shorelines around Vashon((~~ and Maury Islands~~))-Maury Island and the Duwamish Estuary may also see effects due to sea-level rise. Increased sea elevations will make development and infrastructure in low-lying areas more susceptible to flooding due to high tides and storms. Waves will encroach further onto low-lying beaches and cause greater beach erosion, threatening or damaging low-lying structures. At the same time steep slopes may receive increased moisture due to predicted changes in precipitation patterns, potentially resulting in an increase in landslides that may cause property destruction and threaten human safety.

In Chapter 6 Shorelines, on Page 6-75, amend policy as follows:

S-778 **King County should notify all prospective developers of new development along Vashon((~~ and Maury Islands~~))-Maury Island that their development may be impacted by sea-level rise and should encourage all such new development to be set back a sufficient distance to avoid the need for shoreline protection during the expected life of the development.**

In Chapter 6 Shorelines, on Page 6-77, amend policy as follows:

S-785 **King County should encourage replaced structural shoreline stabilization located on Vashon((~~ and Maury Islands~~))-Maury Island to be relocated outside of the 100-year floodplain whenever possible. The edge of the 100-year floodplain is consistent with a two-foot sea-level rise.**

In Chapter 8 Transportation, on Page 8-30, amend policy as follows:

T-315 **King County should preserve its identified Heritage Corridors through context sensitive design, planning, and maintenance, as exemplars of historic and scenic character. The corridors include: Cedarhurst Road/Westside Highway (Vashon Island), Dockton Road (Vashon-Maury ((~~Islands~~))Island), Green Valley Road (Auburn-Black Diamond), Issaquah-Fall City Road (Snoqualmie Valley), Old Cascade Scenic Highway (Stevens Pass), Osceola Loop (Enumclaw Plateau), Old Sunset Highway (Snoqualmie Pass), West Snoqualmie River Road (Snoqualmie Valley), and West Snoqualmie Valley Road/Carnation Farm Road (Snoqualmie Valley). In-kind replacement of road and roadside features and the use of materials that complement the character of each corridor should be utilized to the extent that is practicable and meets safety needs. King County should encourage adjacent property owners, through outreach efforts, to similarly support the preservation of these corridors.**

In Chapter 9 Services, Facilities and Utilities, on Page 9-26, amend policy as follows:

F-258 **The existing public sewer system in the Rural Town of Vashon ((~~cannot~~)) shall not be expanded to serve land beyond the boundaries of the town, except as provided in Policy F-264 and as consistent with Title 57 Revised Code of Washington. Onsite systems, community on-site systems or decentralized treatment systems may be used as appropriate for planned growth in ((~~other~~)) the Rural Towns of Fall City and Snoqualmie Pass.**

In Chapter 9 Services, Facilities and Utilities, on Page 9-35, amend text and policy as follows:

((~~King County has prepared a climate change scenario map for Vashon-Maury Island based on studies from the University of Washington's Climate Impacts Group as well as the most current data on storm-induced velocity wave action. This map estimates an increase in total water level ranging from 0.5 to 6.~~0 ~~feet based on an assumed two-foot sea level rise over the next 100 years.~~

~~**F-292** **King County should encourage property owners on Vashon-Maury Island to consider the estimated increase in water level reflected on the best available sea level mapping and information when constructing new structures or making substantial improvements to existing structures.**~~))

In Chapter 10 Economic Development, starting on Page 10-15, amend text as follows:

The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural Area and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent with the unique character of rural King County. The mission is accomplished by initiating and implementing specific strategies and actions to support and enhance rural economic viability. Rural businesses generally fall into six rural economic clusters and each cluster is supported by specific strategies and actions to strengthen and/or enhance it. The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home occupations that are allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and Tourism, Commercial and Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the Rural Area. Consistent with CP-942, found in Chapter 11, Community Service Area Subarea Planning, no expansion of industrial land use or zoning is allowed within the Rural Town of Fall City.

In Chapter 11 Community Service Area Planning, on Page 11-1, amend title as follows:

Chapter 11 – Community Service Area Subarea Planning

In Chapter 11 Community Service Area Planning, on Page 11-3, amend text as follows:

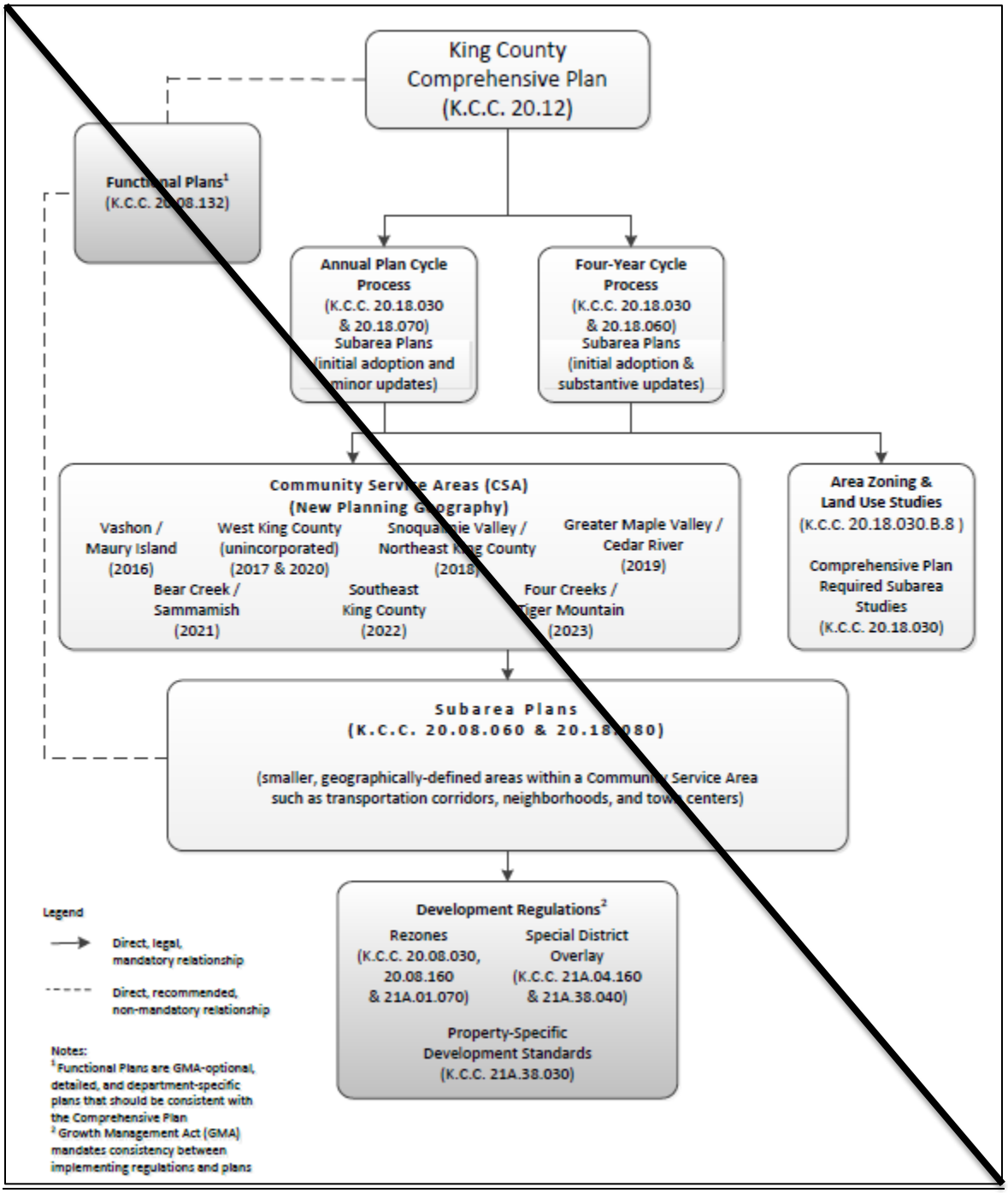
While there are differences among the Community Service Areas in terms of their boundaries, range of land uses, annexation issues, and more, using this accepted geography will ensure the entire county receives some level of planning on a regular cycle. This includes a regular assessment of the Community Service Area's goals, population changes, new development, employment targets and similar demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea Plans ((~~Profiles~~)). To address the unique issues in each geography, Community Service Area subarea plans ((~~will~~)) may also have more refined, cross-discipline, and localized ((~~planning documents called CSA Subarea Plans. Examples of such plans include~~)) focuses on rural town centers, urban neighborhoods, ((~~and~~)) or corridor ((~~plans~~)) approaches.

In Chapter 11 Community Service Area Planning, on Page 11-4, amend text as follows:

Year	Community Service Area	Other Planning
2016	((~~West King County CSA –~~))Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA - Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

In Chapter 11 Community Service Area Planning, on Page 11-6, delete figure:

((~~Figure: Relationship of Subarea Plans to the Comprehensive Plan and Development Regulations~~))



In Chapter 11 Community Service Area Planning, on Page 11-7, amend text as follows:

Although the community plans (except for the ((~~Vashon Town Plan,~~)) West Hill((~~,~~)) and White Center) are no longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect. The following sections of this chapter will be updated, as appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

In Chapter 11 Community Service Area Planning, starting on Page 11-38, amend text and policies as follows:

VI. Vashon((~~/~~))-Maury Island Community Service Area

((~~The Vashon/Maury Island Community Service Area has identical boundaries to the original Vashon Community Planning Area. The name is updated to include the Maury Island section of Vashon Island. The "Vashon Town Center Plan" is a separately adopted subarea plan (1996) that covers only the Rural Town of Vashon. The 1986 Vashon Community Plan includes policies that address the remainder of the islands.~~

~~In 2014 the population in the Vashon/Maury Island CSA was approximately 11,000. In 2010, the CSA had an estimated 5,550 housing units.~~

~~Background~~

~~The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was set for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation of the entire planning area as rural.~~

~~In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth Management Act. The policies below are the issue- or area-specific policies retained from the 1986 plan.~~

~~Vashon Policies~~

~~**CP-601** All of Vashon-Maury Island is recognized for its unique ecological functions as a Puget Sound island, and is designated in this plan as rural. Development activities should protect the entire ecological system, including the Puget Sound shoreline, island habitat areas, and ground and surface water resources. (V-1)~~

~~**CP-602** All land use policies and regulations for Vashon shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection. (V-3)~~

~~**CP-603** Home occupations should continue to be allowed in residential areas on Vashon Island. (V-27)~~

~~**CP-604** Development should be minimized and carefully managed in sensitive areas. The most fragile, hazardous or valuable areas, including areas highly susceptible to contamination, landslide hazard areas and wetlands, should remain largely undeveloped through application of a low density designation. (V-31)~~

~~**CP-605** Protect and preserve the Island's wildlife habitats. (V-33)~~

~~**CP-606** Where fish or wildlife habitat occur within a proposed short plat or subdivision, the proposal should be reviewed to ensure that the ingredients necessary for the habitat's preservation are not destroyed. Special conditions should be attached to protect the habitat, if necessary. (V-34)~~

~~**CP-607** Fish and wildlife habitats identified on Vashon Island and considered to be especially unique and valuable or of potential countywide significance should receive special attention. Where these occur within a proposed plat or subdivision, Department of Permitting and Environmental Review, or its successor, may require the developer to submit a special report to assess more closely the impacts of the proposal on the habitat and to recommend specific measures to protect them. (V-35)~~

~~Most fisheries in King County are regulated by agencies other than the county. Policies throughout this plan address fish habitat and the response to Endangered Species Act listings. A harvestable fisheries habitat not otherwise addressed is the intertidal shellfish habitat on Vashon Island. The King County Department of Natural Resources and Parks owns some of this habitat. While the State of Washington governs the harvest of some species~~

~~in this habitat, the county should take affirmative action to assure long term productivity and to protect public health. The 1997 report of the Beach Assessment Program documents the degradation of this resource from over harvesting, increased beach use and other causes.~~

~~**CP-608 Intertidal shellfish habitat on Vashon Island shall be protected for its key role in the marine food chain, to protect public health, and to assure long-term productivity. King County shall explore effective means to protect this fisheries resource.**~~

~~**CP-609 Island water resources should continue to be the sole water-supply source in the future. The plan discourages importing water for domestic uses from off the Island. (V-52)**~~

~~**CP-610 Land uses and development densities should be planned so that demands on the Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality. In order to achieve this, ongoing research and monitoring as recommended in the Vashon Maury Island Water Resources Study should be conducted. (V-53)**~~

~~**CP-611 Protection of the groundwater aquifer is of primary importance to Vashon Island. Further water quality degradation which would interfere with or become injurious to existing or planned uses should not be allowed. (V-54)**~~

~~**CP-612 To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained in residential or similarly nonintensive uses at low densities. (V-57)**~~

~~**CP-613 As an additional requirement for the comprehensive plans of public water systems on Vashon Island, the county shall ask that information be included assessing the ability of existing and potential water sources to meet anticipated population growth. Planned expansion of the water system should be prohibited if the analysis reveals a risk to the adequacy of service including quality of water being provided to current users. (V-59)**~~

~~**CP-614 Special consideration should be given to the impacts of new development on the Island's groundwater resources. This should apply to major developments, development in areas highly susceptible to contamination, or development near public water supplies. (V-61)**~~

~~**CP-615 Park-and-Ride lot development both on the Island and at or near the ferry terminals which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be encouraged. (V-67)**~~

~~CP-616 Provide a safe and efficient system of commuter and recreational routes for bicyclists, pedestrians, and equestrians. (V-69)~~

~~CP-617 Street and highway improvements should be low-cost safety and maintenance projects wherever possible. (V-71)~~

~~CP-618 Additional water-related parks and beaches should be acquired along the saltwater shorelines of Vashon-Maury Islands. These parks should be retained as passive, natural areas. (V-83)~~

~~CP-619 Additional park sites should be acquired in the island's most environmentally sensitive natural areas. These sites should be retained as passive, open space areas allowing only those uses that would be compatible with sensitive areas. (V-84)~~

~~CP-620 A public trail system should be identified and encouraged for preservation on Vashon Island. (V-85)~~

~~CP-621 Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses. (V-85a)~~

~~CP-622 Trail systems at parks and on other public land should be encouraged on Vashon Island. Trails on public lands should be officially recognized and preserved. (V-85b)~~

~~CP-623 If and when county- and state-owned land on Vashon is logged, trails should be preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone should be left when logging occurs. (V-85c)~~

~~CP-624 Voluntary dedication of trails should be encouraged when land is developed for more intensive uses. (V-85d)~~

~~CP-625 Trails should provide multiple uses where possible, serving both recreational and commuter needs. (V-85e)~~

~~CP-626 Trail corridors on Vashon Island should be established and designed based upon the following criteria:~~

~~a. Connect park and open space areas;~~

~~b. Provide access to shoreline areas, particularly public parks;~~

~~c. Incorporate views and other special features of scenic, historic, or archaeological interest;~~

~~d. Traverse development limitation areas where not incompatible with hazard or fragile natural areas;~~

~~e. Follow streambanks and ravines;~~

~~f. Follow undeveloped rights-of-way or alongside existing roads; and~~

~~g. Provide access to and connect schools. (V-85f)~~

~~CP-627 The quantity and quality of Vashon-Maury Islands' groundwater supply should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved. If new information indicates the groundwater supply is endangered, the County shall take immediate steps to ensure new development does not impair the groundwater supply.~~

~~Groundwater Management~~

~~Vashon-Maury Island is unique within King County in that it is an island community dependent upon a designated sole-source aquifer for its water supply. A Groundwater Management Plan was completed for the Island and approved by both King County and Ecology in 1998. Given that the only source of drinking water is ground water, a higher level of protection of groundwater recharge is warranted on Vashon-Maury Island than in the rest of King County. Land clearing and building activities can reduce groundwater recharge. Low-impact development (LID) practices involve protecting and enhancing native vegetation and soils, reducing impervious surface and managing storm water at the source. These techniques are well suited to development in Rural Area zone and can be an effective way to protect groundwater quality and recharge, particularly on Vashon-Maury Island.~~

~~CP-628 King County should work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface. King County should promote preservation of at least 65% forest cover on rural-residential zoned parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres in size. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the Rural Area.~~

~~CP-629 King County should include water quality monitoring and reporting in the scope of work for new low impact development projects on public properties to the maximum extent practical.~~

~~In June 2011 the Vashon Maury Island Groundwater Protection Planning Committee recommended new policies to be incorporated into the Comprehensive Plan to further the objectives of the Vashon-Maury Island Watershed Plan and Vashon-Maury Island Groundwater Protection Plan concerning sustainability of the islands groundwater, streams and marine waters.~~

~~CP-630 The Vashon-Maury Island Groundwater Protection Committee, with King County support should:~~

~~a. Complete and implement measures for the sustainability of water quality, water quantity and ecosystem health on Vashon-Maury Island;~~

b. Report the findings to the community; and

c. Evaluate the results to help guide ongoing watershed management activities.

Seasonal dissolved oxygen levels within inner Quartermaster Harbor have fallen well below the Washington State marine water quality standard of seven mg per liter over the last four years of monthly monitoring by King County. Quartermaster Harbor is a regionally significant natural resource area that provides rearing and spawning habitat for herring, surf smelt, sand lance, salmon (i.e., Chinook, Coho, chum, and cutthroat) plus shellfish resources, including geoduck clams. Based on the value of the harbor's natural resources and to protect and restore shellfish harvest opportunities, Quartermaster Harbor was included in the Maury Island Marine Reserve designated by the Department of Natural Resources and the Marine Recovery Area designated by Public Health – Seattle & King County.

Excess nutrients, nitrogen compounds in particular, can lead to excessive phytoplankton and algae growth that can then deplete oxygen concentrations when the algae die. Nitrogen and phosphorus are essential nutrients for marine plants and phytoplankton, particularly nitrate, as phytoplankton preferentially take up nitrate and other nitrogen compounds. Potential sources of nitrogen loading include on-site sewage systems, animal manure, fertilizer and other less direct sources like nitrogen-fixing vegetation including alder trees and atmospheric deposition.

In 2009, King County in cooperation with the Washington State Department of Ecology and University of Washington Tacoma, started a four year study to identify and quantify the sources of nitrogen loading in Quartermaster Harbor. The draft 2010 Washington Water Quality Assessment under review by Ecology proposes to upgrade the Quartermaster Harbor dissolved oxygen listing to "Category 5" based on Ecology ambient monitoring station QMH002 (#10178). Designation as a Category 5 polluted water body means that Ecology has data showing that the water quality standards have been violated for one or more pollutants and there is no Total Maximum Daily Load (TMDL) pollution control plan. TMDLs are required for the water bodies in Category 5 to bring water quality up to standards.

Education and incentives to implement best management practices to reduce nutrient and bacteria loading can improve water quality. Routine on-site sewage system inspection and maintenance can help to control nutrient loading from existing on-site sewage systems. When new on-site sewage systems are installed, using a system rated to provide nitrogen reduction could limit total nitrogen loading on average by approximately 50% or more depending on system loading and site conditions.

CP-631 King County should focus outreach education and incentives to implement best management practices designed to reduce excessive nutrient and bacterial contaminate loading within the Quartermaster Harbor drainage area. The Vashon-Maury Island Groundwater Protection Committee, with King County support,

~~**should seek grants to enhance existing outreach education and incentives when funding opportunities occur.**~~

~~**CP-632 King County should revise regulations to require new on-site sewage systems within the Quartermaster Harbor drainage area to meet the nitrogen reduction treatment standard established by the Washington State Department of Health, where feasible, if the final Quartermaster Harbor Nitrogen loading study demonstrates it would significantly reduce future nitrogen loading in the harbor.**~~

~~**CP-633 King County should request Ecology assistance to develop a Total Maximum Daily Load water quality improvement plan to reduce point and nonpoint pollution sources to Quartermaster Harbor if the harbor water quality is listed as a Category 5 polluted water body on the 2010 Washington State Water Quality Assessment.**~~

~~Island wide there are approximately 5,000 on-site sewage systems used to treat the wastewater for residences, businesses and public facilities not served by the Vashon Sewer District. Failing on-site sewage systems can contaminate surface, ground and marine waters with hazardous bacteria and excessive nutrient loading (nitrogen and phosphorus). Regular inspection and maintenance of on-site sewage systems can ensure system performance, extend system life and identify failing systems so they can be repaired when needed.~~

~~**CP-634 The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate need and potential sources of funding for an enhanced management program for existing on-site sewage systems on Vashon-Maury Island to ensure they receive routine inspection, maintenance and repair if necessary to protect water quality.**~~

~~Water use on Vashon is supplied by rainfall and typically reaches a seasonal peak in the late summer long after the early winter peak in rainfall. Water conservation is the best strategy to reduce peak water use and reduce the need to develop new water supply capacity. Conservation efforts should consider use of appropriate technology to further conservation strategies including supply supplement alternatives like grey water reuse and rainwater harvest. Incentives, such as providing access to water use efficiency audits or developing model conservation plans for Group A, Group B and individual systems similar to the LEED model, can be useful in encouraging implementation of water conservation.~~

~~**CP-635 The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate setting specific goals for water conservation starting with public facilities under the Vashon-Maury Island Groundwater Protection Committee auspices and promote and partner with public agencies, special districts and non-profit organizations to implement water conservation demonstration projects in new and renovated public facilities.**~~

CP-636 **The Vashon-Maury Island Groundwater Protection Committee, with King County, support should evaluate ways to provide or enhance incentives to implement water conservation.**

CP-637 **King County should evaluate the use of greywater as a supplemental source of water supply for non-potable uses both interior and exterior on Vashon-Maury Island.**

Public Health – Seattle & King County (PHSKC) is considering rule changes to permit use of harvested rainwater for potable supply. This evaluation should consider both the potential benefits, and possible land use and environmental impacts associated with such changes pertaining to Vashon-Maury Island. Islander views should be considered by PHSKC and any water supply policy revisions in the comprehensive plan should address use of rainwater harvest in a manner that is takes into account conditions on Vashon Maury Island, specifically including the potential for nitrate contamination from increased septic use, consistent with the interests of Group A and Group B water systems.

CP-638 **The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate allowing use of harvested rainwater as both a supplemental and sole source of potable water supply for individual water supply on Vashon-Maury Island under the following conditions:**

a. Any location outside of the designated service area for an existing Group A or Group B water system; and

b. Within the service area of an existing Group A or Group B water system when the system cannot provide potable water in a "timely and reasonable manner." Where an existing Group A or Group B water system can provide fire flow if necessary, allow separate services for "potable" water and fire flow, ensuring effective cross-connection control.

There are approximately 1,200 known wells on Vashon Maury Island and approximately 50 of those wells supply water for Group A water systems. Water produced by Group A water systems is tested routinely for compliance with drinking water standards and the results are reported to the State Department of Health. All Group A water systems will also report the annual quantity of water they produce from their supply source wells. The monitoring performed for Group A water systems protects the public health of their water users and will provide the data necessary for water resource sustainability monitoring.

Of the remaining 1,150 wells, approximately 150 supply Group B water systems (2-15 connections) and the remainder are individual water supplies, most for potable use. Public Health Seattle King County requires that Group B and individual water supply wells (and springs) be tested for nitrate, fecal coliform and arsenic at the time the water system is approved for construction but ongoing monitoring is not required for individual wells and ongoing testing, while required per code for Group B systems is not enforced. The lack of periodic monitoring and metering for Group B water systems and individual water supplies leaves the public health of their water users at risk and creates a significant gap in the data needed for comprehensive monitoring of water resource sustainability.

~~**CP-639** **The Vashon-Maury Island Groundwater Protection Committee, with King Count support, should evaluate the need and potential sources of funding to establish management programs for individual water systems and Group B water systems on Vashon-Maury Island to periodically monitor water quality and promote water conservation in conjunction with water system and well owners.**~~

~~Vashon Maury Island is part of Water Resource Inventory Area 15. The Vashon-Maury Island Watershed Plan was completed in 2005 and accepted for implementation by King County Water and Land Resources. The broader Kitsap County WRIA 15 planning group also completed a draft watershed plan for Kitsap County in June 2005, but was unable to reach consensus due in part to objections of the Squaxin Island Tribe on the Kitsap portion of the overall WRIA 15 plan (including both Kitsap and VMI).~~

~~As a result King County is unable to get formal Ecology approval and implementation funding for the Vashon Maury Island Watershed Plan. Vashon Island should develop a pathway to secure Ecology assistance on watershed plan implementation funding.~~

~~**CP-640** **The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate options to develop a pathway to secure Ecology assistance on watershed plan implementation funding and seek formal Ecology and King County recognition or adoption of the Vashon-Maury Island Watershed Plan.**~~

~~Watershed Planning~~

~~For the past 25 years, through several community planning processes, the Island community has been proactive in protecting its water supply. There is broad recognition of the shared responsibility for this common resource, and recognition that each water use can affect the quantity and quality of the water supply of others. Although in many areas of the Island there is not a current problem with water quality and quantity, planning and preparation to secure and protect Island water resources is warranted.~~

~~The principal reasons for preparing a watershed plan in 2005 was that there is uncertainty about the amount and availability of groundwater, a local trend showing increasing nitrates in some wells, potential for degradation of Island streams and potential for contamination of the Island sole source aquifer. The Vashon Maury Island Watershed Plan completed on June 6, 2005 intends to protect and assure the water supply by making and implementing specific recommendations on water quantity and quality issues affecting the Island.~~

~~In April 2007 the Vashon Maury Island Groundwater Protection Planning Committee recommended the following priority action items in the Vashon Maury Island Watershed Plan be incorporated into the 2008 King County Comprehensive Plan as follows:~~

~~CP-641 King County should develop an on-going island-wide education program to inform Islanders about groundwater resources, drinking water supplies, water availability, and water quality issues. The education program should include alternative water supply choices such as water retention, rain water harvesting, use of gray water, deepening of wells, groundwater recharge, water rationing in emergencies, recycled water and desalinization.~~

~~CP-642 King County shall seek funding and work with state agencies to encourage removal of old or failing residential fuel storage tanks on Vashon-Maury Island.~~

~~CP-643 King County should encourage the use of demonstrated new and alternative on-site septic treatment technologies on Vashon-Maury Island with priority on Marine Recovery Areas.~~

~~CP-644 King County should seek funding to expand the Public Health – Seattle & King County septic education program to inform property owners about septic system failures and steps they may take to ensure effective maintenance and operation of their system.~~

~~CP-645 King County and the Vashon-Maury Island Groundwater Protection Committee should continue to collaborate to develop an education program on pesticide and fertilizer use.~~

~~CP-646 King County should work with the Vashon Community to define specific actions to implement the stormwater recommendations in the 2005 Vashon-Maury Island Watershed Plan within available resources.~~

~~CP-647 New roads or road improvements required for new development in the town of Vashon should use a rural road section when possible, consistent with the King County Road Standards. Although the roadway section within the Vashon Town Center typically includes curb, gutter, and sidewalk, the residential roadway section throughout the Island should generally be rural in character with shoulders and an open ditch/swale on both sides of the roadway. When a roadway project exceeds the thresholds identified in Section 1.1.1 of the County's Surface Water Design Manual, flow control and treatment facilities should mitigate the impacts generated by surface and stormwater runoff. Swales should be used when ecologically appropriate to treat runoff.~~

~~CP-648 King County should adopt a "business district design guideline" for the Vashon Town Center calling for installation of a rural type road section with either a road/sidewalk/bio-swale configuration, or a road/swale/trail configuration, where~~

~~**there is sufficient right of way, unless an alternate design that can protect groundwater recharge can be constructed.**~~

~~**CP-649** **King County should protect the quality and quantity of groundwater on Vashon/Maury Island by measuring, monitoring, and reporting information on groundwater quality and quantity to provide the information needed to manage groundwater resources.**~~**))**

Plan History

In 2016, the Vashon-Maury Island Community Service Area Subarea Plan was initiated as King County's first plan developed under its reconfigured subarea planning program. The recent history of prior Vashon-Maury Island community plans is as follows:

- **1986 Vashon Community Plan.** This Island-wide plan was adopted in 1986,[5] but was then rescinded over a decade later, in 1998,[6] due to the passage of the Washington State Growth Management Act in the early 1990s. At that time, some key policies from the 1986 plan that were consistent with the Growth Management Act were incorporated into the King County Comprehensive Plan. These policies remained in this chapter of the Comprehensive Plan through 2016 but, with the adoption of the 2017 Vashon-Maury Island Community Service Area Subarea Plan, they have since been removed from the chapter.

- **1996 Vashon Town Plan.**[7] This plan focused on a smaller geography, the Rural Town, and was developed consistent with the Growth Management Act. The 1996 Town Plan remained active through 2017 but, with the adoption of the 2017 subarea plan, it has since been repealed.

The Island-wide 2017 Vashon-Maury Island Community Service Area Subarea Plan updates these prior policies and consolidates them into a single document that aims to retain community priorities while eliminating outdated and/or accomplished items. Policies and actions that are carried forward are re-assessed and re-prioritized for implementation. The 2017 subarea plan (bound as a separate document) is adopted as an element of the King County Comprehensive Plan.

[5] Ordinance 7837
[6] Ordinance 13273
[7] Ordinance 12395

Vision & Guiding Principles

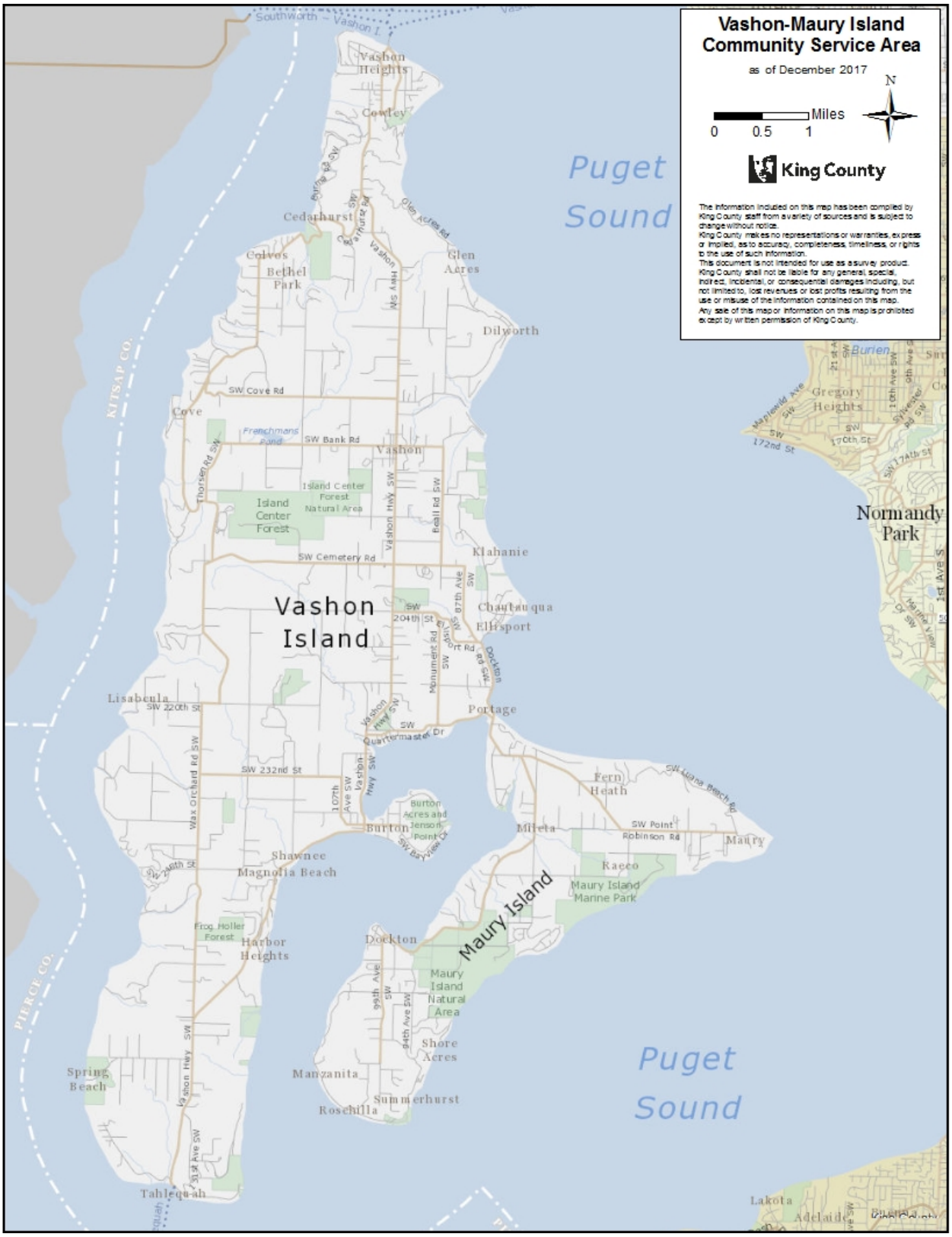
Vashon-Maury Island Vision

The Vashon-Maury Island Community Servicea Subarea Plan envisions a healthy, rural environment and reflects the following values identified by the community during plan development:

- Independence and self-sufficiency
- Natural environment
- Equity and diversity
- Island history
- Creativity and self-expression
- Sustainable local employment
- Community collaboration

These values are exhibited and sustained through ten guiding principles:

- Maintain the rural character of Vashon-Maury Island
- Encourage and protect the diversity of neighborhoods and affordable housing choices for all
- Guide limited growth on Vashon-Maury Island and ensure development does not over-extend basic services, public safety, and infrastructure
- Plan the Rural Town of Vashon as the mixed use and vibrant center of the community
- Preserve and protect native habitats, groundwater, shorelines, open space and sensitive areas for present and future generations
- Protect agricultural lands and support Island farmers and growers
- Provide a balanced and integrated multimodal transportation system that reflects environmental, economic, and social considerations
- Preserve historic, archeological, and cultural resources
- Promote an environment where all people can be physically active, eat nutritious food, and live in safe and healthy places
- Support and foster a diverse, dynamic, and sustainable rural economy


Vashon-Maury Island
Community Service Area
as of December 2017
N
Miles
0 0.5 1
King County
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Puget Sound
Vashon Island
Maury Island
Vashon Heights
Cowley
Cedarhurst
Colvos
Bethel Park
Glen Acres
Dilworth
Cove
Vashon
Island Center Forest Natural Area
Klahanie
Chautauqua
Ellisport
Portage
Lisabeula
Burton
Shawnee
Magnolia Beach
Harbor Heights
Frog Holler Forest
Spring Beach
Tahlequah
Manzanita
Roschilla
Summerhurst
Shore Acres
Dockton
Maury Island Natural Area
Maury Island Marine Park
Raeco
Maury
Mileta
Fern Heath
Burton Acres and Jenson Point
Burien
Gregory Heights
Normandy Park
Lakota
Adelaide
KITSAP CO.
PIERCE CO.

In Chapter 11 Community Service Area Planning, starting on Page 11-50, amend text as follows:

D. West Hill – Skyway Potential Annexation Area

The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

In 2014, the County adopted Motion 14221, which called for a comprehensive update to the West Hill Community Plan. Around this same time, the County was also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a local Action Plan, which was proposed to be an addendum to the existing Community Plan. Since then, the County reinitiated its Subarea Planning Program – and, as a result, the County now has resources available to comprehensively review the Community Plan, consistent with Motion 14221. The County will work with the community to review the proposed Action Plan and to update the Community Plan within the context of the new Subarea Planning Program. An update to the Community Plan will be transmitted by the Executive to the Council by ((~~September 1, 2017~~)) March 1, 2018 and will be considered by the Council as part of the ((~~2017~~)) 2018 Comprehensive Plan update.

In Chapter 12 Implementation, Amendment and Evaluation, starting on Page 12-5, amend policy as follows:

I-203 **Except as otherwise provided in this policy, the annual cycle shall not consider proposed amendments to the King County Comprehensive Plan that require substantive changes to Comprehensive Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments ((~~and changes to the Urban Growth Area Boundary~~)) may be considered in the annual amendment cycle only ((~~if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement~~)) to consider the following:**

- **a. A proposal for a Four-to-One project that changes the Urban Growth Area Boundary; ((~~or~~))**
- **b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study;**
- **c. Amendments necessary for the protection and recovery of threatened and endangered species; or**
- **d. Adoption of Community Service Area subarea plans.**

In Chapter 12 Implementation, Amendment and Evaluation, starting on Page 12-12, amend text as follows:

Action 1: Initiation of the Community Service Area Subarea Planning Program. Under the direction of the Department of Permitting and Environmental Review, King County is launching a new regular subarea planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea Planning, launching and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.

- *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every seven years based on planning schedule in Chapter 11.
- *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, no later than March 1 of the year following the Community Service Area's planning period.
- *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the applicable study area throughout the community planning process.