

Substantive Issues with Vashon CSA Subarea Plan Due to Inconsistency with GMA, Adopted County Policy, County Budget

The Vashon-Maury Island CSA Subarea Plan, as transmitted, has inconsistencies with the Growth Management Act, adopted County policy, and County budget. In addition, some of the policies and actions in the transmitted plan call for actions that would be performed by entities King County does not control (such as 4Culture, the Flood Control District, the Vashon Island Growers Association).

Councilmembers may wish to address these issues, as they have implications both for what the residents of Vashon-Maury Island may expect, and what residents of other unincorporated areas may expect from their CSA subarea plans, including:

Marijuana zoning

Although the plan states that marijuana zoning is not changed (p. 29 of Attachment A), the transmitted P-suffix technical changes would prohibit marijuana production and processing in the CB zones in the Rural Town (p. E-8 of Attachment E). Executive staff state that the plan is incorrect and the P-suffix attachment is correct; this internal inconsistency will need to be addressed. In addition, this policy change would be inconsistent with County policy for CB zones in other unincorporated areas.

On-site sewage study

The plan proposes an island-wide study of on-site sewage systems to evaluate the impacts of sea level rise and the need for community systems or other options. (Policy F-12, p. 93) This is presented in the text as a key goal for community members. Unfortunately, Public Health staff report that they do not have funding to implement this study, and cannot commit to the action as drafted in the transmitted plan.

Regional and backcountry trails

The plan proposes a feasibility study of a new regional trail, as well as a network of backcountry trails. (Policies P-7 and P-8, p. 68). However, Parks staff report that they do not currently have funding to carry out a feasibility study.

Public Benefit Rating System (PBRS)

The plan calls for enhanced public outreach and education to participants in the PBRS program (Policy R-2, p. 35). However, DNRP staff report they do not currently have funding to do this work.

Agriculture zoning

The plan proposes allowing applications for rezones to an Agriculture zone on parcels down to 5 acres. (Policy R-7, p. 38). This is inconsistent with the adopted Comp Plan.

Arts and Culture

The plan calls for the development of an Arts Master Plan with 4Culture and a community-based organization. (Policy P-10, p. 69 of Attachment A). Other proposed actions include playing local music on Metro bus routes on the Island (Policy P-12, p.

70) The County does not have authority over 4Culture or its budget, and does not currently provide funding for arts and culture activities.

Roads and road capacity

The plan prohibits new roads outside the Rural Town, unless other alternatives are “determined infeasible.” (Policy T-1, p. 77). This is inconsistent with the KCCP that doesn’t allow additional road capacity in the Rural Area.

Transit service

The plan calls for significant additional transit service, (Policies T-2 and T-5, p. 81) which may be inconsistent with regular Metro service guidelines or the alternative services (Community Connections) plan.

Septage

The plan calls for an evaluation of how the Vashon Treatment Plant can be adapted to accept septage. (Policy F-10, p. 92). WTD staff state that the treatment plan cannot accept septage unless it is rebuilt.