



King County

**Metropolitan King County Council
Transportation, Economy and Environment Committee**

STAFF REPORT

Agenda Item:	10	Name:	Christine Jensen
Proposed No.:	2017-0317	Date:	October 17, 2017

SUBJECT

Proposed Ordinance (PO) 2017-0317 would adopt the 2017 annual cycle update to the 2016 King County Comprehensive Plan (KCCP) and the Vashon-Maury Island Community Service Area (CSA) Subarea Plan.

SUMMARY

On July 21, 2017, the Executive transmitted the proposed 2017 update to the KCCP as PO 2017-0317. The 2017 KCCP is a limited, annual cycle update, and will be primarily focused on the proposed Vashon-Maury Island CSA Subarea Plan. The Council is in the process of reviewing and deliberating on the Executive’s proposal.

The Transportation, Economy and Environment (TrEE) Committee received a briefing on September 19, 2017, on substantive policy issues in the transmittal. On October 3, the Executive transmitted an updated version of the proposed plan as Striking Amendment S1.¹ The TrEE Committee was briefed on the changes proposed in the Striking Amendment at a special committee meeting on October 4. Public comments were taken in Committee on September 19 and October 4, and the Executive held a community meeting on the Striking Amendment on October 10. Written public comments have also been submitted throughout the process.

The TrEE Committee is scheduled to take action today on PO 2017-0317, including consideration of Striking Amendment S1 and proposed amendments to the Striking Amendment. A Public Hearing and final action is currently anticipated to occur at the full Council on December 4, 2017. Due to public noticing requirements,² if the Committee does not take action today, it would most likely limit the Council’s ability to take final action before the end of the year.

¹ The transmittal letter for the Striking Amendment is included as Attachment 6 to the staff report.

² Requirements include: newspaper advertising 30 days in advance of the public hearing, mailed notice to properties within 500 feet of any zoning change 30 days in advance of the public hearing, and 30 day public comment period on the SEPA determination. The timeline would also need to include staff time needed to produce the necessary public documents in advance of 30 day deadlines.

BACKGROUND

The KCCP is the guiding policy document for land use and development regulations in unincorporated King County, as well as for regional services throughout the County, including transit, sewers, parks, trails, and open space. It is informed by and must be consistent with the Washington State Growth Management Act (GMA). The GMA, policies in the KCCP, and regulations in the King County Code dictate the allowed frequency for considering and adopting updates to the KCCP.

Annual cycle. On an annual basis, limited types of amendments to the KCCP are allowed to be adopted. This is known as the “annual cycle.” Adoption of CSA subarea plans may also occur during the annual cycle. Except in limited instances allowed by the GMA,³ the KCCP cannot be amended more than once per year. While the Code states that the KCCP “may be amended” annually, it is not required to be reviewed or amended on an annual basis.

Four-year cycle. Substantive changes to KCCP policy language and amendments to the Urban Growth Area (UGA) boundary⁴ are only allowed to be considered once every four years.^{5,6} This is known as the “four-year cycle.” The last four-year update to the KCCP occurred in 2016.⁷

CSA Subarea Plans. A CSA subarea plan is a 20-year, multi-discipline, integrated policy document that applies the countywide goals of the KCCP to a smaller geographic area. Although CSA subarea plans are bound as stand-alone documents, these plans are still elements of and adopted as part of the KCCP. The policies included in CSA subarea plans carry the same weight as the policies that are in the KCCP.

Previous Vashon-Maury Island planning documents. The Vashon-Maury Island CSA Subarea Plan was initiated as King County’s first plan developed under its new 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 1986,⁸ but was then rescinded over a decade later, in 1998,⁹ due to the passage of the GMA

³ RCW 36.70A.130

⁴ Note that Four-to-One UGA proposals may be considered during the annual cycle (see K.C.C. 20.18.030(B)(10), 20.18.040(B)(2), 20.18.170, and 20.18.180).

⁵ From year 2000 and forward. Substantive updates to the KCCP can be considered on a two-year cycle, but only if: “the county determines that the purposes of the KCCP are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data” (K.C.C. 20.18.030(C)). This determination must be authorized by a motion adopted by the Council. To date, this option has not been used by the County.

⁶ The annual Capital Improvement Plan (CIP), Transportation Needs Report (TNR), and school capital facilities plans are elements of the KCCP but are adopted in conjunction with the County budget, and thus follows separate timeline, process, and update requirements (see K.C.C. 20.18.060 and 20.18.070).

⁷ Ordinance 18427

⁸ Ordinance 7837

⁹ Ordinance 13273

in the early 1990s. At that time, some key policies from the 1986 plan that were consistent with the GMA were incorporated into the KCCP. These policies remain in the KCCP today.

- 1996 Vashon Town Plan.¹⁰ This plan focused on a smaller geography, the Rural Town, and was developed consistent with the GMA. The 1996 Town Plan is still an active planning document for the Vashon Rural Town.

Elements of the transmittal package. The transmittal package for the 2017 KCCP and Vashon-Maury Island CSA Subarea Plan is comprised of the following elements:

- **Proposed Ordinance 2017-0317:** PO 2017-0317 would direct adoption of: the Vashon-Maury Island CSA Subarea Plan as an element of the KCCP; land use and zoning map amendments; and 2017 amendments to the 2016 KCCP. The proposed ordinance would also amend the King County Code to create a new Special District Overlay (SDO),¹¹ which would create an incentive program for affordable housing development on 246 parcels within the Vashon Rural Town¹² boundary.
- **Attachment A – Vashon-Maury Island CSA Subarea Plan:** The proposed Subarea Plan would create a new community-level planning document specific to the Vashon-Maury Island CSA geography. The Subarea Plan would be an element of the KCCP, and includes a suite of long-term planning policies and implementation actions that direct development, provision of services, and infrastructure investments in the community over the next 20 years. While these policies are specific only to Vashon-Maury Island, they would carry the same legal-weight as the policies in the KCCP.
- **Attachment B – Land Use Map Amendments:** The proposed ordinance proposes to change the land use designation for four parcels within the Maury Island Natural Area¹³ (from “Mining” to “Open Space”). Additionally, the land use designation for a parcel¹⁴ in the Vashon Rural Town is proposed to be changed (from “Other Parks” to “Rural Town”).
- **Attachment C – Zoning Map Amendments:** Related to the proposed Land Use Map Amendments in Attachment B, the proposed ordinance also proposes to change the zoning classification for the four parcels within the Maury Island Natural Area (from

¹⁰ Ordinance 12395

¹¹ Per K.C.C. 21A.04.160: SDO’s are used “to carry out Comprehensive Plan and community, subarea or neighborhood plan policies that identify special opportunities for achieving public benefits by allowing or requiring alternative uses and development standards that differ from the general provisions of [the King County Code].”

¹² Rural Towns are unincorporated areas in rural King County that have urban-level zoning. The KCCP designated these areas to “recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses.” There are only three Rural Towns designated in the KCCP: Fall City, Snoqualmie Pass, and Vashon.

¹³ Parcel numbers 2822039023, 2822039057, 2822039024 and 2822039025

¹⁴ Parcel number 2923039044

“Mineral” to “RA-10-SO”). The proposed zoning change would also add these parcels into SDO 140, related to groundwater protection.

- **Attachment D – Affordable Housing SDO Map:** As noted above, the transmittal proposes to create a new SDO to incentivize affordable housing development on 246 parcels within Vashon Rural Town. Attachment D would designate the specific parcels that would be eligible to participate in the incentive program.
- **Attachment E – Vashon Rural Town Area Zoning:** There are 30 different property specific, or p-suffix, development conditions¹⁵ across the Island. Two of those conditions, VS-P28 and VS-P29, are proposed to be amended in PO 2017-0317.
- **Attachment F – Amendments to the 2016 KCCP:** The current KCCP includes policies that are specific to Vashon-Maury Island throughout the Plan. PO 2017-0317 proposes to remove most of these Vashon-Maury Island-specific policies from the KCCP. Most of these policies are proposed to be moved into Vashon-Maury Island CSA Subarea Plan, some with updated language to reflect current policy goals and community interests.¹⁶

Actions to-date for the 2017 KCCP and Vashon-Maury Island CSA Subarea Plan.

Development of the transmitted Vashon-Maury Island CSA Subarea Plan in PO 2017-0317 included a community outreach process that began in March 2016. A listing of all outreach activities can be found in the “Public Involvement Summary” document that is located on the Council’s 2017 KCCP website.¹⁷ Additional outreach information and public comments received during plan development can be found on the Executive’s Vashon-Maury Island CSA Subarea Plan website.¹⁸

PO 2017-0317 was transmitted to the Council on July 21. The TrEE Committee received a briefing on September 19, 2017, on substantive policy issues in the transmittal. On October 3, the Executive transmitted an updated version of the proposed plan as Striking Amendment S1. The TrEE Committee was briefed on the changes proposed in the Striking Amendment at a special committee meeting on October 4. Public comments were taken in Committee on September 19 and October 4, and the Executive held a community meeting on October 10. Written public comments have also been submitted throughout the process. The TrEE Committee is anticipated to take action today on PO 2017-0317, including consideration of Striking Amendment S1 and proposed amendments to the Striking Amendment. A Public Hearing and final action is currently anticipated to occur at the full Council on December 4, 2017.

¹⁵ Per K.C.C. 21A.04.150, P-suffix conditions are “property specific development standards that are imposed on certain properties to indicate that conditions beyond the minimum requirements of [the King County Code] have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval.”

¹⁶ A policy-by-policy explanation of each proposed KCCP policy change is included in the “I-207 policy matrix” in the transmittal package.

¹⁷ <http://www.kingcounty.gov/council/CompPlan/2017compplan>

¹⁸ <http://www.kingcounty.gov/depts/permitting-environmental-review/community-service-area-plan/2016-vashon-maury-island-CSAP>

Timeline for Council adoption. As noted above, the GMA requires that, except in limited instances, the KCCP can only be amended once per year. Therefore, to adopt the 2017 KCCP and Vashon-Maury Island CSA Subarea Plan, the Council must either:

1. Adopt PO 2017-0317 by the end of 2017; or
2. Defer adoption of PO 2017-0317 until sometime in 2018, when it can then be considered and adopted in conjunction with the 2018 KCCP annual update. The 2018 KCCP is anticipated to include the updated Skyway-West Hill Action Plan (SWAP)/CSA Subarea Plan,¹⁹ and is expected to be transmitted on March 1, 2018. Both ordinances (the 2017 KCCP/Vashon-Maury Island CSA Subarea Plan and the 2018 KCCP/Skyway-West Hill CSA Subarea Plan) would then need to be considered and acted on by the Council at the same time in 2018.

The 2016 KCCP directed that the Vashon-Maury Island outreach and subarea plan development occur in 2016 for transmittal by March 1, 2017. Executive staff note that plan development took longer than they expected, and on March 1, 2017, the Executive requested an extension in the transmittal deadline to June 15, 2017. Ultimately, the plan was transmitted on July 21, 2017, as PO 2017-0317. This delay in transmittal has significantly condensed the Council's review and adoption schedule if the Council wishes to complete action by the end of 2017. As shown in Attachment 9 to the staff report, the current schedule for consideration of the proposed ordinance is based on adoption by the end of 2017. However, due to public noticing requirements,²⁰ if the Committee does not take action today, it would most likely limit the Council's ability to take final action before the end of the year.

ANALYSIS

On September 19, the TrEE Committee was briefed on technical and substantive policy issues in the transmittal identified by Council staff, which included the following issues:

- **Inconsistency with the GMA.** The proposed plan would carry forward old policies and priorities from the repealed 1986 Community Plan, which was adopted prior

¹⁹ The proposed SWAP was included as a component of the 2016 KCCP transmittal. The proposed 2016 SWAP was drafted prior to the adoption of the new CSA Subarea Planning Program framework in the 2016 KCCP; therefore, the 2016 SWAP was not adopted in the 2016 KCCP update. Instead, the 2016 KCCP directed that the SWAP and the existing 1994 West Hill Community Plan be reviewed and updated under the new CSA Subarea Planning Program framework. The 2016 KCCP also directed that the updated Skyway-West Hill CSA Subarea Plan be transmitted by September 1, 2017. On March 1, 2017, the Executive requested an extension of the transmittal deadline to December 31, 2017. To be consistent with KCCP transmittal timelines in the King County Code and the GMA requirements to only amend the KCCP once per year, it is anticipated that the Skyway-West Hill CSA Subarea Plan will be transmitted as a part of the 2018 KCCP annual update on March 1, 2018.

²⁰ Requirements include: newspaper advertising 30 days in advance of the public hearing, mailed notice to properties within 500 feet of any zoning change 30 days in advance of the public hearing, and 30 day public comment period on the SEPA determination. The timeline would also need to include staff time needed to produce the necessary public documents in advance of 30 day deadlines.

to the GMA and thus means that many of the 1986 Plan elements are not consistent with current state law.

- **Changes to current policy direction.** In a number of cases, current policy language from the KCCP and the Vashon Town Plan is proposed to be incorporated into the Subarea Plan but is proposed to be changed from a current “should” direction to a new “shall” requirement.
- **Inconsistency with adopted policies.** The transmitted plan includes a number of proposed policies and implementation actions that are inconsistent with the GMA, KCCP, the King County Code, and/or current adopted direction of King County agencies.
- **Potential for unanticipated County responsibilities.** The transmitted plan includes a number of proposed policies and implementation actions that impose new requirements on the County that may not be feasible within the County’s adopted budget, or that may not meet the Council’s policy goals.
- **Policy implications for countywide policies and/or other geographies.** The transmitted plan includes a number of proposed policies and implementation actions that are included in this Vashon-Maury Island-specific plan but could have impacts on countywide policies, plans, and regulations or could potentially set precedents for subarea plans in other CSA geographies.
- **Potential for inconsistent service levels.** The transmitted plan includes a number of proposed policies and implementation actions that would result in providing higher service levels to Vashon-Maury Island communities than in other unincorporated areas.
- **Scope beyond King County government.** The transmitted plan includes a number of proposed policies and implementation actions that would direct required actions of non-County agencies or organizations.

AMENDMENTS

On October 3, the Executive transmitted an updated version of the proposed plan as **Striking Amendment S1**, included as **Attachment 2** to the staff report.²¹ The Striking Amendment would to amend all elements of the transmittal package, including changes to: the King County Code, the proposed Subarea Plan, and all attachments to PO 2017-0317. The proposed changes include: technical corrections; non-substantive edits; and substantive changes to text, policies, and implementation actions to address the policy issues noted above. A summary of the Striking Amendment is included as Attachments 7 and 8 to the staff report. A briefing on the proposed changes in the Striking Amendment was provided to the TrEE Committee on October 4.

²¹ The transmittal letter for the Striking Amendment is included as Attachment 6 to the staff report.

Currently, there are two proposed amendments to the Striking Amendment:

- **Amendment 2**, included as **Attachment 3** to the staff report, would add additional evaluation requirements for the affordable housing SDO.
- **Amendment 3**, included as **Attachment 4** to the staff report, is a technical amendment that would replace Attachment B Land Use and Zoning Map Amendments with a corrected version.

There is also **Title Amendment T1**, included as **Attachment 5** to the staff report, which would reflect changes in the Striking Amendment.

The TrEE Committee is scheduled to take action today on PO 2017-0317, including consideration of these amendments. Due to public noticing requirements,²² if the Committee does not take action today, it would most likely limit the Council's ability to take final action before the end of the year.

The aforementioned GMA requirements for "early and continuous" public engagement in the development and amendment of the KCCP means that amendments to PO 2017-0317 are encouraged to be considered during committee review and action. Any additional amendments that are anticipated to be considered at the time of full Council action in December would need to be included in the public hearing notices.

ATTACHMENTS

1. Proposed Ordinance 2017-0317
2. Striking Amendment S1, and attachments:
 - Attachment A: Vashon-Maury Island Community Service Area Subarea Plan, dated October 2, 2017
 - Attachment B: Land Use and Zoning Map Amendments, dated October 2, 2017
 - Attachment C: Amendments to 2016 King County Comprehensive Plan, dated October 2, 2017
3. Amendment 2, and attachment
 - Redline of Amendment 2 changes to Striking Amendment S1 (provided for illustrative purposes only)
4. Amendment 3, and attachment
 - Attachment B: Land Use and Zoning Map Amendments, dated October 13, 2017
5. Title Amendment T1
6. Transmittal letter regarding Striking Amendment S1
7. Summary of Striking Amendment S1
8. Summary of SDO changes in Striking Amendment S1

²² Requirements include: newspaper advertising 30 days in advance of the public hearing, mailed notice to properties within 500 feet of any zoning change 30 days in advance of the public hearing, and 30 day public comment period on the SEPA determination. The timeline would also need to include staff time needed to produce the necessary public documents in advance of 30 day deadlines.

9. 2017 KCCP & Vashon-Maury Island CSA Subarea Plan Schedule, updated as of September 29, 2017
10. Public comments, October 2 – October 12, 2017

INVITED

- Lauren Smith, Director of Regional Planning, Office of Performance, Strategy and Budget
- John Starbard, Director, Department of Permitting and Environmental Review

LINKS

All components of the transmitted 2017 KCCP and Vashon-Maury Island CSA Subarea Plan can be found at:

<http://www.kingcounty.gov/council/CompPlan/2017compplan>

The components of the ordinance and its attachments include:

- Proposed Ordinance 2017-0137
- Vashon-Maury Island Community Service Area Subarea Plan (Attachment A)
- Land Use Map Amendments (Attachment B)
- Zoning Map Amendments (Attachment C)
- Affordable Housing Special District Overlay Map (Attachment D)
- Vashon Rural Town Area Zoning (Attachment E)
- Amendments to 2016 King County Comprehensive Plan (Attachment F)

Also included are supporting documents that do not get adopted as part of the legislation, but provide useful information:

- Transmittal Letter
- Plain Language Summary of Affordable Housing Special District Overlay
- Policy Amendment Analysis Matrix
- Public Involvement Summary
- Regulatory Note
- Fiscal Note
- Fiscal Note Supplement



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

October 13, 2017

Ordinance

Proposed No. 2017-0317.1

Sponsors McDermott

1 AN ORDINANCE relating to comprehensive planning and
 2 zoning; adopting the Vashon-Maury Island Community
 3 Service Area Plan; amending Ordinance 12061, Section 4,
 4 and K.C.C. 20.12.325, Ordinance 263, Article 2, Section 1,
 5 as amended, Ordinance 17485, Section 2, as amended,
 6 Ordinance 17842, Section 3, as amended, and K.C.C.
 7 20.12.017 and adding a new section to K.C.C. chapter
 8 21A.38.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. Findings: For the purposes of effective land use and subarea
 11 planning and regulation, the King County Council makes the following legislative
 12 findings:

13 A. King County adopted the 2016 King County Comprehensive Plan to meet the
 14 requirements of the Washington State Growth Management Act ("the GMA");

15 B. As stated in the 2016 King County Comprehensive Plan, Vashon-Maury
 16 Island is one of King County's seven Community Service Areas and the plan schedule in
 17 Chapter 11 identifies the Vashon-Maury Island Community Service Area Plan as being
 18 completed in 2016;

19 C. The Vashon Community Plan, adopted in 1981 by Ordinance 5522, as
20 amended, was a plan to guide growth and development across all of Vashon-Maury
21 Island. This ordinance was repealed by Ordinance 13273 and resulted in the majority of
22 Vashon-Maury Island not having an active community plan;

23 D. The Vashon Town Plan, adopted in 1996 by Ordinance 12395, is an active
24 plan to guide growth, design and development in the Rural Town of Vashon. Many
25 elements and policies of this plan are outdated and require updating;

26 E. The King County council directed in Attachment A to Motion 14351 that the
27 executive prepare an update to the 1996 Vashon Town Plan and incorporate the update
28 into the Comprehensive Plan;

29 F. After assessing the status of and need for a long-range, island-wide community
30 plan, the executive determined that the Community Service Area plan should update both
31 the Vashon Town Plan and all areas of the island outside Vashon Rural Town;

32 G. The GMA and K.C.C. 20.18.030.A. authorize comprehensive plans to include
33 a subarea plan and allow for initial adoption of a subarea plan once per year;

34 H. The GMA requires that King County adopt development regulations to be
35 consistent with and implement the Comprehensive Plan; and

36 I. The changes to zoning contained in this ordinance are needed to maintain
37 conformity with the 2016 King County Comprehensive Plan. They bear a substantial
38 relationship to, and are necessary for, the public health, safety and general welfare of
39 King County and its residents.

40 SECTION 2. A. The Vashon-Maury Island Community Service Area Plan in
41 Attachment A is hereby adopted as an amendment to and component of Chapter 11 of the

42 2016 King County Comprehensive Plan.

43 B. The Land Use Map of the 2016 King County Comprehensive Plan, as adopted
44 in Ordinance 18427, Section 2, is hereby amended for that portion of unincorporated
45 King County defined in Attachment B to this ordinance.

46 C. As authorized under K.C.C. 21A.04.190.B, the official zoning map, as
47 amended by this ordinance, is hereby adopted as the official land use and zoning control
48 for that portion of unincorporated King County defined in Attachment C to this
49 ordinance.

50 D. As authorized under K.C.C. 21A.38.030.A, Attachment E to this ordinance
51 amends two existing property-specific development standards for Vashon Rural Town.

52 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 21A.38
53 a new section to read as follows:

54 A. The purpose of the affordable housing special district overlay is to increase
55 the supply of affordable housing within Vashon Rural Town through the offering of
56 voluntary development incentives.

57 B. The special district overlay is eligible to be used by any residential or mixed
58 use development that complies with the three standards below. Use of the special district
59 overlay is voluntary. The eligible parcels shown in Attachment D to this ordinance retain
60 all existing development and land use rights and may exercise those without using this
61 incentive.

62 1. One-hundred percent of the planned dwelling units shall be affordable units,
63 which means the residents of those units are at eighty percent or below of area median
64 income, using the most current United States Department of Housing and Urban

65 Development median income figures for King County, with requirements for half of the
66 units to be housing residents at sixty percent or less of the area median income;

67 2. The development is located on a qualifying overlay parcel; and

68 3. The development adheres to all overlay standards listed in subsection C. of
69 this section.

70 C. The following standards shall apply:

71 1. All of the dwelling units within any development shall be affordable to
72 households with incomes at eighty percent of area median income, with a minimum of
73 half of all units in each development affordable to households with incomes at or below
74 sixty percent of area median income;

75 2. Any parcel zoned R-1 may develop up to a maximum R-4 zone density,
76 which is four dwelling units per acre;

77 3. Any parcel zoned R-4 may develop up to a maximum R-8 zone density,
78 which is eight dwelling units per acre;

79 4. Any parcel zoned R-8 or R-12 may develop up to a maximum R-18 zone
80 density, which is eighteen dwelling units per acre;

81 5. Any mixed use development in the Community Business (CB) zone that
82 contains a residential component may develop up to a maximum R-18 zone density,
83 which is eighteen dwelling units per acre;

84 6. Use of this incentive requires a development agreement with the department
85 of permitting and environmental review before issuance of any building permit. The
86 agreement must address: the number of dwelling units; the terms and conditions of the
87 affordable units; the approved site plan, including the number of off-street parking

88 spaces; the specific water and energy conservation measures being implemented; and
89 other relevant and unique conditions to the site;

90 7. Income limits for residents, in accordance with King County standards at the
91 time of a complete building permit application, shall apply. All future resident incomes
92 shall be verified by the department of community and human services in accordance with
93 federal, state and county standards;

94 8. The development shall incorporate the energy conservation measures in
95 K.C.C. 21A.34.040.F.4.a.;

96 9. To reduce the impacts of new development on potable water supplies, the
97 development shall incorporate at least three of the water conservation measures shown
98 below, except that only one of the outdoor measures from subsection C.9. a. through h. of
99 this section may be counted toward the minimum requirement:

- 100 a. mulch landscape beds with two inches organic mulch;
- 101 b. use grass type requiring less irrigation and minimal maintenance;
- 102 e. use Xeriscape landscape techniques on seventy-five percent or more of site
103 landscaped area;
- 104 d. landscape with plants appropriate for site topography and soil types,
105 emphasizing use of plants with low watering requirements (drought tolerant);
- 106 e. install subsurface or drip systems for irrigation with timers;
- 107 f. install a rainwater collection system, such as a cistern, that reduces water
108 consumption for irrigation by fifty percent annually;
- 109 g. provide one-hundred percent of landscaping water use with captured
110 precipitation or reused water purified without the use of chemicals;

- 111 h. install smart scheduling technology. This strategy counts for a maximum
112 reduction of thirty percent provided all landscape water use is controlled by a soil
113 moisture sensor control system or a weather-based irrigation control system;
- 114 i. reduce total indoor and outdoor water consumption by at least twenty-five
115 percent over standard practices;
- 116 j. provide water submetering for each unit or entire building;
- 117 k. install all bathroom faucets with 1.5 gallons per minute or better. Install
118 Watersense-qualified products;
- 119 l. install all showerheads not to exceed 1.75 gallons per minute. Install
120 Watersense-qualified products;
- 121 m. install all kitchen faucets not to exceed two gallons per minute;
- 122 n. install high efficiency toilets not to exceed 1.28 gallons per flush or 1.6/1.1
123 for dual flush. Install Watersense-qualified products;
- 124 o. install no-cartridge waterless urinals or 1/8 gallon urinals and high
125 efficiency toilets as noted above in all common areas; and
- 126 p. install point-source, on-demand or recirculation pump hot water systems,
127 where appropriate;
- 128 10. A certificate of water availability from Water District 19 must be provided
129 at the time of permit application;
- 130 11. All new units must connect to Vashon Sewer District;
- 131 12. Affordable housing units shall remain as affordable housing for a minimum
132 of fifty years from the date of initial owner occupancy for ownership affordable housing
133 units and thirty years for rental affordable housing units; and

134 13. Residential Density Incentive standards of K.C.C. 21A.34.080 still apply
135 except that under K.C.C. 21A.34.080.D., off-street parking may be reduced below one
136 per unit, with the approval of the director of the department of permitting and
137 environmental review, with submission of a site-specific parking study.

138 D.1. Under K.C.C. 20.20.060, all applicants are required to prepare and install a
139 four-foot by four-foot notice board that must be placed in a conspicuous location on the
140 property proposed for development and the board shall remain in place throughout the
141 permit process so that it is visible to people passing by the site.

142 2. Before submitting an application for any development using this incentive,
143 the applicant shall:

144 a. Provide notification to all residences and businesses within five hundred feet
145 of the boundary of the proposed site, or at least twenty property owners, whichever is
146 greater. At a minimum, the notice shall contain the following:

147 (1) the name of the affordable housing developer;

148 (2) the location of development;

149 (3) the total number of planned dwelling units;

150 (4) preliminary architectural renderings of typical units;

151 (5) preliminary site plan;

152 (6) the dates, times and locations of community informational meeting about
153 the development;

154 (7) contact information including names and phone numbers for the developer
155 or applicant; and

156 (8) a county contact person or agency; and

157 b. conduct at least one community informational meeting held in a building
158 accessible to the public at least thirty days before the anticipated date of application to
159 King County. The purpose of the meeting is to provide neighboring property owners and
160 residents with information regarding the proposed development and to answer questions
161 regarding the proposed development.

162 E.1. A written evaluation of the special district overlay shall be conducted by
163 King County department of permitting and environmental review to assess its scope,
164 standards and efficacy in achieving the overlay's purpose, as stated in subsection A. of
165 this section. The evaluation shall examine the advantages and disadvantages of the bonus
166 density incentive, including a review of the relationship between the eligible parcels in
167 Attachment D to this ordinance and potable water supply. Other factors the evaluation
168 shall consider are: the public benefits and risks of retaining or repealing the incentive;
169 the need for affordable housing on Vashon Island; infrastructure capacity, including
170 public roads and sewer; and potential impacts to affordable housing funding. The
171 evaluation shall take place upon the occurrence of one the following, whichever comes
172 first:

173 1. At the time that one hundred twenty affordable housing units that use this
174 incentive are approved for construction by the department of permitting and
175 environmental review. For the purposes of this subsection E.1., "approved for
176 construction" means that all of the standards in subsection C. of this section are
177 confirmed by King County, including a signed development agreement and approved site
178 plan; or

179 b. four years after the date of adoption, starting no later than six months before

180 the four-year deadline.

181 2. A minimum forty-five day public comment period must be incorporated into
182 the mandatory evaluation and must include an opportunity for input and data from King
183 County Water District 19 and Vashon Sewer District. A paper and an electronic copy of
184 the evaluation shall be filed with the clerk of the council and made available to the public
185 through the local library, the King County department of permitting and environmental
186 review web site, and other accessible venues and digital outlets. The clerk of the council
187 shall post a notice of the evaluation's availability in the Vashon-Maury Island newspaper
188 of record.

189 SECTION 4. Ordinance 12061, Section 4, and K.C.C. 20.12.325 are each hereby
190 amended to read as follows:

191 ~~((A.))~~ The Vashon ~~((Town Plan))~~ -Maury Island Community Service Area Plan,
192 dated June ~~((1994))~~ 2017, ~~((a bound and published document, as revised by the Vashon~~
193 ~~Town Plan Committee through November 29, 1995)),~~ which is Attachment A to this
194 ordinance, is to be reviewed by the King County ~~((€))~~ council and adopted as an initial
195 subarea plan ~~((for the Vashon Town Planning Area by March 31, 1996)).~~

196 SECTION 5. Ordinance 263, Article 2, Section 1, as amended, is hereby
197 amended to read as follows:

198 A. Under the King County Charter, the state Constitution and the Washington
199 state Growth Management Act, chapter 36.70A RCW, the 1994 King County
200 Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King
201 County until amended, repealed or superseded. King County performed its first
202 comprehensive four-cycle review of the Comprehensive Plan. As a result of the review,

203 King County amended the 1994 Comprehensive Plan through passage of the King
204 County Comprehensive Plan 2000. King County performed its second comprehensive
205 four-cycle review of the Comprehensive Plan in 2004. As a result of the review, King
206 County amended the 2000 Comprehensive Plan through passage of the King County
207 Comprehensive Plan 2004. The Comprehensive Plan shall be the principal planning
208 document for the orderly physical development of the county and shall be used to guide
209 subarea plans, functional plans, provision of public facilities and services, review of
210 proposed incorporations and annexations, development regulations and land development
211 decisions.

212 B. The amendments to the 1994 King County Comprehensive Plan contained in
213 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)
214 are hereby adopted.

215 C. The amendments to the 1994 King County Comprehensive Plan contained in
216 Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget
217 Sound Growth Management Hearings Board Decision and Order in Vashon-Maury
218 Island, et. al. v. King County, Case No. 95-3-0008.

219 ~~D. ((The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is~~
220 ~~adopted as a subarea plan of the King County Comprehensive Plan and, as such,~~
221 ~~constitutes official county policy for the geographic area of unincorporated King County~~
222 ~~defined in the plan and amends the 1994 King County Comprehensive Plan Land Use~~
223 ~~Map.~~

224 E.)) The amendments to the 1994 King County Comprehensive Plan contained in
225 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the

226 Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et
227 al, v. King County, Case No. 96-3-0013 as amendments to the King County
228 Comprehensive Plan.

229 ~~((F.))~~ E. The amendments to the 1994 King County Comprehensive Plan
230 contained in Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996
231 amendments) are hereby adopted as amendments to the King County Comprehensive
232 Plan.

233 ~~((G.))~~ F. The Black Diamond Urban Growth Area contained in Appendix A to
234 Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive
235 Plan.

236 ~~((H.))~~ G. The 1994 King County Comprehensive Plan and Comprehensive Plan
237 Land Use Map are amended to include the area shown in Appendix A of Ordinance
238 12535 as Rural City Urban Growth Area. The language from Ordinance 12535, Section
239 1.D., shall be placed on Comprehensive Plan Land Use Map page #32 with a reference
240 marker on the area affected by Ordinance 12535.

241 ~~((I.))~~ H. The amendments to the 1994 King County Comprehensive Plan
242 contained in Appendix A to Ordinance 12536 (1997 Transportation Need Report) are
243 hereby adopted as amendments to the King County Comprehensive Plan.

244 ~~((J.))~~ I. The amendments to the 1994 King County Comprehensive Plan
245 contained in Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997
246 amendments) are hereby adopted as amendments to the King County Comprehensive
247 Plan.

248 ~~((K.))~~ J. The amendments to the 1994 King County Comprehensive Plan

249 contained in the 1998 Transportation Needs Report, contained in Appendices A and B to
250 Ordinance 12931 and in the supporting text, are hereby adopted as amendments to the
251 King County Comprehensive Plan.

252 ~~((L-))~~ K. The amendments to the 1994 King County Comprehensive Plan
253 contained in Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998
254 amendments) are hereby adopted as amendments to the King County Comprehensive
255 Plan.

256 ~~((M-))~~ L. The 1999 Transportation Needs Report contained in Attachment A to
257 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County
258 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King
259 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
260 adopted as amendments to the King County Comprehensive Plan.

261 ~~((N-))~~ M. The amendments to the 1994 King County Comprehensive Plan
262 contained in Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999
263 amendments) are hereby adopted as amendments to the King County Comprehensive
264 Plan.

265 ~~((O-))~~ N. The 2000 Transportation Needs Report contained in Attachment A to
266 Ordinance 13674 is hereby adopted as an amendment to the 1994 King County
267 Comprehensive Plan, Technical Appendix C.

268 ~~((P-))~~ O. The Fall City Subarea Plan contained in Attachment A to Ordinance
269 13875 is adopted as a subarea plan of the King County Comprehensive Plan and, as such,
270 constitutes official county policy for the geographic area of unincorporated King County
271 defined in the plan. The Fall City Subarea Plan amends the 1994 King County

272 Comprehensive Plan land use map by revising the Rural Town boundaries of Fall City.

273 (~~(Q-)~~) P. The amendments to the King County Comprehensive Plan contained in
274 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King
275 County Comprehensive Plan.

276 (~~(R-)~~) Q. The Fall City area zoning amendments contained in Attachment A to
277 Ordinance 13875 are adopted as the zoning control for those portions of unincorporated
278 King County defined in the attachment. Existing property-specific development
279 standards (p-suffix conditions) on parcels affected by Attachment A to Ordinance 13875
280 do not change except as specifically provided in Attachment A to Ordinance 13875.

281 (~~(S-)~~) R. The amendments to the 1994 King County Comprehensive Plan Land
282 Use Map contained in Attachment A to Ordinance 13987 are hereby adopted to comply
283 with the Central Puget Sound Growth Management Hearings Board Decision and Order
284 on Supreme Court Remand in Vashon-Maury Island, et. al. v. King County, Case No. 95-
285 3-0008 (Bear Creek Portion).

286 (~~(T-)~~) S. The 2001 transportation needs report contained in Attachment A to
287 Ordinance 14010 is hereby adopted as an amendment to the 1994 King County
288 Comprehensive Plan, technical appendix C.

289 (~~(U-)~~) T. The amendments to the 1994 King County Comprehensive Plan
290 contained in Attachments A, B and C to Ordinance 14044 (King County Comprehensive
291 Plan 2000) are hereby adopted as amendments to the King County Comprehensive Plan.
292 Attachment A to Ordinance 14044 amends the policies, text and maps of the
293 Comprehensive Plan. Amendments to the policies are shown with deleted language
294 struck out and new language underlined. The text and maps in Attachment A to

295 Ordinance 14044 replace the previous text and maps in the Comprehensive Plan.
296 Attachment B to Ordinance 14044 contains technical appendix A (capital facilities),
297 which replaces technical appendix A to the King County Comprehensive Plan, technical
298 appendix C (transportation), which replaces technical appendix C to the King County
299 Comprehensive Plan, and technical appendix M (public participation), which is a new
300 technical appendix that describes the public participation process for the King County
301 Comprehensive Plan 2000. Attachment C to Ordinance 14044 includes amendments to
302 the King County Comprehensive Plan Land Use Map. The land use amendments
303 contained in Attachment C to Ordinance 14044 are adopted as the official land use
304 designations for those portions of unincorporated King County defined in Attachment C
305 to Ordinance 14044.

306 ~~((V-))~~ U. The Snoqualmie Urban Growth Area Subarea Plan contained in
307 Attachment A to Ordinance 14117 is adopted as a subarea plan of the King County
308 Comprehensive Plan and, as such, constitutes official county policy for the geographic
309 area of unincorporated King County defined in the plan. Attachment B to Ordinance
310 14117 amends the King County Comprehensive Plan 2000 land use map by revising the
311 Urban Growth Area for the City of Snoqualmie. Attachment C to Ordinance 14117
312 amends the policies of the Comprehensive Plan.

313 ~~((W-))~~ V. The Snoqualmie Urban Growth Area Subarea Plan area zoning
314 amendments in Attachment D to Ordinance 14117 are adopted as the zoning control for
315 those portions of unincorporated King County defined in the attachment. Existing
316 property-specific development standards (p-suffix conditions) on parcels affected by
317 Attachment D to Ordinance 14117 do not change

318 ~~((X-))~~ W. The amendments to the King County Comprehensive Plan 2000
319 contained in Attachment B to Ordinance 14156 are hereby adopted as amendments to the
320 King County Comprehensive Plan.

321 ~~((Y-))~~ X. The amendments to the King County Comprehensive Plan 2000
322 contained in Attachment A to Ordinance 14185 are hereby adopted as amendments to the
323 King County Comprehensive Plan in order to comply with the order of the Central Puget
324 Sound Growth Management Hearings Board in Green Valley et al, v. King County,
325 CPSGMHB Case No. 98-3-0008c, Final Decision and Order (1998) and the order of the
326 Washington Supreme Court in King County v. Central Puget Sound Growth Management
327 Hearings Board, 142 Wn.2d 543, 14 P.3d 133 (2000).

328 ~~((Z-))~~ Y. The amendments to the King County Comprehensive Plan 2000
329 contained in Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001
330 Amendments) are hereby adopted as amendments to the King County Comprehensive
331 Plan.

332 ~~((AA-))~~ Z. The amendment to the King County Comprehensive Plan 2000
333 contained in Attachment A to Ordinance 14286 is hereby adopted as an amendment to the
334 King County Comprehensive Plan in order to comply with the Central Puget Sound
335 Growth Management Hearings Board's Final Decision and Order in Forster Woods
336 Homeowners' Association and Friends and Neighbors of Forster Woods, et al. v. King
337 County, Case No. 01-3-0008c (Forster Woods), dated November 6, 2001.

338 ~~((BB-))~~ AA. The amendments to the King County Comprehensive Plan 2000
339 contained in Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002
340 Amendments) are hereby adopted as amendments to the King County Comprehensive

341 Plan.

342 ~~((CC.))~~ BB. The amendments to the King County Comprehensive Plan 2000
343 contained in Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003
344 Amendments) are hereby adopted as amendments to the King County Comprehensive
345 Plan.

346 ~~((DD.))~~ CC. The amendments to the King County Comprehensive Plan 2000
347 contained in Attachments A, B, C, D and E to Ordinance 15028 (King County
348 Comprehensive Plan 2004) are hereby adopted as amendments to the King County
349 Comprehensive Plan. Attachment A, Part I, to Ordinance 15028 amends the policies, text
350 and maps of the Comprehensive Plan. Attachment A, Part II, to Ordinance 15028
351 includes amendments to the King County Comprehensive Plan Land Use Map. The land
352 use amendments contained in Attachment A, Part II, to Ordinance 15028 are adopted as
353 the official land use designations for those portions of unincorporated King County
354 defined in Attachment A, Part II, to Ordinance 15028. Attachment B to Ordinance 15028
355 contains Technical Appendix A (Capital Facilities), which replaces technical appendix A
356 to the King County Comprehensive Plan. Attachment C to Ordinance 15028 contains
357 Technical Appendix B (Housing), which replaces Technical Appendix B to the King
358 County Comprehensive Plan. Attachment D to Ordinance 15028 contains Technical
359 Appendix C (Transportation), which replaces Technical Appendix C to the King County
360 Comprehensive Plan 2000. Attachment E to Ordinance 15028 contains Technical
361 Appendix D (Growth Targets and the Urban Growth Area 2004).

362 ~~((EE.))~~ DD. The 2004 transportation needs report contained in Attachment A to
363 Ordinance 15077 is hereby adopted as an amendment to the 2004 King County

364 Comprehensive Plan, technical appendix C.

365 (~~FF~~) EE. The amendments to the King County Comprehensive Plan 2004
366 contained in Attachment A to Ordinance 15244 (King County Comprehensive Plan 2005
367 Amendments) are hereby adopted as amendments to the King County Comprehensive
368 Plan.

369 (~~GG~~) FF. Attachment A to Ordinance 15326, which is the King County
370 Comprehensive Plan Sammamish Agricultural Production District Subarea Plan dated
371 November 7, 2005, is hereby adopted as an amendment to the 2004 King County
372 Comprehensive Plan, as amended, in order to comply with the Central Puget Sound
373 Growth Management Hearings Board's Final Decision and Order in Maxine Keesling v.
374 King County, Case No. 04-3-0024 (Keesling III), dated May 31, 2005.

375 (~~HH~~) GG. The amendments to the King County Comprehensive Plan 2004
376 contained in Attachments A, B, C and D to Ordinance 15607 are hereby adopted as
377 amendments to the King County Comprehensive Plan. Attachment A to Ordinance
378 15607 (Amendment to the King County Comprehensive Plan 2004) amends the policies
379 and maps of the King County Comprehensive Plan. Attachment B to Ordinance 15607
380 contains technical appendix O (Regional Trail Needs Report). Attachment C to
381 Ordinance 15607 amends King County Comprehensive Plan, Technical Appendix C
382 (Transportation), by replacing the transportation needs report. Attachment D to
383 Ordinance 15607 amends King County Comprehensive Plan, Technical Appendix C
384 (Transportation), by replacing the arterial functional classification map.

385 (~~I~~) HH. Attachment A to Ordinance 15772, which is the King County
386 Comprehensive Plan Juanita Firs Subarea Plan, dated February 20, 2007, is hereby

387 adopted as an amendment to the King County Comprehensive Plan as amended.

388 ~~((JJ.))~~ II. The amendments to the King County Comprehensive Plan 2004
389 contained in Attachments A, B, C, D, E and F to Ordinance 16263 are hereby adopted as
390 amendments to the King County Comprehensive Plan. Attachment A to Ordinance
391 16263 amends the policies, text and maps of the Comprehensive Plan and amends King
392 County Comprehensive Plan Land Use Zoning. The land use amendments contained in
393 Attachment A to Ordinance 16263 are adopted as the official land use designations for
394 those portions of unincorporated King County defined in Attachment A to Ordinance
395 16263. Attachment B to Ordinance 16263 contain[s] Technical Appendix A (Capital
396 Facilities), which replaces Technical Appendix A to the King County Comprehensive
397 Plan 2004. Attachment C to Ordinance 16263 contains Technical Appendix B (Housing),
398 which replaces Technical Appendix B to the King County Comprehensive Plan 2004.
399 Attachment D to Ordinance 16263 contains Technical Appendix C (Transportation),
400 which replaces Technical Appendix C to the King County Comprehensive Plan 2004.
401 Attachment E to Ordinance 16263 contains the transportation needs report, which
402 replaces the transportation needs report in Technical Appendix C to the King County
403 Comprehensive Plan 2004. Attachment F to Ordinance 16263 contains Technical
404 Appendix D (Growth Targets and the Urban Growth Area 2008).

405 ~~((KK.))~~ JJ. The amendments to the 2008 King County Comprehensive Plan,
406 contained in Attachments A, B and C to Ordinance 16949 are hereby adopted as
407 amendments to the King County Comprehensive Plan. Attachment A to Ordinance
408 16949 is Technical and Editorial Corrections, dated March 1, 2010. Attachment B to
409 Ordinance 16949 is the King County Issaquah Highlands Area Zoning Study, dated

410 September 13, 2010. Attachments A and B to Ordinance 16949 amend policies, text and
411 maps of the Comprehensive Plan and amend King County Comprehensive Plan Land Use
412 Zoning. The land use amendments contained in Attachment B to Ordinance 16949 are
413 adopted as the official land use designations for those portions of unincorporated King
414 County defined in Attachment B to Ordinance 16949. Attachment C to Ordinance 16949
415 is the 2010 update of the Transportation Needs Report and amends the 2008 King County
416 Comprehensive Plan, Technical Appendix C.

417 ~~((L.))~~ KK. The amendments to the King County Comprehensive Plan 2008
418 contained in Attachment A to Ordinance 16985 are hereby adopted as amendments to the
419 King County Comprehensive Plan. Attachment A to Ordinance 16985 amends the
420 policies and goals of the King County Shoreline Master Program, consistent with chapter
421 90.58 RCW and chapter 173-26 WAC, and adds a new chapter 5 to the King County
422 Comprehensive Plan.

423 SECTION 6. Ordinance 17485, Section 2, as amended, is hereby amended to
424 read as follows:

425 A. The amendments to the King County Comprehensive Plan 2012, as amended
426 by Ordinance 17485, contained in Attachments A, B, C and D to ~~((this-ø))~~Ordinance
427 17842 constitute the 2014 Update to the King County Comprehensive Plan and are
428 hereby adopted.

429 B. Attachments A and B to ~~((this-ø))~~Ordinance 17842 amend the King County
430 Comprehensive Plan land use and zoning maps and are hereby adopted as the official
431 land use and zoning controls for those portions of unincorporated King County defined in
432 Attachments A and B to ~~((this-ø))~~Ordinance 17842.

433 C. Attachment C to ~~((this or))~~ Ordinance 17842 amends the Potential Annexation
434 Areas Map.

435 D. Attachment ~~((D to Ordinance 17842))~~ E to this ordinance amends the King
436 County zoning map for those portions of unincorporated King County defined in
437 Attachment ~~((D to Ordinance 17842))~~ E to this ordinance.

438 SECTION 7. Ordinance 17842, Section 3, as amended, and K.C.C. 20.12.017 are
439 each hereby amended to read as follows:

440 The following provisions complete the zoning conversion from K.C.C. Title 21 to
441 Title 21A pursuant to K.C.C. 21A.01.070:

442 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
443 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW
444 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County
445 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A,
446 pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following
447 are adopted as attachments to Ordinance 11653:

448 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December
449 19, 1994.

450 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

451 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

452 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

453 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

454 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

455 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

456 Appendix H: Amendments to East Sammamish Community Plan P-Suffix

457 Conditions.

458 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix

459 Conditions.

460 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

461 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix

462 Conditions.

463 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

464 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

465 Appendix N: Amendments to Resource Lands Community Plan P-Suffix

466 Conditions.

467 Appendix O: 1994 Parcel List, as amended December 19, 1994.

468 Appendix P: Amendments considered by the council January 9, 1995.

469 B. Area zoning adopted by Ordinance 11653, including potential zoning, is
470 contained in Appendices A and O. Amendments to area-wide P-suffix conditions
471 adopted as part of community plan area zoning are contained in Appendices B through N.
472 Existing P-suffix conditions whether adopted through reclassifications or community
473 plan area zoning are retained by Ordinance 11653 except as amended in Appendices B
474 through N.

475 C. The department is hereby directed to correct the official zoning map in
476 accordance with Appendices A through P of Ordinance 11653.

477 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix
478 A are adopted as the official zoning control for those portions of unincorporated King

479 County defined therein.

480 E. Amendments to the 1994 King County Comprehensive Plan area zoning,
481 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance
482 12170 are hereby adopted to comply with the Decision and Order of the Central Puget
483 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King
484 County, Case No. 95-3-0008.

485 F. The Vashon-Maury Island CSA (~~(Town)~~) Plan (~~(Area)~~) Zoning, attached to
486 this (~~(the)~~) ordinance (~~(17842)~~) as Attachments (~~(D)~~) C, D and E, is adopted as the official
487 zoning control for that portion of unincorporated King County defined therein.

488 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix
489 A are adopted as the official zoning control for those portions of unincorporated King
490 County defined therein. Existing p-suffix conditions whether adopted through
491 reclassifications or area zoning are retained by Ordinance 12531.

492 H. The black Diamond Urban Growth Area Zoning Map attached to Ordinance
493 12533 as Appendix B is adopted as the official zoning control for those portions of
494 unincorporated King County defined therein. Existing p-suffix conditions whether
495 adopted through reclassifications or area zoning are retained by Ordinance 12533.

496 I. The King County Zoning Atlas is amended to include the area shown in
497 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions
498 whether adopted through reclassifications or area zoning are retained by Ordinance
499 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King
500 County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance
501 12535.

502 J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-
503 DPA, Demonstration Project Area", to the properties identified on Map A attached to
504 Ordinance 12627.

505 K. The special district overlays, as designated on the map attached to Ordinance
506 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and
507 21A.38.040.

508 L. The White Center Community Plan Area Zoning, as revised in the
509 Attachments to Ordinance 11568, is the official zoning for those portions of White Center
510 in unincorporated King county defined herein.

511 M. Ordinance 12824 completes the zoning conversion process begun in
512 Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or
513 amending previously adopted p-suffix conditions or property-specific development
514 standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

515 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156
516 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are
517 replaced by the property specific development standards as set forth in Appendix A to
518 Ordinance 12824((-));

519 2. All ordinances adopting individual zone reclassifications effective prior to
520 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,
521 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,
522 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,
523 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,
524 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,

525 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,
526 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,
527 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,
528 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,
529 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,
530 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,
531 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,
532 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby
533 repealed and p-suffix conditions are replaced by the property specific development
534 standards as set forth in Appendix A to Ordinance 12824((-));

535 3. All ordinances establishing individual reclassifications effective after
536 February 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to
537 retain, repeal or amend the property specific development standards (p-suffix conditions)
538 contained therein((-));

539 4. All ordinances adopting area zoning pursuant to Resolution 25789 or
540 converted by Ordinance 11653 are repealed as set forth in subsections a through n. All p-
541 suffix conditions contained therein are repealed or replaced by adopting the property
542 specific development standards as set forth in Appendix A to Ordinance 12824, the
543 special district overlays as designated in Appendix B to Ordinance 12824 or the special
544 requirements as designated in Appendix A to Ordinance 12822.

545 a. The Highline Area Zoning attached to Ordinance 3530, as amended, is
546 hereby repealed.

547 b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as

548 Appendix B, as amended, is hereby repealed.

549 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422
550 as Appendix B, as amended is hereby repealed.

551 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to
552 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

553 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as
554 amended, is hereby repealed.

555 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance
556 7837 as Appendix B, as amended, is hereby repealed.

557 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846
558 as Appendix B, as amended, is hereby repealed.

559 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,
560 is hereby repealed.

561 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by
562 Ordinance 9118, is hereby repealed.

563 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499,
564 as amended, is hereby repealed.

565 k. The Soos Creek Community Plan Update Area Zoning, adopted by
566 Ordinance 10197, Appendix B, as amended, is hereby repealed.

567 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B
568 and E, as amended, is hereby repealed.

569 m. The East Sammamish Community Plan Update Area Zoning, as revised in
570 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

571 n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116,
572 as amended, is hereby repealed((-)); and

573 5. All ordinances adopting area zoning pursuant to Title 21A and not converted
574 by Ordinance 11653, including community or comprehensive plan area zoning and all
575 subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f.
576 All property specific development standards (p-suffix conditions) are retained, repealed,
577 amended or replaced by the property specific development standards as set forth in
578 Appendix A to Ordinance 12824, the special district overlays as designated in Appendix
579 B to Ordinance 12824 or the special requirements as designated in Appendix A to
580 Ordinance 12822.

581 a. The White Center Community Plan Area Zoning, contained in the
582 Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as
583 set forth in Appendix.

584 b. All property specific development standards established in Ordinance
585 11653, as amended, are hereby amended as set forth in Appendix E.

586 c. All property specific development standards established in Attachment A to
587 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F.

588 d. All property specific development standards established in Ordinance
589 12061, as amended, are hereby amended as set forth in Appendix G.

590 e. All property specific development standards established in Ordinance
591 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

592 f. All property specific development standards established in Attachment A to
593 Ordinance 12170, as amended, are hereby amended as set forth in Appendix H.

594 SECTION 8. Ordinance 18427, Attachment A, is hereby amended to read as
595 shown in Attachment F to this ordinance.

596 SECTION 9. Severability. If any provision of this ordinance and its application
597 to any person or circumstance is held invalid, the remainder of the ordinance or the
598 application of the provision other persons or circumstances is not affected.

599

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. Vashon-Maury Island Community Service Area Plan, B. Land Use Map Amendments, C. Zoning Map Amendment, D. Vashon Rural Town Affordable Housing Special District Overlay - Eligible Parcels Map, E. Vashon Rural Town Area Zoning, F. Amendment to 2016 King County Comprehensive Plan, Chapter 11

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S1

October 2, 2017

Sponsor: _____

Proposed No.: 2017-0317

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2017-0317, VERSION**

2 **1**

3 On page 1, beginning on line 9, strike everything through page 27, line 598, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 **SECTION 1. Findings:** For the purposes of effective land use and subarea
6 planning and regulation, the King County Council makes the following legislative
7 findings:

8 A. King County adopted the 2016 King County Comprehensive Plan via
9 Ordinance 18472 to meet the requirements of the Washington State Growth Management
10 Act ("the GMA");

11 B. The 2016 King County Comprehensive Plan adopted program direction for a
12 new Community Service Area subarea planning program;

13 C. As adopted in the 2016 King County Comprehensive Plan, Vashon-Maury
14 Island is one of King County's seven Community Service Areas and the plan schedule in
15 Chapter 11 identifies the Vashon-Maury Island Community Service Area Subarea Plan as
16 being developed in 2016;

17 D. The Vashon Community Plan, adopted in 1986 by Ordinance 7837, as
18 amended, was a plan to guide growth and development across all of Vashon-Maury

19 Island. Ordinance 7837 was repealed by Ordinance 13273 and, while some of its policies
20 were retained in the Comprehensive Plan, resulted in the majority of Vashon-Maury
21 Island not having an active subarea plan;

22 E. The Vashon Town Plan, adopted in 1996 by Ordinance 12395, is an active
23 subarea plan to guide growth, design and development in the Rural Town of Vashon.
24 Many elements and policies of this plan are outdated and require updating;

25 F. The King County council directed in Attachment A to Motion 14351 that the
26 executive prepare an update to the 1996 Vashon Town Plan and incorporate the update
27 into the Comprehensive Plan;

28 G. After assessing the status of and need for a long-range, island-wide subarea
29 plan as directed in the Comprehensive Plan, the county determined that the Community
30 Service Area subarea plan would address both the Vashon Rural Town and all other areas
31 of the island;

32 H. The GMA and the King County Code authorize adoption of comprehensive
33 plans updates once per year;

34 I. The GMA requires that King County adopt development regulations to be
35 consistent with and implement the Comprehensive Plan; and

36 J. The changes to policies, development regulations, land use designations and
37 zoning classifications contained in this ordinance are needed to maintain conformity with
38 the 2016 King County Comprehensive Plan. They bear a substantial relationship to, and
39 are necessary for, the public health, safety and general welfare of King County and its
40 residents.

41 SECTION 2. A. Attachments A, B, and C to this ordinance are adopted as

42 amendments to the 2016 King County Comprehensive Plan, as adopted in Ordinance
43 18472 and its attachments.

44 B. The 2017 Vashon-Maury Island Community Service Area Subarea Plan in
45 Attachment A to this ordinance is hereby adopted as an amendment to and element of the
46 2016 King County Comprehensive Plan.

47 C. The land use and zoning amendments contained in Attachments B and C to
48 this ordinance are hereby adopted as the official land use and zoning controls for those
49 portions of unincorporated King County defined in Attachments B and C to this
50 ordinance.

51 D. The policies, text and maps of the 2016 King County Comprehensive Plan are
52 hereby amended as shown in Attachment C to this ordinance.

53 SECTION 3. Ordinance 17842, Section 3, as amended, and K.C.C. 20.12.017 are
54 each hereby amended to read as follows:

55 The following provisions complete the zoning conversion from K.C.C. Title 21 to
56 Title 21A pursuant to K.C.C. 21A.01.070:

57 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
58 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW
59 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County
60 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A,
61 pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following
62 are adopted as attachments to Ordinance 11653:

63 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December
64 19, 1994.

65 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.
66 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.
67 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.
68 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.
69 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.
70 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.
71 Appendix H: Amendments to East Sammamish Community Plan P-Suffix
72 Conditions.
73 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix
74 Conditions.
75 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.
76 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix
77 Conditions.
78 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.
79 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.
80 Appendix N: Amendments to Resource Lands Community Plan P-Suffix
81 Conditions.
82 Appendix O: 1994 Parcel List, as amended December 19, 1994.
83 Appendix P: Amendments considered by the council January 9, 1995.
84 B. Area zoning adopted by Ordinance 11653, including potential zoning, is
85 contained in Appendices A and O. Amendments to area-wide P-suffix conditions
86 adopted as part of community plan area zoning are contained in Appendices B through N.
87 Existing P-suffix conditions whether adopted through reclassifications or community

88 plan area zoning are retained by Ordinance 11653 except as amended in Appendices B
89 through N.

90 C. The department is hereby directed to correct the official zoning map in
91 accordance with Appendices A through P of Ordinance 11653.

92 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix
93 A are adopted as the official zoning control for those portions of unincorporated King
94 County defined therein.

95 E. Amendments to the 1994 King County Comprehensive Plan area zoning,
96 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance
97 12170 are hereby adopted to comply with the Decision and Order of the Central Puget
98 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King
99 County, Case No. 95-3-0008.

100 F. The Vashon (~~Town Plan~~) Area Zoning(~~(, as Attachment K to)~~) adopted in
101 Ordinance 12824, as amended, including as amended by Ordinance 17842 and Ordinance
102 18427, is adopted as the official zoning control for that portion of unincorporated King
103 County defined therein.

104 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix
105 A are adopted as the official zoning control for those portions of unincorporated King
106 County defined therein. Existing p-suffix conditions whether adopted through
107 reclassifications or area zoning are retained by Ordinance 12531.

108 H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance
109 12533 as Appendix B is adopted as the official zoning control for those portions of
110 unincorporated King County defined therein. Existing p-suffix conditions whether

111 adopted through reclassifications or area zoning are retained by Ordinance 12533.

112 I. The King County Zoning Atlas is amended to include the area shown in
113 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions
114 whether adopted through reclassifications or area zoning are retained by Ordinance
115 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King
116 County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance
117 12535.

118 J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-
119 DPA, Demonstration Project Area", to the properties identified on Map A attached to
120 Ordinance 12627.

121 K. The special district overlays, as designated on the map attached to Ordinance
122 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and
123 21A.38.040.

124 L. The White Center Community Plan Area Zoning, as revised in the
125 Attachments to Ordinance 11568, is the official zoning for those portions of White Center
126 in unincorporated King county defined herein.

127 M. Ordinance 12824 completes the zoning conversion process begun in
128 Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or
129 amending previously adopted p-suffix conditions or property-specific development
130 standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

131 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156
132 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are
133 replaced by the property specific development standards as set forth in Appendix A to

134 Ordinance 12824((-));

135 2. All ordinances adopting individual zone reclassifications effective prior to

136 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,

137 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,

138 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,

139 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,

140 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,

141 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,

142 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,

143 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,

144 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,

145 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,

146 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,

147 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,

148 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby

149 repealed and p-suffix conditions are replaced by the property specific development

150 standards as set forth in Appendix A to Ordinance 12824((-));

151 3. All ordinances establishing individual reclassifications effective after

152 February 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to

153 retain, repeal or amend the property specific development standards (p-suffix conditions)

154 contained therein((-));

155 4. All ordinances adopting area zoning pursuant to Resolution 25789 or

156 converted by Ordinance 11653 are repealed as set forth in subsection M.4.a. through n. of

157 this section. All p-suffix conditions contained therein are repealed or replaced by
158 adopting the property specific development standards as set forth in Appendix A to
159 Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance
160 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

161 a. The Highline Area Zoning attached to Ordinance 3530, as amended, is
162 hereby repealed.

163 b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as
164 Appendix B, as amended, is hereby repealed.

165 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422
166 as Appendix B, as amended is hereby repealed.

167 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to
168 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

169 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as
170 amended, is hereby repealed.

171 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance
172 7837 as Appendix B, as amended, is hereby repealed.

173 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846
174 as Appendix B, as amended, is hereby repealed.

175 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,
176 is hereby repealed.

177 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by
178 Ordinance 9118, is hereby repealed.

179 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499,

180 as amended, is hereby repealed.

181 k. The Soos Creek Community Plan Update Area Zoning, adopted by
182 Ordinance 10197, Appendix B, as amended, is hereby repealed.

183 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B
184 and E, as amended, is hereby repealed.

185 m. The East Sammamish Community Plan Update Area Zoning, as revised in
186 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

187 n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116,
188 as amended, is hereby repealed((-)); and

189 5. All ordinances adopting area zoning pursuant to Title 21A and not converted
190 by Ordinance 11653, including community or comprehensive plan area zoning and all
191 subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f.
192 All property specific development standards (p-suffix conditions) are retained, repealed,
193 amended or replaced by the property specific development standards as set forth in
194 Appendix A to Ordinance 12824, the special district overlays as designated in Appendix
195 B to Ordinance 12824 or the special requirements as designated in Appendix A to
196 Ordinance 12822.

197 a. The White Center Community Plan Area Zoning, contained in the
198 Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as
199 set forth in Appendix D to Ordinance 12824.

200 b. All property specific development standards established in Ordinance
201 11653, as amended, are hereby amended as set forth in Appendix E to Ordinance 12824.

202 c. All property specific development standards established in Attachment A to

203 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F.

204 d. All property specific development standards established in Ordinance
205 12061, as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

206 e. All property specific development standards established in Ordinance
207 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

208 f. All property specific development standards established in Attachment A to
209 Ordinance 12170, as amended, are hereby amended as set forth in Appendix H.

210 SECTION 4. Ordinance 12061, Section 4, and K.C.C. 20.12.325 are each hereby
211 amended to read as follows:

212 ~~((A.))~~ The 2017 Vashon~~((Town Plan))~~-Maury Island Community Service Area
213 Subarea Plan, dated ~~((June 1994))~~ October 2, 2017, ~~((a bound and published document,~~
214 ~~as revised by the Vashon Town Plan Committee through November 29, 1995))~~ in
215 Attachment A to this ordinance, ~~((to be reviewed by the King County Council and))~~
216 adopted as ~~((an initial))~~ a subarea plan ~~((for the Vashon Town Planning Area by March~~
217 ~~31, 1996))~~ and an element of the 2016 King County Comprehensive Plan.

218 SECTION 5. Ordinance 13147, Section 19, and K.C.C. 20.18.030 are each
219 hereby amended to read as follows:

220 A. The King County Comprehensive Plan shall be amended in accordance with
221 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
222 participation program whereby amendments are considered by the council no more
223 frequently than once a year as part of the amendment cycle established in this chapter,
224 except that the council may consider amendments more frequently to address:

225 1. Emergencies;

- 226 2. An appeal of the plan filed with the Central Puget Sound Growth
227 Management Hearings Board or with the court;
- 228 3. The initial adoption of a subarea plan, which may amend the urban growth
229 area boundary only to redesignate land within a joint planning area;
- 230 4. An amendment of the capital facilities element of the Comprehensive Plan
231 that occurs in conjunction with the adoption of the county budget under K.C.C.
232 4A.100.010; or
- 233 5. The adoption or amendment of a shoreline master program under chapter
234 90.58 RCW.
- 235 B. Every year the Comprehensive Plan may be amended to address technical
236 updates and corrections, and to consider amendments that do not require substantive
237 changes to policy language, changes to the priority areas map, or changes to the urban
238 growth area boundary, except as permitted in subsection B.9. and 11. of this section.
239 This review may be referred to as the annual cycle. The Comprehensive Plan, including
240 subarea plans, may be amended in the annual cycle only to consider the following:
- 241 1. Technical amendments to policy, text, maps or shoreline designations;
242 2. The annual capital improvement plan;
243 3. The transportation needs report;
244 4. School capital facility plans;
245 5. Changes required by existing Comprehensive Plan policies;
246 6. Changes to the technical appendices and any amendments required thereby;
247 7. Comprehensive updates of subarea plans initiated by motion;
248 8. Changes required by amendments to the countywide planning policies or

249 state law;

250 9. Redesignation proposals under the four-to-one program as provided for in

251 this chapter;

252 10. Amendments necessary for the conservation of threatened and endangered

253 species;

254 11. Site-specific land use map amendments that do not require substantive

255 change to comprehensive plan policy language and that do not alter the urban growth area

256 boundary, except to correct mapping errors;

257 12. Amendments resulting from subarea studies required by comprehensive plan

258 policy that do not require substantive change to comprehensive plan policy language and

259 that do not alter the urban growth area boundary, except to correct mapping errors;

260 ((and))

261 13. Changes required to implement a study regarding the provision of

262 wastewater services to a Rural Town. The amendments shall be limited to policy

263 amendments and adjustment to the boundaries of the Rural Town as needed to implement

264 the preferred option identified in the study; or

265 14. Adoption of community service area subarea plans.

266 C. Every fourth year beginning in 2000, the county shall complete a

267 comprehensive review of the Comprehensive Plan in order to update it as appropriate and

268 to ensure continued compliance with the GMA. This review may provide for a

269 cumulative analysis of the twenty-year plan based upon official population growth

270 forecasts, benchmarks and other relevant data in order to consider substantive changes to

271 policy language and changes to the urban growth area. This comprehensive review shall

272 begin one year in advance of the transmittal and may be referred to as the four-year cycle.
273 The urban growth area boundaries shall be reviewed in the context of the four-year cycle
274 and in accordance with countywide planning policy G-1 and RCW 36.70A.130. If the
275 county determines that the purposes of the Comprehensive Plan are not being achieved as
276 evidenced by official population growth forecasts, benchmarks, trends and other relevant
277 data, substantive changes to the Comprehensive Plan may also be considered on even
278 calendar years. This determination shall be authorized by motion. The motion shall
279 specify the scope of the even-year amendment, and identify that the resources necessary
280 to accomplish the work are available. An analysis of the motion's fiscal impact shall be
281 provided to the council before to adoption. The executive shall determine if additional
282 funds are necessary to complete the even-year amendment, and may transmit an
283 ordinance requesting the appropriation of supplemental funds.

284 D. The executive shall seek public comment on the comprehensive plan and any
285 proposed comprehensive plan amendments in accordance with the procedures in K.C.C.
286 20.18.160 before making a recommendation, in addition to conducting the public review
287 and comment procedures required by SEPA. The public shall be afforded at least one
288 official opportunity to record public comment before the transmittal of a recommendation
289 by the executive to the council. County-sponsored councils and commissions may
290 submit written position statements that shall be considered by the executive before
291 transmittal and by the council before adoption, if they are received in a timely manner.
292 The executive's recommendations for changes to policies, text and maps shall include the
293 elements listed in Comprehensive Plan policy I-207 and analysis of their financial costs
294 and public benefits, any of which may be included in environmental review documents.

295 Proposed amendments to the Comprehensive Plan shall be accompanied by any
296 development regulations or amendments to development regulations, including area
297 zoning, necessary to implement the proposed amendments.

298 NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 21A.38
299 a new section to read as follows:

300 A. The purpose of the affordable housing special district overlay is to provide an
301 optional incentive that will lead to an increase in the supply of affordable housing within
302 the Vashon Rural Town. This special district overlay shall only apply on a voluntary
303 basis to the parcels shown in Map Amendment #3 in Attachment B of Proposed
304 Ordinance 2017-0317. Use of the special district overlay is voluntary and these eligible
305 parcels retain all existing development and land use rights and may exercise those
306 without using this special district overlay.

307 B. The special district overlay is eligible to be used by any residential or mixed
308 use development that complies with the following standards:

309 1. A minimum of fifty percent of the units in each development shall be
310 affordable to households with incomes at or below sixty percent of area median income,
311 and the remainder of the units in each development shall be affordable to households with
312 incomes up to a maximum of eighty percent of area median income;

313 2.a. Rents of rental units, including both rent and the average cost of essential
314 utilities, shall be set at no greater than thirty percent of the maximum gross income for
315 the applicable income level; or

316 b. The sales price of owner occupied units shall be set so that they are
317 affordable for income and asset qualified home buyers at the applicable income level.

318 Prices shall be restricted based on typical underwriting ratios and other lending standards;

319 3. The development is located on an eligible parcel as shown in Map

320 Amendment #3 in Attachment B to this ordinance; and

321 4. The development adheres to all special district overlay standards listed in

322 subsection C. of this section.

323 C. All development shall comply with all applicable King County development

324 regulations, including K.C.C. Title 9, K.C.C. Title 13, K.C.C. Title 14, K.C.C. Title 16,

325 K.C.C. Title 17, K.C.C. Title 19A, K.C.C. Title 20, K.C.C. Title 21A, K.C.C. Title 23,

326 K.C.C. Title 27 and K.C.C. Title 27A, except as follows:

327 1. The maximum density shall be as follows:

328 a. any parcel zoned R-1 may develop up to a maximum density of four

329 dwelling units per acre;

330 b. any parcel zoned R-4 may develop up to a maximum density of eight

331 dwelling units per acre;

332 c. any parcel zoned R-8 or R-12 may develop up to a maximum density of

333 eighteen dwelling units per acre;

334 d. any mixed use development in the Community Business (CB) zone that

335 contains a residential component may develop up to a maximum density of eighteen

336 dwelling units per acre;

337 2. To reduce the impacts of new development on potable water supplies, the

338 development shall incorporate at least three of the following water conservation

339 measures, and that only one of the outdoor measures from subsection C.3.a. through h. of

340 this section may be counted toward the minimum requirement:

- 341 a. mulch landscape beds with two inches organic mulch;
- 342 b. use grass type requiring less irrigation and minimal maintenance;
- 343 e. use Xeriscape landscape techniques on seventy-five percent or more of site
- 344 landscaped area;
- 345 d. landscape with plants appropriate for site topography and soil types,
- 346 emphasizing use of plants with low watering requirements, which means they are drought
- 347 tolerant;
- 348 e. install subsurface or drip systems for irrigation with timers;
- 349 f. install a rainwater collection system, such as a cistern, that reduces water
- 350 consumption for irrigation by fifty percent annually;
- 351 g. provide one-hundred percent of landscaping water use with captured
- 352 precipitation or reused water purified without the use of chemicals;
- 353 h. install smart scheduling technology. This strategy counts for a maximum
- 354 reduction of thirty percent provided all landscape water use is controlled by a soil
- 355 moisture sensor control system or a weather-based irrigation control system;
- 356 i. reduce total indoor and outdoor water consumption by at least twenty-five
- 357 percent over standard practices;
- 358 j. provide water submetering for each unit or entire building where central hot
- 359 water system are used;
- 360 k. install all bathroom faucets with 1.5 gallons per minute or better;
- 361 l. install all showerheads not to exceed 1.75 gallons per minute;
- 362 m. install all kitchen faucets not to exceed two gallons per minute;
- 363 n. install high efficiency toilets not to exceed 1.28 gallons per flush or 1.6/1.1

364 for dual flush;

365 o. install no-cartridge waterless urinals or 1/8 gallon urinals and high

366 efficiency toilets as noted above in all common areas; or

367 p. install point-source, on-demand or recirculation pump hot water systems,

368 where appropriate;

369 4. All new units must connect to public water and public sewer;

370 5. Affordable housing units shall remain as affordable housing for a minimum

371 of fifty years for ownership affordable housing units and for a minimum of thirty years

372 for rental affordable housing units, starting from the date of final certificate of occupancy

373 for the development;

374 6. Developments shall be landscaped as follows:

375 a. when seventy-five percent or more of the units in the development consists

376 of townhouses or apartments, the development shall provide perimeter landscaping and

377 tree retention in accordance with K.C.C. chapter 21A.16 for townhouse or apartment

378 projects;

379 b. when less than seventy-five percent of the units in the development consists

380 of townhouses or apartments, the development shall provide landscaping and tree

381 retention in accordance with K.C.C. chapter 21A.16 for townhouses or apartments on the

382 portion or portions of the development containing the units, but if buildings containing

383 the units are more than one hundred feet from the development's perimeter, the required

384 landscaping may be reduced by fifty percent; and

385 c. all other portions of the development shall provide landscaping or retain trees

386 in accordance with K.C.C. chapter 21A.16;

387 7. Developments shall provide one off-street parking space per unit. The
388 director may require additional parking, up to the maximum standards for attached
389 dwelling units, which may be provided in common parking areas. Off-street parking may
390 be reduced below one per unit, with the approval of the director, with submission of a
391 site-specific parking study that demonstrates that parking demand is met; and

392 8. All developments shall provide on-site recreation space at a minimum of fifty
393 percent of the levels required in K.C.C. chapter 21A.14.

394 D. Use of the incentive in this section requires an affordable housing covenant
395 recorded against the property as a condition of issuance of any construction permit or
396 recording of a subdivision.

397 E. The department is authorized to enforce the requirements of this section,
398 including those pertaining to sale and rental affordability and other requirements of the
399 covenant, through judicial action or administrative action under Title 23.

400 F. A preapplication meeting shall be required for developments using the special
401 district overlay in this section.

402 G. As part of the preapplication process and before filing an application with the
403 department, the applicant shall hold at least one community meeting in accordance with
404 K.C.C. 20.20.035. In addition to the requirements of K.C.C. 20.20.035, the applicant
405 shall:

- 406 1. Include in the mailed notice:
- 407 a. the name of the affordable housing developer;
 - 408 b. the total number of planned dwelling units;
 - 409 c. preliminary architectural renderings of buildings;

- 410 d. preliminary site plan;
- 411 e. the dates, times and locations of community informational meeting about the
412 development;
- 413 f. contact information including names and phone numbers for the developer
414 or applicant; and
- 415 g. a county contact person or agency;
- 416 2. Conduct the meeting or meetings in a location accessible to the public at least
417 thirty days before the anticipated date of application. The purpose of the meeting is to
418 provide neighboring property owners and residents with information regarding the
419 proposed development and to answer questions regarding the proposed development; and
- 420 3. Prepare and install a four-foot by four-foot notice board that must be placed
421 in a conspicuous location on the property proposed for development. The board shall be
422 installed no later than the date the mailed notice for the community meeting is sent and
423 shall remain in place until the development application is abandoned or when the permit
424 is issued.
- 425 H An application for a development under the special district overlay in this
426 section shall be considered complete when the information required under K.C.C.
427 20.20.040, as well as the following information and studies have been submitted and are
428 adequate to review the proposal:
- 429 1. A proposed development plan and draft covenant that includes:
- 430 a. the number of dwelling units that are part of the development;
- 431 b. a description of the affordability levels for the units;
- 432 c. the duration of the affordability of the units;

- 433 d. the number of off-street parking spaces, and documentation of the director's
434 decision on any requests to reduce the number of spaces;
- 435 e. the requirements and process for income limits and income verification, in
436 accordance with federal, state and county standards;
- 437 f. the specific water and energy conservation measures proposed;
- 438 g. the consequence of any failure to satisfy the requirements of the covenant,
439 which consequences shall include, but not be limited to, specific performance and
440 disgorgement of any revenue the resulted from a rental or sale price that exceed that
441 allowed by the covenant; and
- 442 h. an acknowledgement that King County can enforce the covenant through a
443 judicial action or K.C.C. Title 23; and

444 2. Any necessary information identified through the preapplication process.

445 SECTION 7. Ordinance 12395, the 1996 Vashon Town Plan, as amended, is
446 hereby repealed.

447 SECTION 8. A. A written evaluation of the special district overlay, as adopted
448 in section 6 of this ordinance, shall be conducted by the executive to assess its scope,
449 standards and efficacy in achieving the overlay's purpose, and shall include
450 recommendations to retain, amend, or repeal the special district overlay. The evaluation
451 shall examine the advantages and disadvantages of the special district overlay, including
452 a review of the relationship between the parcels that the special district overlay applies to
453 and potable water supply. Other factors the evaluation shall consider include, but are not
454 limited to: the public benefits and risks of retaining or repealing the special district
455 overlay; the current need for affordable housing on Vashon-Maury Island; infrastructure

456 capacity, including public roads and sewer; and potential impacts to affordable housing
457 funding if the special district overlay is modified or eliminated. The department shall
458 produce a draft evaluation upon the occurrence of one the following, whichever comes
459 first:

460 1. Within ninety days of the department issuing the first permit necessary for
461 construction that would result in a cumulative total of one hundred twenty affordable
462 housing units within the special district overlay; or

463 2. Four years after the effective date of this ordinance.

464 B. The department shall include a public comment period for the department's
465 draft evaluation described in subsection A. of this section. The public comment period
466 shall be at least forty-five days from the date of publication in the Vashon-Maury Island
467 newspaper of record. As part of this public comment period, the department shall:

468 1. Publish notice of the draft evaluation's availability in the Vashon-Maury
469 Island newspaper of record that includes locations where the draft evaluation is available;

470 2. Request comments of the King County water district 19 and the Vashon
471 sewer district;

472 3. Request comments from any developer that has applied for approval under
473 the special district overlay provisions;

474 4. Provide a copy at the local library;

475 5. Provide an electronic copy on the department's website; and

476 6. Send electronic notice to the clerk of the council, who shall retain the original
477 email and provide an electronic copy to all councilmembers, the council chief of staff, the
478 policy staff director and the lead staff for the transportation, economy and environment

479 committee, or its successor.

480 C. After the public comment period has ended, the department shall prepare a
481 final evaluation of the special district overlay, incorporating or responding to the
482 comments received. Within sixty days of the end of the public comment
483 period, the executive shall file a final evaluation report, a motion accepting the report,
484 and an ordinance that implements proposed changes to the special district overlay, in the
485 form of a paper original and an electronic copy with the clerk of the council, who shall
486 retain the original and provide an electronic copy to all councilmembers, the council chief
487 of staff, the policy staff director and the lead staff for the transportation, economy and
488 environment committee, or its successor.

489 SECTION 9. Severability. If any provision of this ordinance or its application to
490 any person or circumstance is held invalid, the remainder of the ordinance or the
491 application of the provision to other persons or circumstances is not affected."

492

493 Delete Attachment A, Vashon-Maury Island Community Service Area Plan, dated July
494 21, 2017, and insert Attachment A, Vashon-Maury Island Community Service Area
495 Subarea Plan, dated October 2, 2017, engross changes from any adopted amendments,
496 update table of contents as necessary, remove line numbers and correct any scrivener's
497 errors.

498 Delete Attachment B, Land Use Map Amendments, dated July 21, 2017, and insert
499 Attachment B, Land Use and Zoning Map Amendments, dated October 2, 2017, engross
500 changes from any adopted amendments, remove line numbers and correct any scrivener's
501 errors.

502 Delete Attachment C, Zoning Map Amendment, dated July 21, 2017.
503 Delete Attachment D, Vashon Rural Town Affordable Housing Special District Overlay
504 – Eligible Parcels Map, dated July 21, 2017.
505 Delete Attachment E, Vashon Rural Town Area Zoning, dated July 21, 2017.
506 Delete Attachment F, Amendment to 2016 King County Comprehensive Plan, Chapter
507 11, dated July 21, 2017, and insert Attachment C, Amendments to 2016 King County
508 Comprehensive Plan, dated October 2, 2017, engross changes from any adopted
509 amendments, remove line numbers and correct any scrivener's errors

510

511 **EFFECT: The striking amendment proposes the following changes:**

- 512 • In the ordinance:
- 513 ○ Various technical and non-substantive corrections to reflect current
 - 514 terminology and consistency with the Growth Management Act; and
 - 515 ○ Updates to regulations for the proposed Affordable Housing Incentive
 - 516 Special District Overlay in the Vashon Rural Town.
- 517 • In Attachment A – Vashon-Maury Island Community Service Area Subarea Plan:
- 518 ○ Various technical and non-substantive corrections; and
 - 519 ○ Various substantive changes to policies and actions to reflect consistency
 - 520 with the Growth Management Act, the King County Comprehensive Plan,
 - 521 the King County Code, other adopted direction for King County agencies,
 - 522 and budgetary considerations and processes.
- 523 • In Attachment B – Land Use and Zoning Map Amendments:
- 524 ○ Various technical and non-substantive corrections;

- 525 ○ Incorporates the Zoning Map Amendments (which were originally
526 included in Attachment C in the transmittal) into Attachment B for one
527 consolidated Map Amendment document, for clarity and consistent with
528 previous Comprehensive Plan updates, and makes technical corrections;
529 and
- 530 ○ Incorporates the Special District Overlay designation for 246 parcels in the
531 Vashon Rural Town (which was originally included in Attachment D in
532 the transmittal) as a formal zoning map amendment, as required by King
533 County Code, and makes technical corrections.
- 534 • In Attachment C – Zoning Map Amendments:
- 535 ○ Removes this separate zoning map amendments attachment. Instead, the
536 zoning map amendments are consolidated into one “Map Amendment”
537 attachment in Attachment B, for clarity and consistent with previous
538 Comprehensive Plan updates.
- 539 • In Attachment D - Vashon Rural Town Affordable Housing Special District
540 Overlay – Eligible Parcels Map:
- 541 ○ Removes this separate eligible parcels map attachment. Instead, the
542 designation of eligible parcels for the Special District Overlay are
543 incorporated into a formal map amendment as part of Attachment B as
544 noted above.
- 545 • In Attachment E - Vashon Rural Town Area Zoning:
- 546 ○ Removes this Attachment, which originally proposed various changes to
547 two property specific, or p-suffix, development conditions within the

548 Vashon Rural Town (VS-P28 and VS-P29). Instead, the Subarea Plan in
549 Attachment A includes a Workplan action item to comprehensively
550 review, and update as appropriate, all p-suffix conditions for Vashon-
551 Maury Island.

- 552 • In Attachment F - Amendments to 2016 King County Comprehensive Plan:
 - 553 ○ Renames this attachment as a new Attachment C to reflect deletion of
 - 554 transmitted Attachments C, D, and E mentioned above;
 - 555 ○ Various technical and non-substantive changes to reflect current
 - 556 terminology and implementation of the new subarea planning program;
 - 557 ○ Removes Vashon-Maury Island-specific policies that are now addressed in
 - 558 the Subarea Plan in Attachment A;
 - 559 ○ Adds language to reflect adoption of the Subarea Plan in Attachment A;
 - 560 and
 - 561 ○ Updates schedule for transmitting the Skyway-West Hill Subarea Plan
 - 562 (previously known as the Skyway-West Hill Action Plan, or SWAP) from
 - 563 September 2017 to March 2018, consistent with King County
 - 564 Comprehensive Plan update timelines and requirements.

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King County

**Vashon-Maury Island
Community Service Area Subarea Plan**

**Attachment A to
Proposed Ordinance 2017-0317**

October 2, 2017

**~~((Adopted by the King County Council
{Date}))~~**

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Welcome

Dear King County resident:

King County has been working with energy, purpose, and measurable success to make our county a great place to live, work, and play, and to continue to be a leader in efficient and accountable governance practices~~((it the best run county in the United States))~~.

~~By~~~~((Through))~~ mounting major initiatives such as Best Starts for Kids, ~~((rethinking and improving our management practices, and-))~~ encouraging greener buildings and more flexible transit options ~~((that))~~ to lower our energy consumption, and rethinking and improving our management practices, we have made King County a national leader in improving the lives of our residents. ~~((Yet))~~ Because our services are delivered at the local level, ~~((and))~~ we need to engage with the residents and business owners in our neighborhoods to learn how our programs, services, and land use policies are working and how they could be made even better.

In ~~((2016))~~ 2014, King County reinstated its subarea planning program for unincorporated areas, which was quite active from the 1970s through the 1990s, but had been suspended for almost two decades. Vashon-Maury Island was selected as the first community to update its subarea plan. Until this plan was drafted, the most recent County planning document~~((s))~~ specific to Vashon-Maury Island was ~~((were the 1986 Vashon Community Plan and))~~ the 1996 Vashon Town Plan. While that plan (and prior planning efforts) had ~~((those plans))~~ served the Island well and helped preserve the rural character and eclectic charm so many Islanders cherish, much of ~~its~~~~((their))~~ content is outdated and ~~therefore~~~~((y))~~ fails to address many of the new, complex challenges that Vashon-Maury Island and King County now face.

Our services are delivered at the local level and we need to engage with the residents and business owners in our neighborhoods to learn how our programs, services, and land use policies are working and how they could be made even better.

This plan, which was developed with a dedicated ~~((e))~~ Community ~~((a))~~ Advisory ~~((g))~~ Group and several all-Island meetings, encompasses the Island's built, natural, and social environments, ~~((and lays-))~~ It outlines a series of policies and actions to protect what is most treasured and seeks to mitigate for the challenges anticipated over the next ~~((10 to-))~~ 20 years. A few of the critical challenges identified in the plan include the need to increase the supply of affordable housing in the Rural Town, protect the Island's sole-source aquifer, adapt to and mitigate climate change impacts, and ~~((perform a comprehensive))~~ study ~~((of-))~~ on-site sewage systems and alternative wastewater disposal solutions.

272 As your local government, King County continually seeks new, effective tools to communicate
273 with residents and business owners about local needs and priorities and to better partner with
274 you to address them. To create this plan, King County used an on-line commenting portal to
275 augment traditional engagement means, such as websites, meetings, e-mails, and newspaper
276 articles. We received strong public involvement in proposed policies and ideas, which makes
277 this even more of a community plan. We thank everyone who participated in this process.
278

279 Adoption of the Vashon-Maury Island Community Service Area Subarea Plan ~~((plan))~~ is only
280 step one. We look forward to working in partnership with you in the years ahead to help realize
281 the community's rich, dynamic, and rural vision.
282

283 Sincerely,
284

Joe McDermott
Councilmember
King County Council
District 8

Dow Constantine
King County Executive

285
286
287

Executive Summary

Vashon-Maury Island is a community grounded in its rich history, proud of its identity and distinction in the Puget Sound Region, and clear about the vision and principles that should shape its future.

The Island, which is one of King County's unincorporated areas, receives local government services directly from King County. To provide an avenue for Vashon-Maury Island and other unincorporated areas to develop long-range strategies informed and defined by their unique aspirations and values, the 2016 King County Comprehensive Plan King adopted a schedule to develop subarea plans for each of the~~((Formerly called Community Plans,))~~ Community Service Areas (CSAs) geographies over the next eight years ~~((Plans were created by King County in 2015 to provide an avenue for unincorporated areas to develop a long-range strategy informed and defined by their unique aspirations and values))~~. The Vashon-Maury Island CSA Subarea Plan replaces the ~~((1986 Vashon Community Plan and the))~~ 1996 Vashon Town Plan and is built on a set of guiding principles designed to protect the Island's diverse natural resources and maintain its rural character. The ~~((P))~~plan envisions a **healthy, rural environment ~~((with a strong sense of community where people value))~~ and reflects the following values identified by the community during plan development:**

- ~~((i))~~**I**ndependence and self-sufficiency
- ~~((n))~~**N**atural environment
- ~~((e))~~**E**quity and diversity
- ~~((i))~~**I**sland history
- ~~((e))~~**C**reativity and self-expression
- ~~((s))~~**S**ustainable local employment, and
- ~~((e))~~**C**ommunity collaboration.

As provided for under Washington's Growth Management Act, the ~~((CSA-P))~~plan is an ~~((component))~~ element of the countywide King County Comprehensive Plan. It ~~((lays))~~ outlines a 20-year, integrated framework for Vashon-Maury Island, applying and implementing King County policies at a local scale. **The ~~((P))~~plan aims to be multi-perspective, action-oriented, interconnected, anticipatory, and preventative, and to serve as a communication tool for residents and King County government alike.**

The ~~((P))~~plan's geographic scope incorporates all **37 square miles** of Vashon~~((and))~~-Maury Island (see Map ~~((#3))~~2). In 2016, the Island had a **year-round population of 11,000 residents**. It is both older and more highly educated than much of King County. Lying outside the Urban Growth Area, the Island experiences a relatively slow growth rate and has added fewer than 1,700 people since 1990.

Preparation of the Vashon-Maury Island CSA Subarea Plan began in ~~((early))~~2016, when King County initiated an update to the Island's ~~((older community plans))~~ 1996 Vashon Town Plan. Several types of public involvement methods were used, including the use of a **Community Advisory Group, community-wide forums, a Strawberry Festival booth and survey, digital outreach tools, and collaboration with the Vashon-Maury Island Beachcomber**

335 **newspaper and the Voice of Vashon’s Island Crossroads radio program.** The ((P))plan was
336 developed through active and thoughtful engagement of more than 300 residents who
337 participated in the forums, completed surveys, and submitted written comments.

338
339 Introduced in ((the)) Chapter 4: Land Use, ((chapter-))but woven throughout the entire plan
340 ((document-))is a theme of paramount importance to Vashon-Maury Island’s residents,
341 environment, and economy. **The whole Island is a recharge area for a single-source aquifer**
342 **from which almost all drinking water is sourced.** The ((P))plan directs new multi-family
343 residential, commercial and industrial uses to locate in the Rural Town. It also retains low
344 density zoning on a one-mile stretch of Vashon Highway between the Vashon Town Core and
345 Vashon Center in order to create a distinct visual separation between these commercial nodes.

346
347 ((Vashon-Maury Island’s official designation as a Rural Area)) During the development of this
348 plan, community members expressed ((reflects)) a long-established ((core)) value ((of the
349 community)) to **maintain and preserve ((its))the Island’s rural character and small town**
350 **culture.** This ((is done))will be accomplished, in part, ((through))by protecting commercial
351 zoning of the Island’s ten neighborhood centers, working with property owners to promote forest
352 cover preservation, and encouraging low-impact development practices. Several **new**
353 **agricultural policies** also appear in the ((P))plan. These policies aim to foster a more vibrant
354 and ecologically-sound local food economy, including support for the Vashon Island Grower((’))s
355 Association food hub and new farmer’s market facility.

356
357 A top priority that emerged from the community engagement
358 process was to **increase the amount of housing in Vashon**
359 **Rural Town that is affordable to low-income residents.** As of
360 2017, an estimated 100 to 120 new affordable dwelling units are
361 needed to meet demand. While there was broad public
362 consensus about the affordable housing need, deciding upon
363 the best approach to address that need was the most debated
364 and controversial topic of the planning process. In the end, after
365 exploring several alternatives, the ((P))plan recommends
366 adoption of a new **Special District Overlay on a number of**
367 **parcels in the Vashon Rural Town** to offer a voluntary bonus
368 density incentive when a development provides 100((%))
369 percent affordable housing units.

Vashon-Maury Island((’s
official designation as a))
is part of King County’s
Rural Area and Natural
Resource Lands.
((reflects)) Community
members expressed a
long-established ((core))
value ((of the
community)) to maintain
and preserve ((its)) the
Island’s rural character
and small town culture.

370
371 One of the ((P))plan’s guiding principles is to “preserve and
372 protect native habitats, groundwater, shorelines, open space
373 and sensitive areas for present and future generations.” ((The))
374 Chapter 7: Environment, ((chapter)) contains ((five)) policies
375 intended to implement this principle, the most substantive being Policy E-5, which addresses
376 ((the)) **climate change ((policy in Table 18)).** Vashon-Maury Island comprises almost 50((%))
377 percent of King County’s total shoreline miles and the ((P))plan’s ((two)) recommended actions
378 ((are viewed as)) aim to be meaningful first steps to expedite climate change adaptation and
379 mitigation strategies uniquely suited to the Island.

380

381 ~~((The))~~ Chapter 8: Parks, Open Space and Cultural Resources, ~~((chapter))~~ draws upon decades
382 of environmental, historic, and cultural preservation work by King County, Island residents, and
383 local organizations. **Increasing public~~(, pedestrian))~~ access to non-sensitive shoreline**
384 **areas** is a high priority. ~~((Complimenting))~~ Complementing this action is a proposal to seek
385 funding for a ~~((Regional Trail))~~ feasibility study to analyze new off-street corridors that
386 ~~((would))~~ could potentially become a regional trail connecting Vashon's two ferry terminals and
387 Dockton Rural Neighborhood Commercial Center. The ~~((P))~~ plan envisions adding historically-
388 significant buildings to the National Historic Register, as well as community-led creation of a
389 new **Arts Master Plan**.

390
391 ~~((The))~~ Chapter 9: Transportation, ~~((chapter))~~ seeks to **develop a more sustainable and**
392 **accessible nonmotorized transportation network**. Beyond the major roadway projects listed
393 in the 2016 King County Comprehensive Plan's Transportation Needs Report, several policies
394 highlight the potential for expansion of DOT's alternative services program (called Community
395 Connections), such as the Community Van program, a mobile carpool matching service
396 ~~((and))~~ or real-time ridesharing.

397
398 ~~((The))~~ Chapter 10: Services, Facilities and Utilities, ~~((chapter takes a bird's-eye look at))~~
399 examines domestic water supply across Vashon-Maury Island, including ~~((five core))~~
400 **assumptions made during the planning process about Water District 19** and ~~((their))~~ its
401 capacity to serve new development in the Rural Town. Policy F-1 carries forward a long-
402 standing principle that discourages importing water for domestic uses from off the Island.
403 ~~((Driven by the community's strong environmental ethos and by a practical, pressing need, one~~
404 ~~of the Plan's most ambitious goals is to perform a comprehensive, Island-wide study of onsite~~
405 ~~sewage systems, with a focus on potential sea-level rise impacts for systems near shorelines.))~~

406
407 The purpose of ~~((the))~~ Chapter 11: Implementation, ~~((chapter))~~ is to outline a functional,
408 useable, action-oriented framework to translate written policies into tangible actions. ~~((Figure 15~~
409 ~~graphically shows how Plan actions are prioritized and criteria used to identify appropriate and~~
410 ~~realistic timeframes. All 78))~~ The policies and ~~((41 associated))~~ actions in the ~~((P))~~ plan are
411 summarized in this ~~((section))~~ chapter, as well as in Appendix A, along with the responsible
412 parties and the priority level assigned to each.

413
414 The Vashon-Maury Island CSA Subarea Plan reflects King County's commitment to a
415 heightened sustainable growth model that protects the Island's rural and critical area resources,
416 assists in making the community more resilient to natural hazards and climate change impacts,
417 identifies greener and more socially just approaches to growth, and ~~((lays out a practical~~
418 ~~roadmap))~~ outlines a set of actions to implement the shared community and King County vision.
419

Chapter 1 CSA Subarea Planning Framework

Community Service Area Subarea Planning in Unincorporated King County

Vibrant communities result from choice, not chance. Decisions made today – private and public, individual and corporate, intended or unintended – influence the quality, character, and health of our communities tomorrow. Just like individuals, places vary in shape, size, function and personality. While some of this variation is “genetic” and determined by climate, geography, soils, and some luck, much of it is the result of deliberative choice. And those choices often make the difference between distinctive, dynamic, forward-evolving places and those that struggle or may even devolve. This points to the essence and unique function of a community plan. These plans provide a vehicle for King County to collaborate (~~and join forces~~) with residents of a defined, unincorporated area to make choices and set priorities (~~about~~) for that community’s future.

KEY TOPICS IN THIS CHAPTER

- ~~Community~~ Subarea Planning in Unincorporated King County
- CSA Subarea Plan Purpose, Structure and Core Concepts
- CSA Subarea Plan Authority and Relationship to Other Plans
- Prior Community Plans
- Guiding Principles

What is a Community Service Area (CSA) Subarea Plan?

Community planning (~~experienced a significant shot in the arm in~~) flourished between the late 1950s (~~through~~) and the 1990s, when the U.S. Government (primarily through the Department of Housing and Urban Development and the Department of Transportation) (~~infused large amounts of cash funding into~~) funded cities and counties for research and preparation of land use, transportation, and housing plans. For the last 20 years, h(~~H~~)owever, (we are in a new era where the vast majority of) most of the resources for long-range planning (~~is derived~~) have originated from local government and private sources.

There are benefits to this shift. For example, it has redirected planning efforts to (~~its appropriate and logical focal point~~) focus on the people who live, work and (~~recreate~~) play in the community. It is at this level of society where people engage with neighbors, (~~grocers~~) local businesses, schools, parks, (~~houses~~) and natural features, such as (~~local~~) watersheds. There is no substitute to understanding the current and long-term needs of a place. Tapping into this grassroots knowledge and awareness of King County’s unincorporated communities and using this knowledge to refine tools and regulations for smaller geographies is a central motivation behind the CSA (~~S~~)subarea (~~P~~)plan (~~P~~)program.

King County had a robust community planning program that occurred in two distinct periods: (~~—~~) from 1973 through 1984 to implement the 1964 Comprehensive Plan, and from 1985 through 1994 to implement the 1984 Comprehensive Plan and then to update it with the 1994 Comprehensive Plan for compliance with the Washington State Growth Management Act. During this time, the term “community plan” was used to identify 12 large geographic areas of

466 the county that had their own detailed plans. In ~~((2014))~~2011 and 2012,¹ King County adopted a
467 new approach to the geography and communications strategy for its unincorporated areas. The
468 boundaries of the seven different Community Service Areas (CSA) ~~((shown in Figure 1))~~ were
469 established and ~~((are))~~ will be used as the framework for all local subarea plans created and
470 amended ~~((from 2014))~~ going forward.

471
472 King County's CSA subarea ~~((P))~~plans, of which this plan is the first, are intended to be long-
473 range, multidisciplinary~~((e))~~, integrated tools that apply the countywide policies from ~~((goals of))~~
474 the King County Comprehensive Plan to these seven unincorporated areas. The 2016 King
475 County Comprehensive Plan included an eight-year schedule to develop a subarea plan for
476 each CSA, each of ~~((Starting in 2017, each CSA will have its own plan,))~~ which will contain a
477 locally-inspired vision and guiding principles supported by policies and actions that are
478 prioritized to meet the unique needs and nuances of each area. Broader subarea planning for
479 the unincorporated urban areas, known collectively as the West King CSA, will also occur ~~((on~~
480 this cycle)) within this schedule, with a rotating, more detailed focus on selected areas of the
481 West King CSA once every four years.

482 483 **CSA Subarea Plan Purpose, Structure and Core Concepts**

484
485 To better understand the nature and purpose of CSA subarea plans, it helps to understand what
486 these plans are meant to accomplish and how they fit into the larger King County government
487 context. Why is a plan like this needed? Who will use it? How does it relate to other plans and
488 strategies? Today's CSA subarea plans have a distinct and more narrowly defined role than
489 prior community plans. Below are some distinguishing elements:

- 490
- 491 • **Multi-Perspective** – These plans strive to recognize and honor multiple perspectives
492 while addressing ~~((There is no panacea to))~~ complex, community-wide challenges.
493 Successful plans not only integrate divergent perspectives and present those in both a
494 practical and principled way, but also understand that diverse ~~((such))~~ perspectives are
495 ~~((an))~~ essential to developing long-term ~~((part of the))~~ solutions. Successful plans must
496 respond to a community's complexity and incorporate the many dimensions, challenges,
497 and dynamics that affect a community and its residents. ~~((Increasingly over time,~~
498 communities and local governments are appreciating the complexity of space and
499 community. To ignore the many dimensions, challenges and dynamics that affect the
500 places we live is to ensure a failed and ineffective plan.))
 - 501
502 • **Action-Oriented** – CSA subarea plans have a strong action bias and are focused on
503 achieving meaningful, on-the-ground results. They offer a vehicle for inter-departmental
504 and cross-agency collaboration to better align service delivery and long-range goals
505 within a community. Each plan has a 20-year horizon but will prioritize action items as
506 short-term, ~~((medium))~~mid-term, and long-term priorities² and identify responsible

¹ Framework adopted in 2011 by Ordinance 17139, boundaries in 2012 by Ordinance 17415

² Short-term Priority 1 actions are intended to be implemented in 2018 and 2019. Mid-term Priority 2 Actions are intended to be implemented in years 2020-2022. Long-term Priority 3 Actions are intended to be implemented in years 2023-2025. Depending on grants or funding availability, other emergent issues, or economic factors, some refinement and further prioritization of these Priority 1 actions may be warranted.

507 parties. ~~((Community-))~~ Identified projects are examined across a multi-year timeframe
508 and assessed and re-prioritized when plans are reviewed and updated on an eight-year
509 schedule.
510

511 • **Interconnected** – “Everything is connected” is no longer simply a mantra of ~~((just))~~
512 ecologists or physicists but is now understood to be a core principle of public investment
513 and community planning. Society has discovered the negative “downstream” impacts
514 that occur when growth happens in a vacuum and without regard for other aspects of
515 community life. A paradigm of interconnectedness ~~((is woven throughout))~~ must be
516 incorporated into these plans ~~((and recognizes))~~ to ensure that no policy or action stands
517 in isolation but is part of an integrated whole. Another aspect of interconnection is
518 internal to King County government. CSA subarea ~~((P))~~ plans identify, track, and align
519 various King County policies, programs and public services carried out within a specific
520 CSA. Why is this necessary? The costs and inefficiencies of a “siloe” government have
521 been well documented. King County ~~((’s leadership has a goal to make King County one~~
522 ~~of the best run governments in the United States))~~ aims to continue to be a leader in
523 efficient and accountable governance practices. Creating a “One King County” approach
524 that interconnects diverse departments is a key strategy to achieve this goal.
525

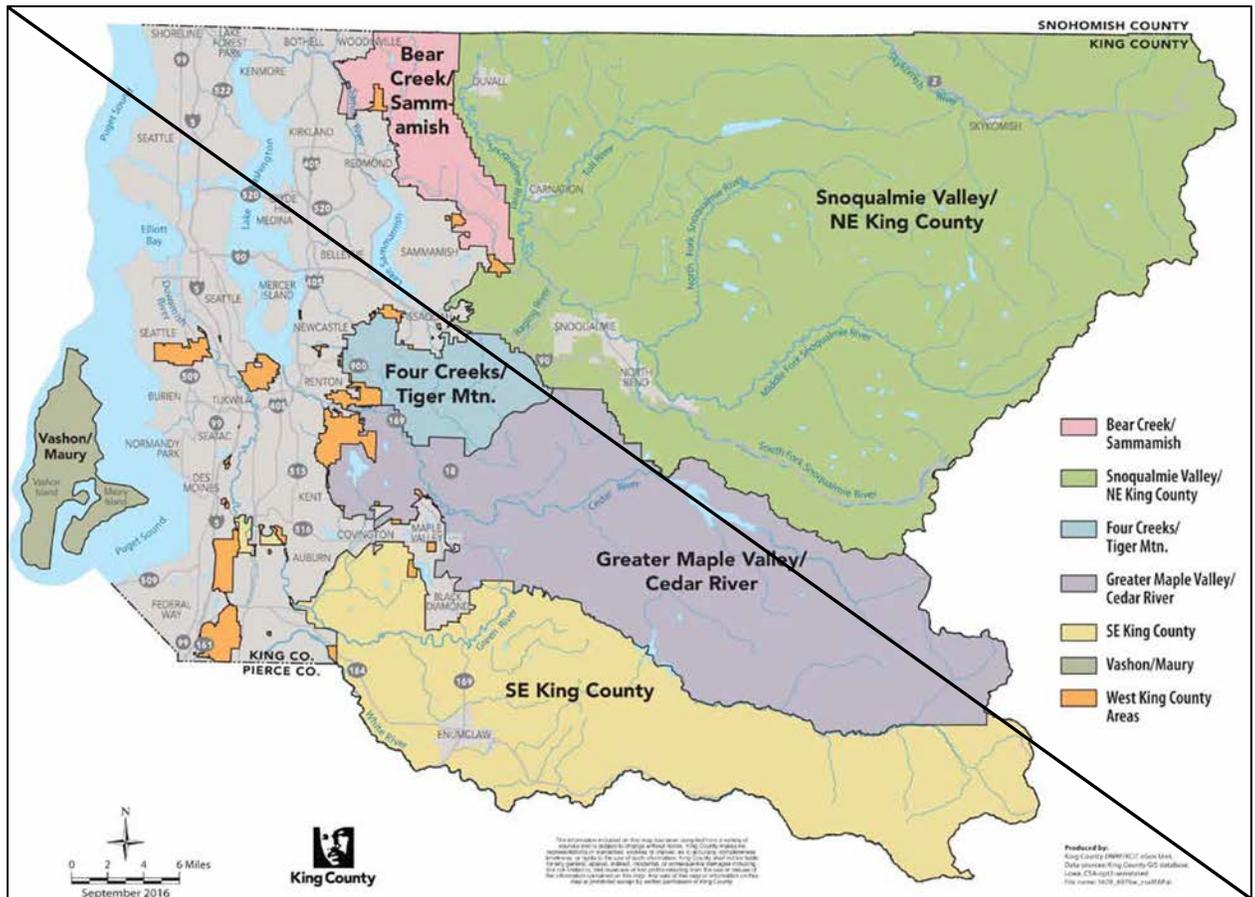
526 • **Anticipatory and Preventative** – To the degree possible, CSA subarea ~~((P))~~ plans are
527 anticipatory, meaning they combine scientific data, historical trends, and informed, local
528 observation with the community’s vision to create a relevant action plan. No plan can
529 predict the future. But it should outline a clear, ~~((broad-consensus,))~~ informed vision
530 ~~((which both citizens and King County’s leadership can embrace. Yet, more than a~~
531 ~~compendium of data, the plan is designed to))~~ that can inform and address pressing
532 needs by focusing ~~((largely))~~ on proactive and preventative measures to address social
533 ~~((ills))~~ services, infrastructure ~~((deterioration))~~ needs, environmental ~~((degradation))~~
534 preservation, and more. Strategies in the plan need to adapt to and change with a
535 community’s evolving needs.
536

537 • **Tool for Communication and Action** – CSA subarea ~~((P))~~ plans are a communication
538 tool ~~((, used to communicate a community’s vision and priorities to King County for use~~
539 ~~in preparing programs and budgets and used by King County to communicate how and~~
540 ~~when certain policies and priorities will be executed.))~~ used by King County to: engage
541 with a community to better understand local priorities; communicate the County’s policy
542 goals; and outline how and when King County will implement the adopted policies and
543 consider the listed actions in the development of County programs and budgets. As with
544 any effective communication, the plan cannot sit idle or static and, for this reason,
545 adopts the action bias noted above.
546

547 • **Budget Dependent** – Many of the policies and actions in this plan are contingent on
548 budgetary appropriation in order to be implemented. Some actions may be able to be
549 achieved through current County funding. Implementation of new actions that are not
550 able to be addressed under current resources will be subject to whether additional
551 funding can be obtained, either through Council approval of appropriations in future King
552 County budgets or from outside funding sources.
553

554 The plan's organization and structure (~~(is a reflection of being)~~) reflect that it is an ~~((component))~~
 555 ~~element~~ of the King County Comprehensive Plan. To that end, the ~~((section))~~ chapter titles of
 556 this plan mimic the chapter titles and basic content of the Comprehensive Plan. For example,
 557 the topics of agriculture and forestry in the 2016 King County Comprehensive Plan are
 558 addressed in ~~((the))~~ Chapter 3: Rural Areas and Natural Resource Lands ~~((chapter))~~. Those
 559 same topics are covered in ~~((the section of the same title in the CSA Plan))~~ this plan in Chapter
 560 5: Rural Area and Natural Resource Lands. Policies ~~((and actions))~~ for each topic area are
 561 included in each chapter. Proposed actions are organized by priority level and compiled in
 562 Chapter 11: Implementation. Proposed actions that cannot be accomplished by King County
 563 ~~(those that depend on other governments or on community-based organizations rather than~~
 564 ~~County government)~~ are listed in Appendix A. ~~((listed by section but are also compiled into a~~
 565 ~~single, composite table in the Implementation chapter))~~. ~~((With limited exception, p))~~ Policies that
 566 appear in the King County Comprehensive Plan are not duplicated in this plan ~~((the CSA Plan))~~.

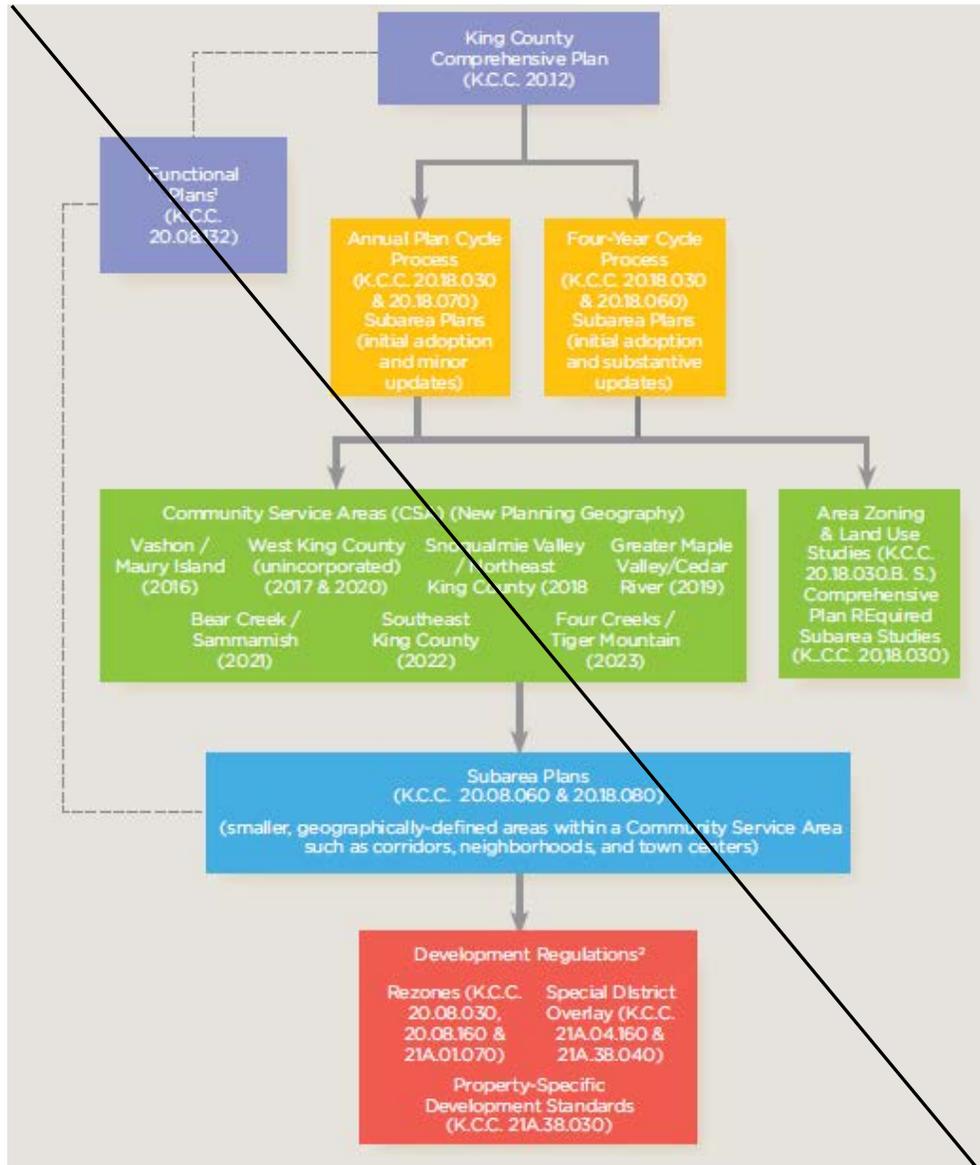
((Map 4))



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((Figure 1
 Relationship of King County Subarea Plans
 to the 2016 Comprehensive Plan and
 Development Regulations))



577
 578
 579

CSA Subarea Plan Authority and Relationship to Other King County Plans and Strategies

Since its inception, Washington’s Growth Management Act (~~((Revised Code of Washington 36.70A))~~) has included a provision that (~~((comprehensive plans))~~) Comprehensive Plans may include (~~((community or neighborhood plans (also referred to as “))~~)subarea plans(~~((”))~~) for specific communities or neighborhoods, with the subarea plan required to be consistent with the (~~((comprehensive plan))~~) Comprehensive Plan. As such, subarea plans are (~~((technically))~~) elements of and adopted as part of the King County Comprehensive Plan, although bound as a stand-alone document. (~~((Figure 1 depicts the relationship of subarea plans to the Comprehensive Plan, functional plans, and other zoning and regulatory tools used by King County.))~~)

What a CSA Subarea Plan is Not:

- **It is not a subject-area (~~((functional))~~) plan**, but it relies on subject-area (~~((functional))~~) plans to inform and implement its broader policies (e.g. Metro CONNECTS long-range transit plan, (~~((e))~~)Consolidated (~~((h))~~)Housing and Community Development (~~((p))~~)Plan, King County (~~((e))~~)Open (~~((s))~~)Space (~~((p))~~)Plan 2016 Update, or the All Home Strategic Plan for homelessness strategy).
(
- **It is not a singular sector plan**, such as transportation, watershed, natural resources, trails, or shoreline plan.)
- **It is not a social services plan.**
- **It is not a Capital Improvement Plan**, although capital projects identified in a CSA subarea plan (~~((Plan))~~) (~~((typically are))~~) may in the future be implemented through King County’s Capital Improvement Program.
- **It is not an architectural or community design plan**, but it may identify design themes or districts where design ordinances are desired.
(
- **It is not an ordinance amendment**, but it lays the groundwork and guides the basic arch of ordinance content and outcomes.)
- **It is not a development proposal or site specific critical areas (~~((site plan))~~) designation**, but it informs the basic framework for how those (~~((plans))~~) proposals or designations may be created.

The shared vision of King County’s Equity and Social Justice Strategic Plan is, “A King County where all people have equitable opportunities to thrive.” The plan outlines (~~((numerous pro-equity))~~) policies, practices, and systems to address root causes of injustice. These principles cannot and should not be siloed and segmented by themselves. They are woven throughout community life and culture. As such, this CSA subarea plan (~~((Plan))~~) does not contain a standalone chapter to address social justice and equity goals but, rather, incorporates those (~~((end))~~) objectives throughout the plan.

627 **Prior Vashon-Maury Island Community Plans**

628
629 Examining existing or prior community plans is one way to appreciate the commitment and long-
630 term vision of Vashon-Maury Island residents to carve out a distinctive place within King County.

631
632 In the case of Vashon-Maury Island, the most recent community plans are:

- 633
- 634 • 1986 Vashon Community Plan. This Island-wide plan was adopted in 1986,³ but was
635 then rescinded over a decade later, in 1998,⁴ due to the passage of the Washington
636 State Growth Management Act (GMA) in the early 1990s. At that time, some key policies
637 from the 1986 plan that were consistent with the GMA were incorporated into the King
638 County Comprehensive Plan. These policies remained in the Comprehensive Plan
639 through 2016 but, with the adoption of this CSA subarea plan, they have been removed
640 from the Comprehensive Plan.
 - 641
 - 642 • 1996 Vashon Town Plan.⁵ This plan focused on a smaller geography, the Vashon Rural
643 Town, and was developed consistent with the GMA. ~~((prepared on the island — the 1986~~
644 ~~Vashon Community Plan (island-wide) and the 1996 Vashon Town Plan (rural town only)~~
645 ~~— contained policies and vision statements that have retained a high degree of~~
646 ~~relevance. Selected policies from the 1986 plan were incorporated into and have~~
647 ~~continued to be a part of the Comprehensive Plan since the mid-1990s.)) The 1996~~
648 ~~Vashon Town Plan remain(s)ed active ((today)) through 2017 but, ((after relevant~~
649 ~~content is moved into)) with the adoption of the new CSA subarea plan ((Plan)), it has~~
650 ~~been ((will be)) repealed.~~
 - 651

652 This new Island-wide CSA subarea plan ((Plans are used to)) updates these prior policies and
653 consolidates them ((and update policies from existing and prior plans)) into a single((- updated))
654 document that aims to retain ((elements from previous plans that are still)) community priorities
655 while eliminating outdated and/or accomplished items. Policies and actions that are carried
656 forward are re-assessed and re-prioritized for implementation.

657
658 ~~((Even though prior plans will no longer have regulatory or policy authority upon adoption of the~~
659 ~~CSA Plan, they often contain an abundance of history, research data, and policy justifications~~
660 ~~that inform and bolster ongoing planning. In this light, Appendix A contains a list of all policies~~
661 ~~from the Vashon Community Plan and the Vashon Town Plan that are not carried forward in this~~
662 ~~plan and states the reason(s) why. The intent is to create a bridge between old and new~~
663 ~~community plans and to emphasize the historic and educational value that prior plans continue~~
664 ~~to have today.))~~

665
666

³ Ordinance 7837
⁴ Ordinance 13273
⁵ Ordinance 12395

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((Figure 2))
Vision & Guiding Principles

Vashon-Maury Island Vision

((A))This plan envisions a healthy, rural environment ((with a strong sense of community, where people value)) 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 ((40)) ten guiding principles:

- Maintain the rural(~~(, small town culture))~~ 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 ((i))island farmers and growers
- Provide a balanced and integrated multimodal transportation system ((which)) 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 ((island)) rural economy

Chapter 2 Demographic Profile

Demographic Overview

King County is Washington State’s most populated county and contains more than 2,100 square miles of land area. Approximately 80((%)) percent of that area (1,713 square miles) is unincorporated and, as of 2015, an estimated 253,280 people reside outside the boundaries of incorporated cities. ~~((As shown in Map 1, u))~~ Unincorporated King County is divided into seven smaller geographies called Community Service Areas (CSAs). Vashon-Maury Island is one of these CSAs and comprises approximately ((2%)) two percent of King County’s total unincorporated area (37 square miles) and ((4%)) four percent of its unincorporated population (estimated 11,000 year-round population).

This plan uses the name “Vashon-Maury Island” to describe two islands connected by a narrow isthmus. There are two U.S. Census tracts, one Rural Town (Vashon), and ~~((ten))~~ 10 rural neighborhood commercial centers on the ((i))Island. All of Vashon-Maury Island is located outside of King County’s Urban Growth Area and is ~~((designated by the King County Comprehensive Plan as a))~~ intended to permanently retain designations appropriate for the Rural Area and Natural Resources Lands. King County does not allocate or target a certain percentage of growth to its Rural Areas. As noted in the County’s 2014 Buildable Lands Report, “Countywide Planning Policies (CPPs) assume only a small fraction of King County’s residential growth will occur in rural and resource areas.” In fact, between 2010 and 2015, fewer than 30 new dwelling units were constructed on the ((i))Island.

Census Data for Vashon-Maury Island

A key distinction between countywide comprehensive planning and subarea ~~((or community-based))~~ planning is scale and degree of specificity. CSA subarea plans ~~((Plans))~~ are intended to help King County to focus on the unique goals and needs of ~~((citizens))~~ residents who share common public spaces, roads, watersheds, schools, and more. Planning for such shared places needs to be pertinent and reflect the unique differences from one community to another. One

KEY TOPICS IN THIS CHAPTER

- *Demographic Overview*
- *Census Data Highlights*

QUICK STATS

Vashon-Maury Island Land Area:
 23,700 acres (37 square miles)

Population History

1990.....	9,319
2000.....	10,123
2010.....	10,624
2016 (est.).....	11,000

Median Age

2000.....	43.6
2010.....	50.2
2015.....	51.4

Employment

2014 number of business units.....	300
2014 total jobs.....	2,390

Median Household Income

1999 (2000 Census).....	\$58,300
2014 (Amer Comm Survey).....	\$72,600

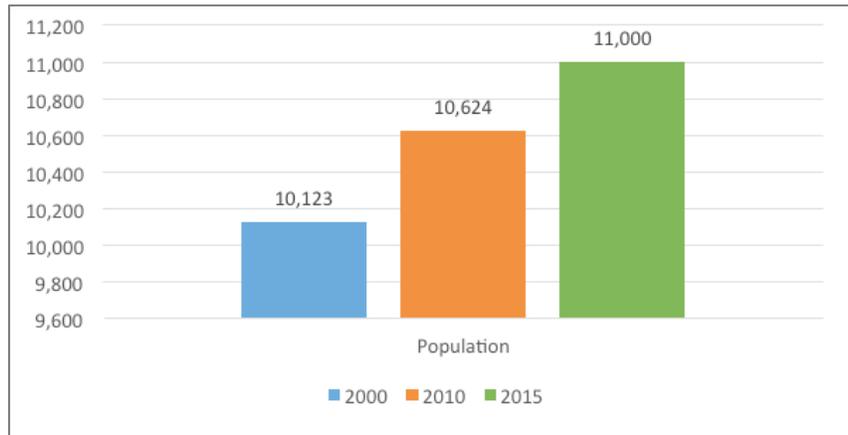
Housing

2000 Census median house value.....	\$268,600
2016 ACS Survey median house value.....	\$467,200
2000 Census median 2-bdroom rental.....	\$700
2014 ACS median 2-bdroom rental.....	\$1,000

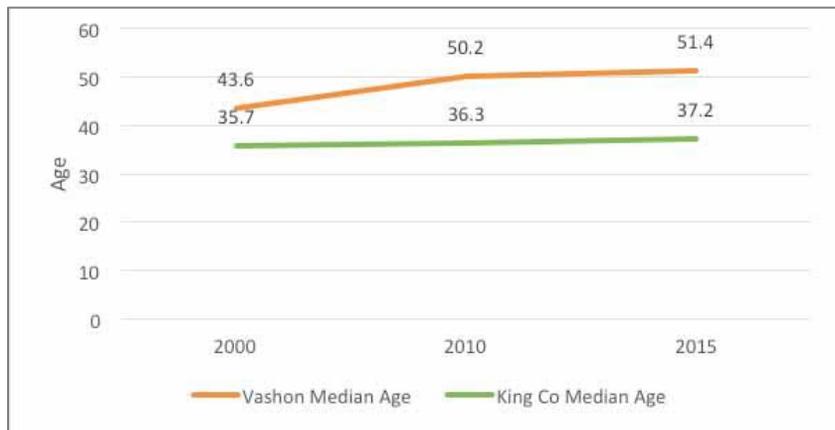
750 way to understand these unique characteristics is to collect, track, and analyze demographic
751 information pertinent to each CSA.
752

753 U.S. Census data offers more than facts and figures about a community. Viewed over time, the
754 data can be used to tell a story and, ideally, result in improved policies and decisions. King
755 County's CSA subarea plans (~~(Plans are)~~) will be updated on an (~~(routine)~~) eight-year
756 (~~(cycle)~~) schedule. The information in this chapter and in Appendix B will be used to track trends
757 and anomalies about Vashon-Maury Island as new Census information is released and plans
758 are updated. Th(~~(e))is~~ demographic data (~~(in this section is meant to serve as a feedback loop)~~)
759 will be used during the CSA subarea plan (~~(Plan)~~) review cycles to help ensure a more
760 accountable and accurate plan.
761

762 **Figure ((3))1**
763 **Vashon-Maury Island Population**
764



765
766
767
768 **Figure ((4))2**
769 **Vashon-Maury Island & King County((,)) Median Age**
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773

774 The table(s below) in Appendix B includes several datasets of information for Vashon-Maury
 775 Island and King County (and are sourced) from the 2000 and 2010 decennial Census, as well
 776 as the 2011-2015 American Community Survey.

777
 778 Three noteworthy observations about Vashon-Maury Island are its high median age (compared
 779 with the rest of King County), the increasing percentage of Hispanic or Latino residents, and the
 780 high education level of the island's adult population.

781
 782 **High median age.** For many years, demographers, planners, and others have pointed out the
 783 need to prepare for the baby boom(er) generation's impact on our communities, especially in
 784 the areas of housing, medical, retail, and transportation. This is certainly not unique to Vashon-
 785 Maury Island. However, the (i)Island does have an especially high concentration of residents
 786 over 55 years of age. Its median age increased more than six times that of King County for the
 787 same 15-year period (2000 to 2015), (and) Vashon-Maury Island's 2015 median age of 51.4
 788 (is) was 14 years higher than (both) King County (37.2), (and) the (S)state of Washington
 789 (37.4), and the United States as a whole (37.6). (The 2015 median age for the United States
 790 was 37.6 years.)

791
 792 **Hispanic or Latino residents.** In terms of race and ethnicity, the (i)Island's Hispanic and
 793 Latino population is increasing at a higher rate than many other parts of King County. The
 794 overall percentage of Hispanic and Latino people on Vashon-Maury Island in 2015 was less
 795 than King County (5.3(%) percent compared to 9.3(%) percent), but the (rate)level of
 796 increase on the (i)Island (from 2.6(%) percent in 2000 to 5.3(%) percent in 2015) was (a
 797 much) higher than for other racial and ethnic groups (increase as compared with other races).
 798 The percentage of the island's non-Hispanic White population declined from (almost) 92(%)
 799 percent in 2000 to 88(%) percent in 2015.

800
 801 **Education level.** Of Vashon-Maury Island's adult population, 55(%) percent (of whom) hold
 802 a Bachelor's degree or higher, compared with 48 percent for King County as a whole. (is
 803 consistently higher than King County's ratio.) However, for residents between 18 and 24 years
 804 old, the (i)Island has a (much) lower percentage of its population with post-high school
 805 degrees. In 2015, 19.4(%) percent of this age cohort countywide had a Bachelor's degree
 806 (ef)or higher compared with 9.1(%) percent for Vashon-Maury Island.

807
 808 Consistent with county, State and national figures, approximately two-thirds of Vashon-Maury
 809 Island's population (16+ years) are in the labor force, although the (i)Island does tend to have
 810 more people working from home than other places.

((Table 1

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
SEX												
Total Population	10,123	100.0	1,737,034		10,624	(x)	1,931,249	(x)	11,000	100.0	2,045,756	100.0
Male	4,918	48.6	864,457	49.8	5,150	48.5	962,090	49.8	5,350	48.6	1,020,901	49.9
Female	5,205	51.4	872,577	50.2	5,474	51.5	969,159	50.2	5,650	51.4	1,024,855	50.1

**Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017**

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
AGE												
Under-5	484	4.8	105,321	6.1	409	3.8	120,294	6.2	400	3.6	126,282	6.2
5-9	656	6.5	111,162	6.4	523	4.9	113,295	5.9	510	4.6	120,439	5.9
10-14	728	7.2	109,992	6.3	711	6.7	110,789	5.7	730	6.6	114,356	5.6
15-19	673	6.6	108,261	6.2	586	5.5	117,514	6.1	580	5.3	114,940	5.6
20-24	270	2.7	116,597	6.7	284	2.7	129,822	6.7	320	2.9	134,272	6.6
25-34	766	7.6	294,443	17.0	634	6.0	312,717	16.2	650	5.9	344,357	16.8
35-44	1,774	17.5	308,823	17.8	1,189	11.2	296,790	15.3	1,220	11.1	306,778	15.0
45-54	2,319	22.9	259,136	14.9	2,075	19.5	291,132	15.1	2,150	19.5	291,710	14.3
55-59	656	6.5	83,442	4.8	1,255	11.8	126,272	6.5	1,300	11.8	134,911	6.6
60-64	470	4.6	58,085	3.3	1,086	10.2	101,945	5.3	1,150	10.4	115,351	5.6
65-74	716	7.1	88,884	5.1	1,087	10.2	71,860	5.9	1,170	10.6	138,841	6.8
75-84	479	4.7	68,348	3.9	540	5.0	64,148	3.3	560	5.1	67,696	3.3
85+	132	1.3	24,540	1.4	245	2.3	33,784	1.7	260	2.4	35,823	1.8
Median Age	43.6	(X)	35.7	(X)	50.2	(X)	36.3	(X)	51.4	(X)	37.2	(X)
RACE												
Non-Hispanic White	9,308	91.9	1,275,127	73.4	9,556	90.0	1,251,300	64.8	9,700	88.0	1,392,513	68.1
Black or African American	44	0.5	91,789	5.3	81	0.8	116,326	6.0	100	1.0	126,806	6.2
Asian and Pacific Islander	162	1.7	195,352	11.2	177	1.7	294,097	15.2	200	2.0	334,706	16.4
Native American and other	80	0.8	18,855	1.1	73	0.6	17,619	0.9	80	0.7	15,291	0.7
Hispanic or Latino	259	2.6	95,242	5.5	434	4.1	172,378	8.9	580	5.3	189,808	9.3
Two or more race	270	2.7	60,660	3.5	303	2.9	79,529	4.1	340	3.1	119,094	5.8
HOUSING OCCUPANCY												
Total housing units	4,867	100.0	742,237	100.0	5,552	100.0	851,261	100.0	5,600	100.0	871,836	100.0
Occupied housing units	4,193	86.2	710,916	95.8	4,606	83.0	788,232	92.7	4,600	82.0	819,651	94.0
Vacant housing units	674	13.8	31,321	4.2	946	17.0	62,029	7.3	1,041	18.6	52,185	6.0
Homeowner vacancy rate (%)	1.2	(X)	1.2	(X)	1.7	(X)	2.6	(X)	1.9	(X)	1.3	(X)
Rental vacancy rate (%)	2.6	(X)	4.2	(X)	4.8	(X)	7.4	(X)	0.0	(X)	3.4	(X)
HOUSING VALUE												
Owner-occupied units	3,342	79.7	425,436	59.8	3,674	(X)	468,539	(X)	3,649	(X)	470,632	(X)
< \$50,000	0	0	2,440	0.7	18	0.5	10,277	2.2	0	0.0	14,785	3.1
\$50,000-\$99,999	48	1.9	7,007	2.0	15	0.4	4,862	1.0	15	0.4	6,006	1.3
\$100,000-\$149,999	146	5.7	42,360	11.9	48	1.3	7,300	1.6	125	3.4	13,544	2.9

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
\$150,000-\$199,999	491	19	78,262	22.0	106	2.9	17,720	3.8	124	3.4	28,917	6.1
\$200,000-\$299,999	868	33.6	115,359	32.4	285	7.8	80,976	17.3	613	16.8	93,483	19.9
\$300,000-\$499,999	789	30.6	77,165	21.7	1,517	41.3	187,925	40.1	1,595	43.7	163,148	34.7
\$500,000-\$999,999	238	9.2	27,361	7.7	1,457	39.7	132,374	28.3	1,035	28.4	125,355	26.6
\$1,000,000+	0	0	5,554	1.6	228	6.2	27,105	5.8	142	3.9	25,394	5.4
Median home value (\$)	268,600	(X)	236,900	(X)	479,600	(X)	407,700	(X)	467,200	(X)	384,300	(X)
GROSS RENT												
Occupied units paying rent	850	20.3	285,480	40.2	624	(X)	305,268	(X)	1,026	(X)	339,414	(X)
< \$500	155	19.1	41,754	14.6	57	9.2	24,246	8.0	181	17.6	22,386	6.6
\$500-\$999	426	52.5	173,037	60.7	292	46.8	128,673	42.1	354	34.5	92,418	27.2
\$1,000-\$1,499	137	16.9	48,996	17.2	104	16.7	98,140	32.1	321	31.3	118,864	35.0
\$1,500+	27	3.3	15,362	5.4	171	27.4	54,209	17.8	170	16.6	105,746	31.1
Median (\$)	692	(X)	758	(X)	963	(X)	999	(X)	975	(X)	1,204	(X)
INCOME & BENEFITS												
Total households	4,196	100.0	711,235	100.0	4,374	(X)	781,977	(X)	4,757	(X)	819,651	(X)
<\$10,000	261	6.2	45,534	6.4	163	3.7	43,103	5.5	203	4.3	45,604	5.6
\$10,000-\$49,000	142	3.4	30,146	4.2	80	1.8	28,145	3.6	85	1.8	25,916	3.2
\$15,000-\$24,999	380	9.1	66,414	9.3	231	5.3	57,052	7.3	476	10.0	55,293	6.7
\$25,000-\$34,999	368	8.8	77,320	10.9	220	5.0	62,855	8.0	404	8.5	60,295	7.4
\$35,000-\$49,999	667	15.9	111,224	15.6	649	14.8	94,460	12.1	667	14.0	89,268	10.9
\$50,000-\$74,999	901	21.5	150,548	21.2	686	15.7	138,336	17.7	665	14.0	132,026	16.1
\$75,000-\$99,999	591	14.1	96,885	13.6	745	17.0	109,540	14.0	565	11.9	104,155	12.7
\$100,000-\$149,999	484	11.5	81,613	11.5	954	21.8	134,293	17.2	842	17.7	147,066	17.9
\$150,000-\$199,999	200	4.8	24,479	3.4	289	6.6	56,323	7.2	407	8.6	73,379	9.0
\$200,000+	202	4.8	27,072	3.8	357	8.2	57,870	7.4	443	9.3	86,649	10.6
Median household income (\$)	58,261	(X)	53,157	(X)	80,000	(X)	68,965	(X)	71,820	(X)	75,302	(X)
Mean household income (\$)	72,731	(X)	(X)	(X)	97,362	(X)	90,716	(X)	96,823	(X)	101,859	(X)
Per capita income (\$)	31,983	(X)	29,521	(X)	43,298	(X)	38,211	(X)	45,809	(X)	41,664	(X)
Persons below poverty:	601	6.0	142,546	8.4	692	7.0	196,123	10.2	584	5.7	226,204	11.1

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
Under 18 years	142	1.4	37,954	2.2	224	2.3	51,079	2.6	169	1.7	57,874	2.8
18-64 years	429	4.2	91,655	5.3	391	3.9	128,095	6.6	345	3.4	146,400	7.2
65 years +	30	--	129,937	--	77	--	16,949	--	70	--	21,930	--
EMPLOYMENT												
Population 16 years and over	8,111	100.0	1,389,714	100.0	8,361	(X)	1,520,352	(X)	8,848	(X)	1,662,822	(X)
In labor force	5,370	66.2	974,767	70.1	5,722	68.4	1,074,067	70.6	5,659	64.0	1,155,495	69.5
Civilian labor force	5,361	66.1	972,790	70.0	5,722	68.4	1,071,741	70.5	5,641	63.8	1,152,753	69.3
Employed	5,244	64.7	929,205	66.9	5,545	66.3	1,005,216	66.1	5,336	60.3	1,079,601	64.9
Unemployed	117	1.4	43,585	3.1	177	2.1	66,525	4.4	305	3.4	73,152	4.4
Armed Forces	9	0.1	1,977	0.1	0	0	2,326	0.2	18	0.2	2,742	0.2
Not in labor force	2,741	33.8	414,947	29.9	2,639	31.6	446,285	29.4	3,189	36.0	507,338	30.5
COMMUTING TO WORK												
Workers 16 years and over	5,144	100.0	911,677	100.0	5,328	(X)	982,438	100.0	5,200	(X)	1,059,196	(X)
Car, truck or van —drove alone	3,107	60.4	626,576	68.7	2,820	52.9	645,517	65.7	3,051	58.7	682,793	64.5
Car, truck, or van —carpooled	545	10.6	109,573	12.0	425	8.0	108,754	11.1	295	5.7	103,938	9.8
Public transportation (excluding taxi)	737	14.3	87,298	9.6	824	15.5	108,299	11.0	1,068	20.5	128,093	12.1
Walked	94	1.8	33,137	3.6	166	3.1	42,783	4.4	112	2.2	50,266	4.7
Other means	217	4.2	14,678	1.6	204	3.8	23,464	2.4	260	5.0	29,496	2.8
Worked at home	444	8.6	40,415	4.4	889	16.7	53,621	5.5	414	8.0	64,610	6.1
OCCUPATION												
Civilian employed population 16 years and over	5,244	100.0	929,205	100.0	5,545	(X)	1,005,216	100.0	5,336	(X)	1,079,601	(X)
Management, business, science, and arts	2,563	48.9	403,287	43.4	2,919	52.6	474,568	47.2	2,771	51.9	529,609	49.1
Service	717	13.7	119,770	12.9	605	10.9	144,394	14.4	745	14.0	168,456	15.6
Sales and office	965	18.4	244,903	26.4	1,171	21.1	229,902	22.9	932	17.5	227,966	21.1
Natural resources, construction, maintenance	507	9.7	66,939	7.2	425	7.7	67,358	6.7	359	6.7	60,331	5.6
Production, transportation, and material moving occupations	492	9.4	94,306	10.1	425	7.7	88,994	8.9	529	9.9	93,239	8.6
EDUCATIONAL ATTAINMENT												
Population 18 to 24 years	432	(X)	159,259	(X)	374	(X)	174,547	(X)	529	(X)	180,534	(X)

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
Less than high school graduate	148	(X)	31,793	(X)	(X)	16.8	(X)	13.6	183	34.6	22,108	12.2
High school graduate	74	(X)	38,733	(X)	(X)	45.7	(X)	25.8	107	20.2	41,747	23.1
Some college or associate's degree	174	(X)	68,000	(X)	(X)	33.9	(X)	44.0	191	36.1	81,678	45.2
Bachelor's degree or higher	36	(X)	20,733	(X)	(X)	3.6	(X)	16.6	48	9.1	35,001	19.4
Population 25 years or higher	7,350	(X)	1,188,740	(X)	7,655	(X)	1,299,736	(X)	8,021	(X)	1,435,467	(X)
Less than 9 th grade	82	(X)	40,702	(X)	(X)	0.8	(X)	3.5	105	1.3	50,130	3.5
9 th to 12 th grade, no diploma	266	(X)	75,026	(X)	(X)	2.4	(X)	4.6	298	3.7	60,353	4.2
High school graduate	1,127	(X)	227,931	(X)	(X)	13.3	(X)	17.7	1,207	15.0	236,295	16.5
Some college, no degree	1,810	(X)	280,812	(X)	(X)	18.1	(X)	20.9	1,484	18.5	282,508	19.7
Associate's degree	476	(X)	89,321	(X)	(X)	7.7	(X)	8.0	489	6.1	118,760	8.3
Bachelor's degree	2,154	(X)	316,451	(X)	(X)	34.9	(X)	28.8	2,290	28.6	425,117	29.6
Graduate or professional degree	1,435	(X)	158,497	(X)	(X)	22.7	(X)	16.4	2,148	26.8	262,304	18.3
Percent high school graduate or higher	(X)	95.3	(X)	90.3	(X)	96.7	(X)	91.9	(X)	95.0	(X)	92.3
Percent bachelor's degree or higher	(X)	48.8	(X)	40.0	(X)	57.6	(X)	45.2	(X)	55.3	(X)	47.9

815))
816

Chapter 3 Community Engagement

CSA Subarea Plan Process

“Keep Vashon Vashon” is a familiar and abiding sentiment on Vashon-Maury Island. It reflects a deep-seated desire and commitment to preserve the island’s core values, natural resources, and rural identity. Understanding and incorporating these and other ((~~citizen~~))community priorities into a subarea ((~~community~~)) plan helps to ensure the plan is a representation of the general will of the community. When King County’s CSA subarea ((~~community~~)) planning program was revived in 2014, ((~~stepped-up~~)) increased public involvement ((~~and providing increased opportunity for~~)) to provide unincorporated residents ((~~to have~~)) a direct voice in long-range planning was a key motivation ((~~behind this decision~~)). As required by Washington’s Growth Management Act (RCW 36.70A.((~~130~~))140), King County’s CSA subarea plans ((~~Plans~~)) involve ((~~citizens~~))residents in “early((~~r~~)) and continuous((~~and broad~~))” public engagement.

KEY TOPICS IN THIS CHAPTER

- CSA Subarea Plan Process
- Types of Community Engagement

Types of Community Engagement

A range of public involvement strategies were used throughout the planning process, including:

Community Advisory Group (CAG). This group of 15 volunteers served in an advisory capacity to King County and represented a broad cross-section of island interests and sectors. The main areas of expertise represented on the CAG were:

“Development must be in a quantity and scale consistent with protecting our natural resources, especially for conservation alternative technology which improves sustainability.”

Participant at February 2017 community forum

- Local business
- Environmental
- Agriculture
- Historic preservation
- Ministerial and social services
- Utility and infrastructure
- Community arts
- Health
- Affordable housing
- Land developer/real estate

857

858 CAG members provided valuable insights on both past and emerging local trends and met
859 monthly in an open forum to discuss community needs and make policy and action
860 recommendations. The CAG was comprised of three working groups:

861

- 862 • Natural Resources, Open Space and Agriculture
- 863 • Land Use, Housing, Community Health and Human Services
- 864 • Transportation and Infrastructure.

865

866

((Figure 5

867

Community Engagement Process))



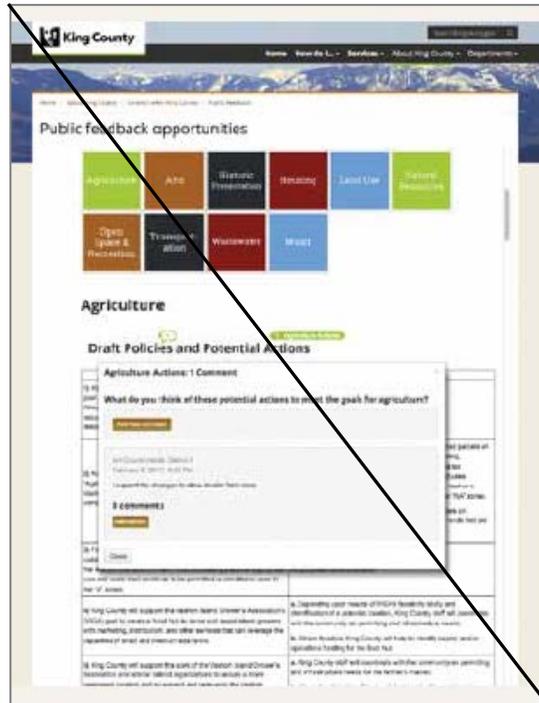
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((Figure 6
CSA Plan Website))



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875

876 **Community Presentations and Forums.** ((A series of f))Four community-wide forums were
877 convened between March 2016 and April 2017 with the goal of hearing directly from
878 ((citizens))residents on a variety of topics. A kick-off meeting was held in March 2016 to identify
879 opportunities and challenges. This was followed by an October 2016 forum for small group
880 discussions on ((i))Island-wide land use and climate change policies, a February 2017 forum on
881 affordable housing in the Rural Town of Vashon, and an April 2017 forum to review and
882 comment on the draft plan. More than 300 ((i))Islanders participated in these events.

883
884 **Strawberry Festival Survey and Outreach.** For more than a century, the Vashon Island
885 Strawberry Festival has celebrated the island's agricultural, historical, and cultural heritage. King
886 County hosted a booth ((during this July weekend))at the 2016 Strawberry Festival where
887 festival-goers could view ((ed)) plan materials and share ((gave staff)) their ideas about the
888 community's ((Vashon's)) future. An informal, five((5))-question survey was taken by
889 approximately 85 people. (A summary of the survey results are shown in Appendix ((B))C.)

890
891 **Digital Public Engagement.** In addition to the ((in-person)) in-person public outreach
892 ((noted)) described above, online and digital tools ((also)) were employed during the
893 development of this plan. A project ((web site)) website was launched in April 2016 as a
894 platform ((for distributing)) to distribute plan documents and announcements. More than ((450

895 residents signed up)) 300 people registered to receive regular e-newsletter updates at critical
896 benchmarks throughout the process. King County also partnered with a private company, Peak

897 Democracy, which managed an online portal where draft policies and proposals were posted
898 and available for online commenting.
899

900 **Media Partnerships.** The Vashon-Maury Island Beachcomber newspaper provided regular and
901 in-depth coverage throughout the 15-month process and published numerous letters to the
902 editor from ((~~citizens~~)) residents representing diverse points of view, especially related to
903 affordable housing and groundwater supply. The “Voice of Vashon” radio also hosted two, one-
904 hour shows in September 2016 and March 2017 during which staff and ((~~citizens~~)) residents
905 discussed various aspects of the plan.
906

Chapter 4 Land Use

Context, Opportunities and Challenges

~~((“All land use policies and regulations for Vashon Island 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.”~~

~~—2016 King County Comprehensive Plan, Policy CP-602~~

KEY TOPICS IN THIS CHAPTER

- Rural Town Land Use and Zoning Classifications
- Town Core Design
- Commercial and Industrial Uses

~~The policy above originated in the 1986 Vashon Community Plan, appeared in the 2008, 2012 and 2016 King County Comprehensive Plans, and)) The concept that all land use policies and regulations should reflect the fact that the whole Island is the recharge area for a single-source aquifer has been the basis for land use planning on the Island for decades and continues to set the framework for this plan((all land use planning and zoning decisions on Vashon-Maury Island)). Washington’s Growth Management Act (RCW 36.70A.070) requires that rural development ((“))protect “surface water and groundwater resources” and this policy concept ((helps)) has been used to carry out that mandate: in 1997, King County implemented a ((-The policy also led to King County Council’s adoption of a)) Special District Overlay⁶ ((in 1997 requiring)) that requires commercial and industrial projects in sensitive groundwater recharge areas to follow more restrictive building standards, such as retaining at least 40((%)) percent of a site in natural vegetation.~~

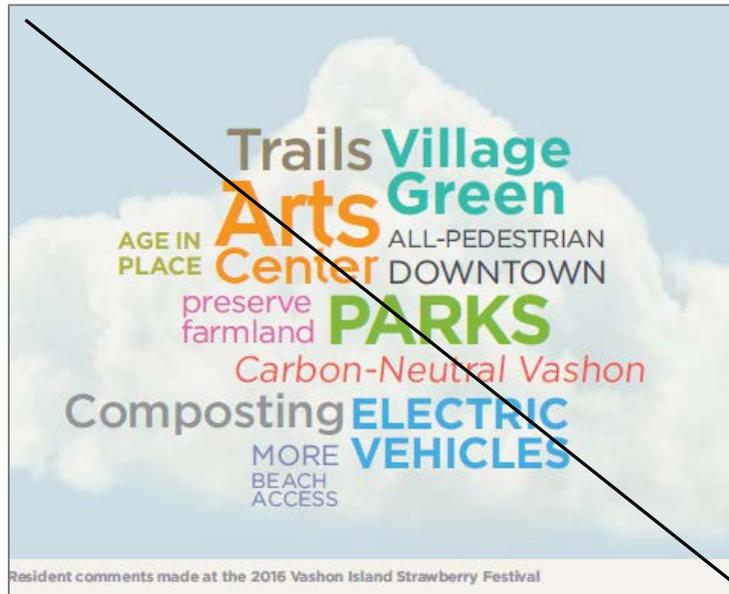
Combined with the ((i))Island’s ((designation as a Rural Area)) location outside the Urban Growth Area and its isolated geography, this long-established groundwater protection policy framework has resulted in a modest rate of growth over the past ((forty to fifty))40 years. The ((i))Island’s population has expanded from approximately 7,400 in 1980 to 11,000 in 2016, averaging 80-100 new residents per year. The Puget Sound Regional Council projects an increase of 691 people on the ((i))Island between 2010 and 2040. King County prepares housing and employment forecasts for the Urban Growth Area but not for unincorporated ((f))Rural Area and Natural ((f))Resources ((f))Lands ((areas like)) such as Vashon-Maury Island. ((Population growth forecasts are a tenuous task at best for such small geographic areas.)) The ((most substantive)) primary influence on ((i))Island growth has been and will continue to be the availability and quality of drinking water (as guided by ((the)) adopted King County land use policy ((above))) along with other topographical and transportation constraints. A key assumption of this plan is that ((a slow rate of growth and the)) drinking water and other

⁶ Ordinance 12823

951 natural limitations (~~noted above~~) will remain largely unchanged for ~~(the)~~ its 20-year planning
952 horizon, resulting in a continued slow rate of growth~~(of this plan)~~.

953
954 ~~((Since the mid-1990s,))~~ A review of King County building permit data since the mid-1990s
955 shows that at least three of every four new residences on Vashon-Maury Island are constructed
956 in Rural Area (RA) zones outside of the Vashon Rural Town. Although the King County Code
957 limits the number of land subdivisions in the RA zones and a small number of new building lots
958 are created, a stable, albeit limited, supply of residential building parcels is expected to
959 continue. The 2016 Washington Supreme Court case of Hirst v. Whatcom County pertaining to
960 the regulation of permit exempt water wells may have some impact on single-family residential
961 construction in these Rural Areas throughout King County, but that has yet to be seen and was
962 not a modifying factor in this plan.

963
964 **((Figure 7**
965 **Community Vision Word Cloud))**
966



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Land Use and Zoning Categories

971 Land use on Vashon-Maury Island is governed by the King County Comprehensive Plan (which
972 sets broad, countywide policies and designates land use types through the Land Use Map) and
973 by King County Code Title 20 (Planning) and Title 21A (Zoning). Land use designations indicate
974 the basic type, intensity, and general density of land uses, while zoning regulates specific uses,
975 types of permits, setbacks and related building standards. The zoning of a property must be
976 consistent with its land use designation. ~~((Figure 8 and))~~ Map ~~((3))~~² ~~((summarize))~~ shows the
977 ~~((i))~~ Island's 2017 land use designations, and ~~((Figure 9 and))~~ Map ~~((4))~~³ ~~((summarize))~~ shows
978 the 2017 zoning ~~((districts))~~ classifications. ~~((This data))~~ The zoning and land use designations
979 reflect~~((s))~~ the predominantly ~~((residential))~~ rural character of the ~~((i))~~ Island. Amendments to
980 these maps are possible through separate Comprehensive Plan ~~((A))~~ amendments or individual

981 rezone applications, but the general distribution and ratios of each category are expected to
 982 remain similar to what is reflected ~~((below))~~ in the maps identified above.

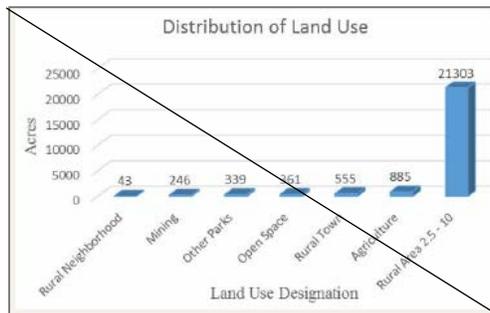
983
 984 **Rural Town Land Use and Zoning Classifications**
 985

986 As established by the King County Comprehensive Plan and as described in ~~((the))~~ Chapter 5:
 987 Rural Areas and Natural Resource Lands ~~((section))~~ of this plan, Vashon-Maury Island is home
 988 to one of King County's three Rural Towns ~~((, the three being))~~ (Vashon, Fall City and
 989 Snoqualmie Pass). The Vashon Rural Town has a defined boundary and is served with more
 990 urban-type utilities and amenities than lands outside of the Rural Town. (See the town boundary
 991 on Map ~~((2))~~ 1. As affirmed by ~~((P))~~ policies LU-2 and LU-3, the more intensive multi-family
 992 residential, mixed-use, commercial, and industrial land uses are located here and, for this
 993 reason, the Rural Town is the main focus of this land use section.

994
 995 ~~((The town's r))~~ Retail uses are concentrated in two distinct areas of the Rural Town: ((-)) the
 996 Vashon Town Core (discussed below) and Vashon Center (near the intersection of Cemetery
 997 Road and Vashon Highway SW). All of the ~~((i))~~ Island's Community Business zoning (the primary
 998 retail and office zone) and more than 90 ~~((%))~~ percent of the ~~((i))~~ Island's Industrial zoning are
 999 located in the Rural Town.

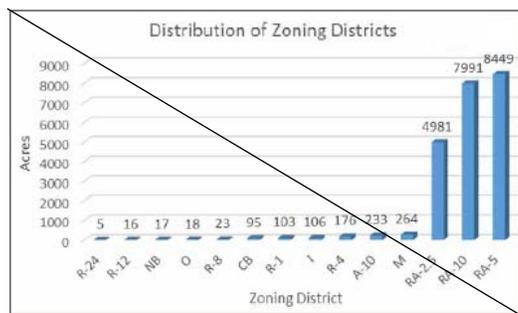
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**((Figure 8
 Land Use Designations))**



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**((Figure 9
 Zoning Classifications))**



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 1009
 1010

((Table 2

Policy No.	Policy	Implementing Action	Action Priority
LU-4	All land use policies and regulations for Vashon Island 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.	N/A	Ongoing))

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LU-1 All land use policies and regulations for Vashon-Maury Island shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon-Maury 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.

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The Rural Town also contains a mix of residential zones and housing types. One helpful measure for assessing future development is a community’s inventory of vacant and underdeveloped land. ((As stated, limited amounts of new housing on the island are expected to locate in the Rural Area, along with some new residential growth in the Rural Town.)) Table 1 uses ((Using)) 2016 data from the King County Assessor’s Office((data, Table 4 shows)) to show all parcels in the Rural Town that have a “Residential” zone, including acreage estimates of vacant and underdeveloped area.

**Table ((4))1
Residential-Zoned Parcels in Vashon Rural Town**

Zone	Total Acres (gross)	# of Parcels	# of Vacant Parcels	Total Vacant Acres	Estimated Underdeveloped* Acres
R-1	71	59	7	12	44
R-4	132	117	30	31	65
R-8	18	18	9	16	0
R-12	8	35	12	2	0
Total	230	229	58	61	109

1034
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1036

*Parcels of at least ((4))one acre with existing dwelling units where a ((1/2))half acre of land is assigned to the dwelling and remaining acreage is deemed developable.

1037 (See ~~((Policy))~~ policies H-3 and H-5 in ~~((the))~~ Chapter 6: Housing and Human Services
 1038 ~~((section))~~ of this plan for additional information about infill and affordable housing in the Rural
 1039 Town.)
 1040

1041 Policy LU-4 updates a policy in the 1996 Vashon Town Plan and is intended to protect the low-
 1042 density, rural character of the Vashon Highway SW corridor between the Vashon Town Core
 1043 and Vashon Center. The corridor is approximately one mile in length, has dense native
 1044 vegetative buffers, and contains no street lights, sidewalks, or Metro bus stops. The community
 1045 desires to maintain a distinct separation between the retail hubs of the Vashon Town Core and
 1046 Vashon Center and discourages denser multi-family, commercial or industrial uses within this
 1047 corridor.
 1048
 1049

~~((Table 3~~

Policy No.	Policy	Implementing Action	Action Priority
LU-2	In order to fully utilize existing services including sewers, Class I water, public transportation, and shopping, Vashon Rural Town is planned to accommodate the most intensive residential, commercial and industrial development on the Island.	Implemented through zoning code, Title 21	Ongoing
LU-3	Development in the Rural Town should maintain the rural nature and service orientation of Vashon and Center with compact, pedestrian-friendly development.	Implemented through zoning code, Title 21	Ongoing
LU-4	The area between the south end of Vashon Town Core and Vashon Center on Vashon Highway SW should retain the existing low density residential zones and low impact uses to create visual relief and separation between the commercial nodes, mitigate against strip-type development, and to allow for development of single-family housing in the Rural Town.	DPER will consider this policy at the time of any new development applications submitted for this area.	Ongoing))

1050
 1051
 1052 **LU-2** In order to fully utilize existing services, including sewers, Class I water,
 1053 public transportation, and shopping, the Vashon Rural Town ~~((is planned))~~
 1054 **shall plan** to accommodate the most intensive residential, commercial and
 1055 industrial development on the Island.
 1056

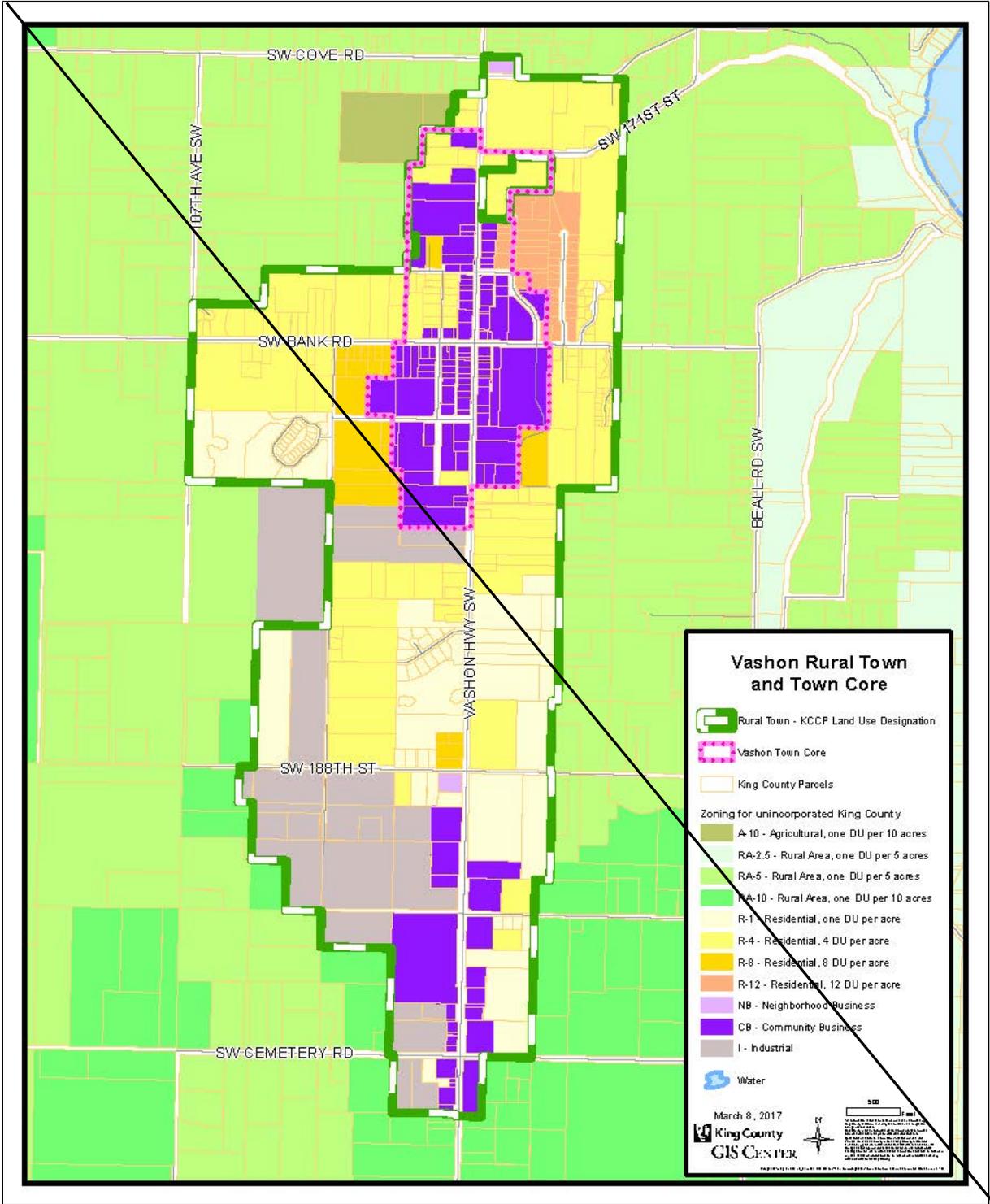
1057 **LU-3** Development in the Rural Town ~~((should))~~ **shall** maintain ~~((the rural nature))~~
 1058 **rural character** and **should support the service orientation of the Vashon**
 1059 **Town Core and Vashon Center** with compact, pedestrian-friendly
 1060 development.
 1061

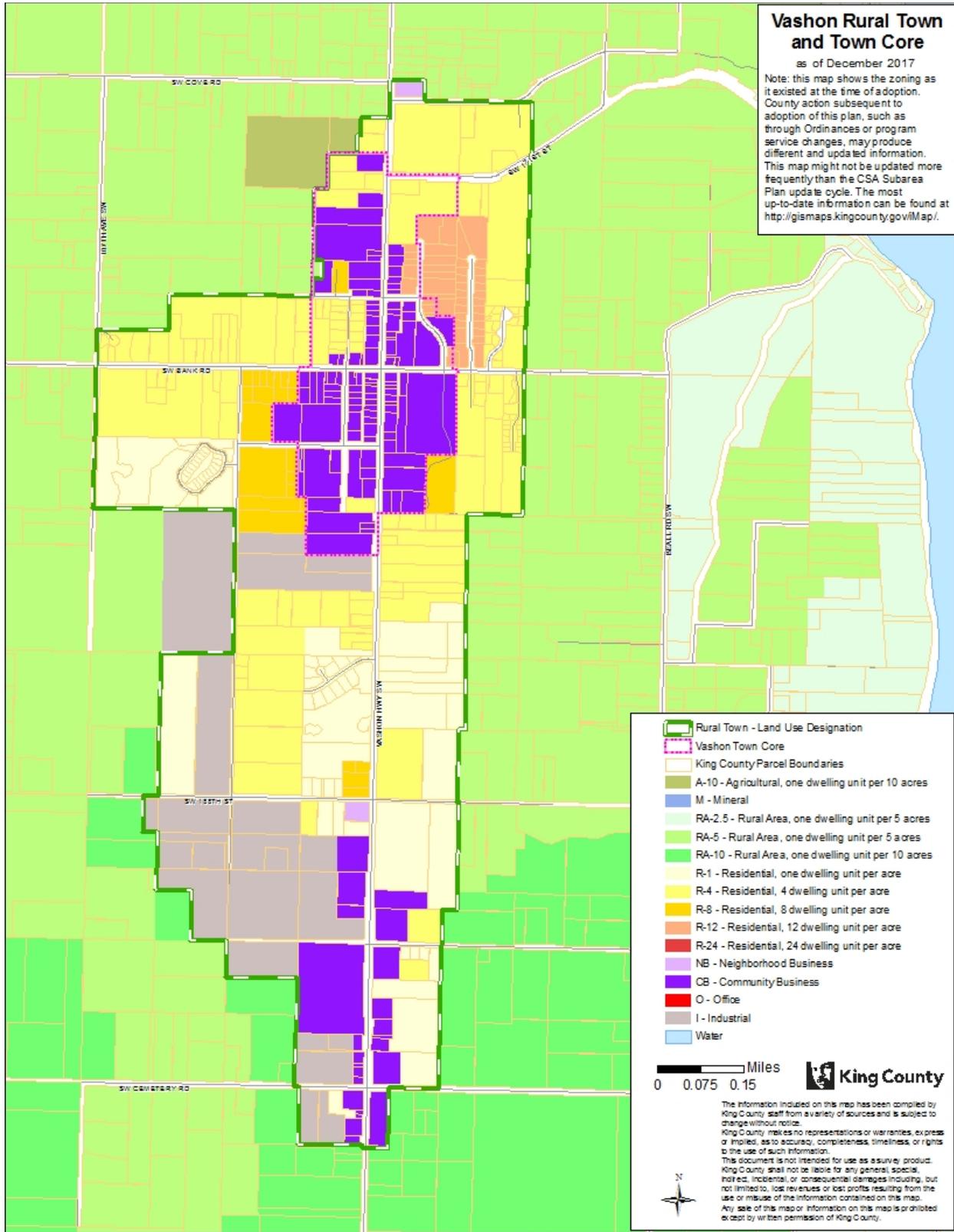
1062 **LU-4** The area between the south end of the Vashon Town Core and Vashon
 1063 Center on Vashon Highway SW should retain the existing low density
 1064 residential zones and low impact uses to create visual relief and separation
 1065 between the commercial nodes, to mitigate against strip-type development,
 1066 and to allow for development of single-family housing in the Rural Town.

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Map ((2))1
Vashon Rural Town and Town Core

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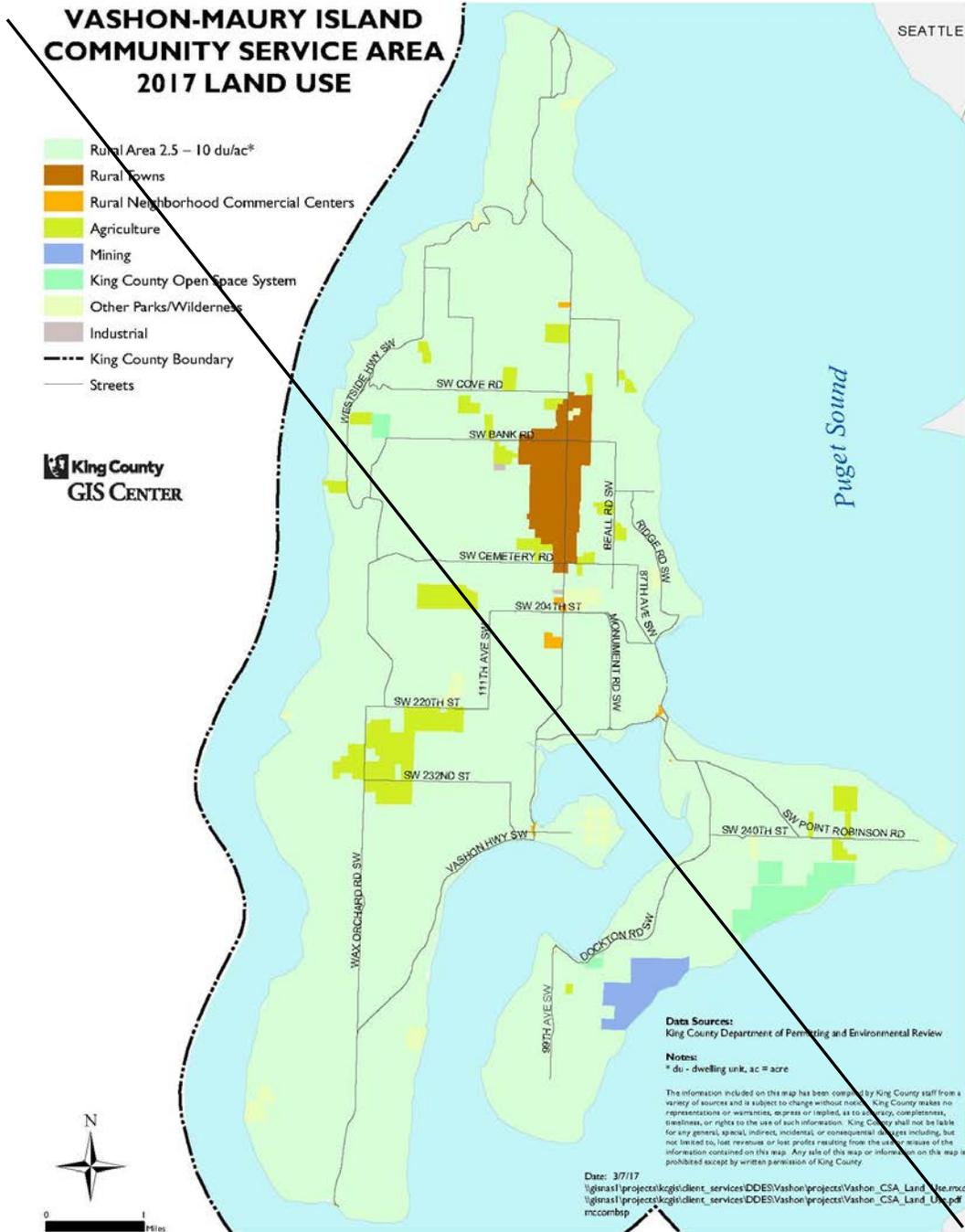




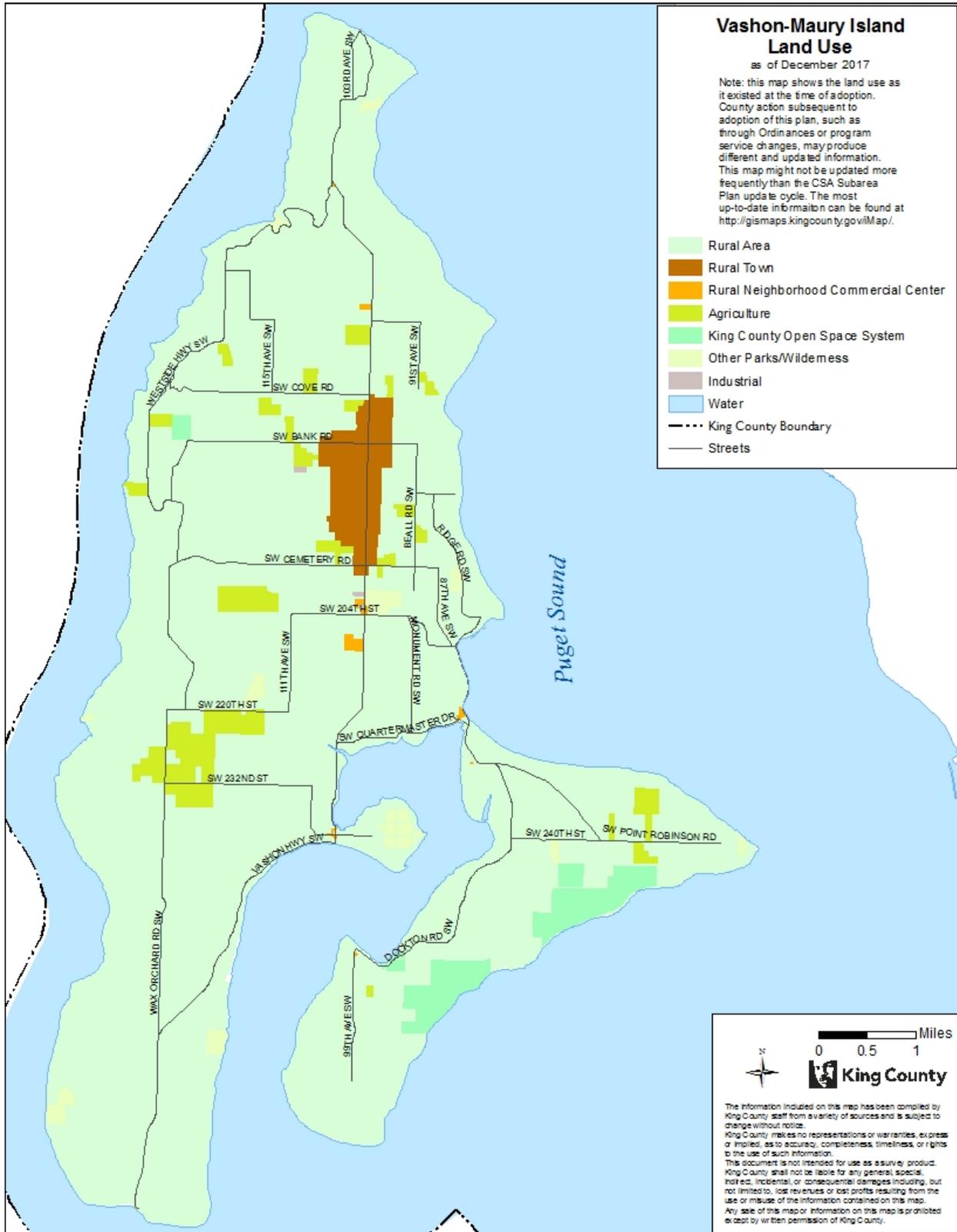
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Map ((3))2
 Vashon-Maury Island 2017 Land Use



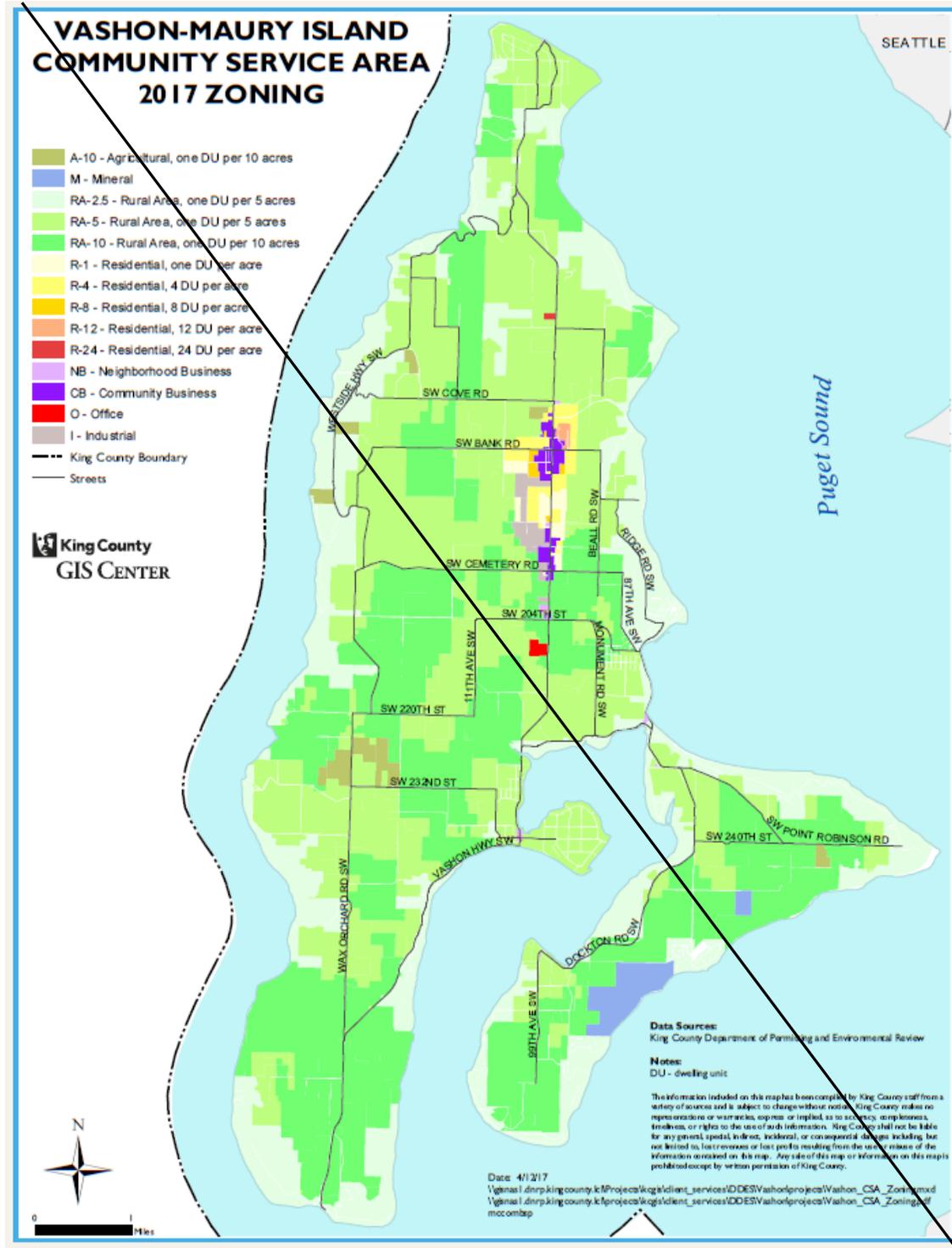
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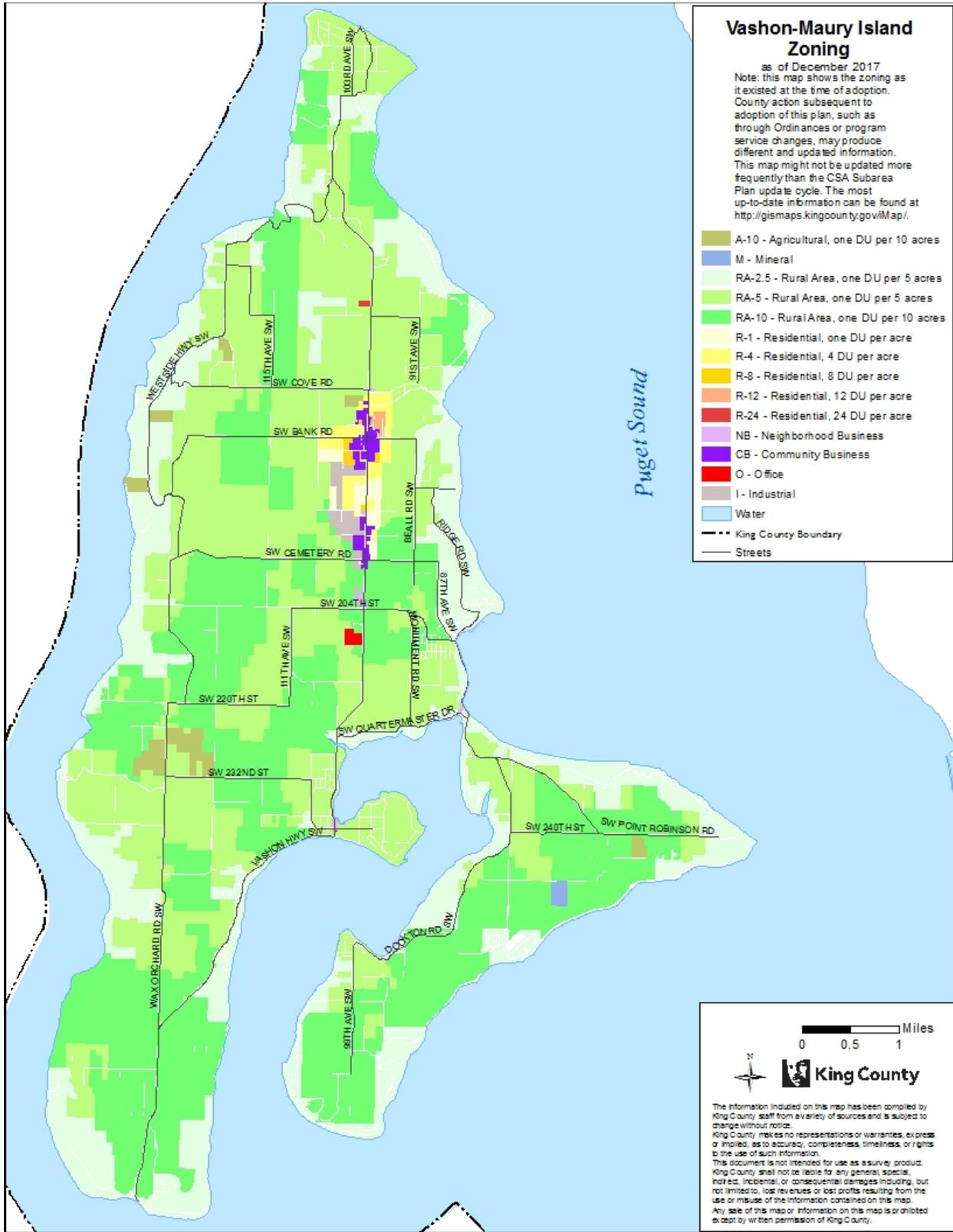
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Map ((4))3
 Vashon-Maury Island 2017 Zoning



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1083 ((Commercial land uses in the Community Business zone are regulated by property-specific
1084 development standards in a section of the zoning code called a “P-suffix.” This plan amends
1085 VS-P29, a P-suffix that expands the range of land uses that can locate and operate in the
1086 Community Business zone. This same P-suffix was amended in 2014 to reflect countywide
1087 changes related to marijuana retailing, production, and processing. This plan does not change
1088 or affect those prior amendments.))
1089

1090 Vashon Town Core Design

1091
1092 The Vashon Town Core is a smaller, concentrated area within the Rural Town boundary and the
1093 primary location for commercial businesses and medium to high density housing. It is the
1094 location of the ((i))Island’s largest festival and its most frequently visited destinations, such as
1095 the Post Office, library, restaurants, and grocery stores. The diverse, eclectic nature of Vashon’s
1096 commercial building stock contributes to the town’s “village charm” and appeal. ((Since 1997, P-
1097 suffix VS-P28 has contained special design requirements for the Town Core to ensure this
1098 district is highly walkable and a place that is appealing for residents and visitors alike. This plan
1099 changes VS-P28 to clarify which properties are subject to the special design standards. The
1100 design requirements do not regulate single-family houses. Policy LU-4 contains language
1101 similar to that proposed by the Land Use Sub-Committee of the Vashon-Maury Island
1102 Community Council who drafted proposed amendments to the Vashon Town Plan in 2011.))
1103

1104 Minimum off-street parking requirements often conflict with small town design, pedestrian
1105 safety, and housing affordability goals. To encourage infill development and to help reduce the
1106 need to demolish historically-valuable buildings, this plan carries forward the goals of the 1996
1107 ((1997)) Vashon Town Plan((’s)) in the Vashon Town Core 2017 Parking Reduction ((Zone))
1108 Priority Areas for the ((area designated on Figure 10)) parcels identified in Map 4. ((Off-street
1109 parking requirements for new or expanded uses on these parcels is waived, except that any
1110 waiver shall not reduce the number of existing parking spaces, as defined by King County Code,
1111 unless a site-specific parking study is filed and approved by King County Department of
1112 Permitting and Environmental Review.))
1113

1114 ((Policy LU-5 calls for King County to analyze potential impacts of expanding the Parking
1115 Reduction Zone to include multi-family housing and potentially other parcels that are outside of
1116 the Parking Reduction Zone today. It also encourages the development of specific standards for
1117 making waiver decisions.))
1118
1119

1120 ~~((LU-5 ——— The architectural design, height, bulk, and setbacks of both new and~~
1121 ~~remodeled buildings within Vashon Town Core shall respect and reinforce~~
1122 ~~the existing mix of architectural styles. No prescriptive architectural design~~
1123 ~~and no formal building design review process should be required.~~
1124 ~~However, basic commercial building and landscaping standards should be~~
1125 ~~applied to new and substantially altered development projects.))~~
1126

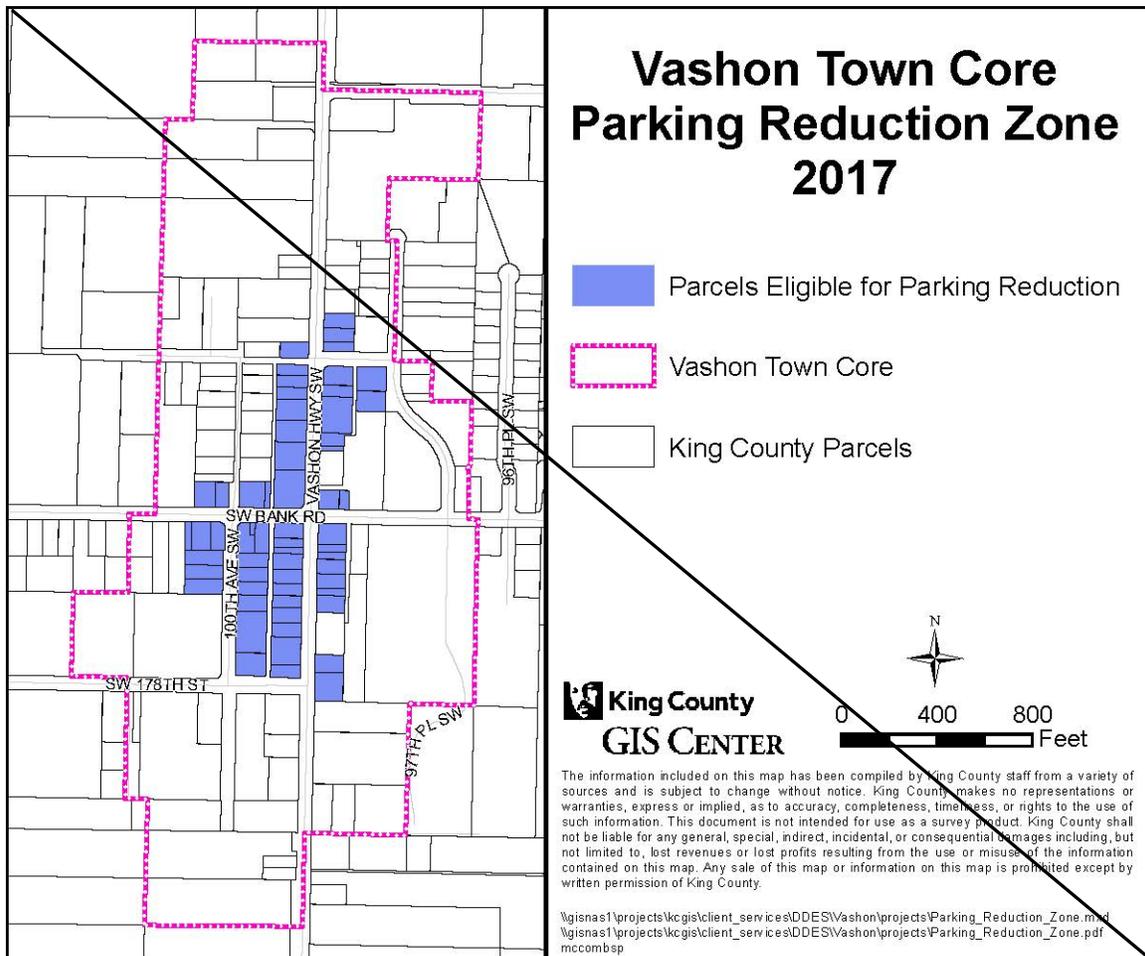
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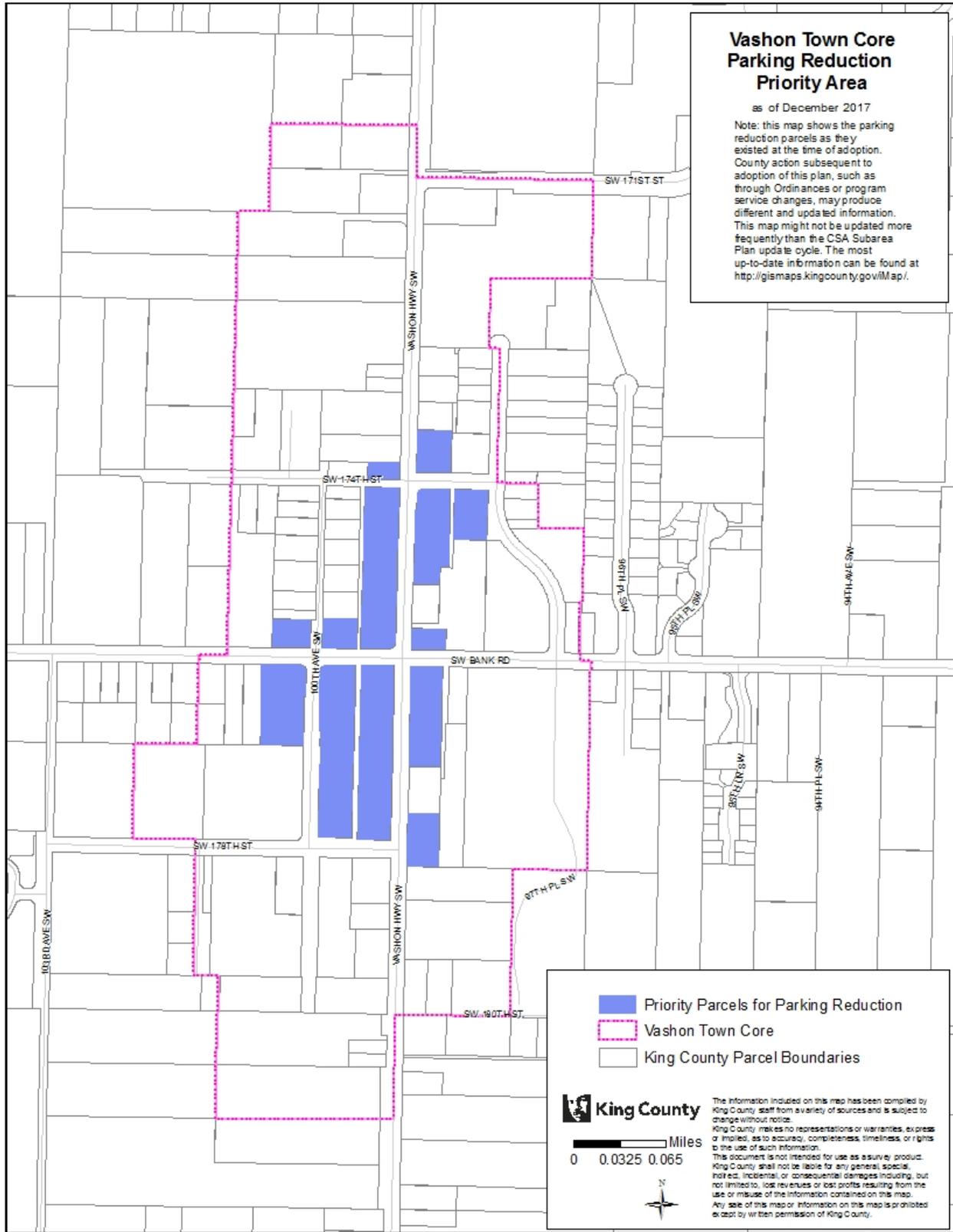
1128 ~~((LU-6))~~LU-5 In order to foster walkability and housing affordability in the Vashon Rural
1129 Town, King County ~~((will use))~~ shall consider the flexibility ~~((that is allowed~~
1130 ~~under the zoning code))~~ allowed in the King County Code when
1131 ~~((enforcing))~~ evaluating off-street parking ~~((requirements))~~ reduction
1132 waivers for the parcels identified on Map 4: Vashon Town Core 2017
1133 Parking Reduction Priority Area. Off-street parking requirements for new or
1134 expanded uses on these parcels should be waived, except that any waiver
1135 shall not reduce the number of existing parking spaces, as described by
1136 King County Code, unless a site-specific parking study is filed and
1137 approved by King County department of Permitting and Environmental
1138 Review.
1139

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~~((Figure 10))~~
Map 4
Vashon Town Core 2017 Parking Reduction ~~((Zone))~~Priority Area

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((Table 5

Policy No.	Policy	Implementing Action	Action Priority
LU-5	The architectural design, height, bulk, and setbacks of both new and remodeled buildings within Vashon Town Core shall respect and reinforce the existing mix of architectural styles. No prescriptive architectural design and no formal building design review process should be required. However, basic commercial building and landscaping standards should be applied to new and substantially altered development projects.	King County Department of Permitting & Environmental Review will consistently enforce the provisions of P-suffix VS-P28.	Ongoing
LU-6	In order to foster walkability and housing affordability in the Vashon Rural Town, King County will use the flexibility that is allowed under the zoning code when enforcing off-street parking requirements.	Conduct an analysis of existing and projected off-street parking demands within the Vashon Rural Town to document potential impacts on road and pedestrian safety, congestion, housing affordability, and related opportunities and threats. Explore the benefits and risks of a Special District Overlay derived from the Parking Reduction Zone that reduces off-street parking requirements. Develop standard criteria and findings for making parking waiver decisions.	3))

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Commercial and Industrial Uses

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For decades, industrial zoning and land uses have clustered around the southwest quadrant of the Rural Town, south of SW 178th Street and west of Vashon Highway SW. This is the location of several major island employers, the former K2 manufacturing building, and the Open Space for Arts and Community building. ~~((All parcels on the island with Industrial zoning are here and~~ ~~†))~~ The community has placed a priority on ensuring this area is retained, both to protect existing manufacturing businesses and jobs and to allow for potential business expansion. ~~((Approximately 17 acres of vacant I-zoned land are in the Rural Town as of 2017. Policy LU-7 extends this approach.))~~ Certain types of industrial uses, such as ~~((like))~~ material processing facilities and portable sawmills are allowed on RA-zoned land. This ~~((policy is not intended))~~ plan does not intend to preclude these uses.

((Table 6

Policy No.	Policy	Implementing Action	Action Priority
LU-7	Future industrial development on the island should occur only within the Rural Town where sewer and water service exist and/or is allowed, where there is appropriately zoned land and nearby access to Vashon Highway. Said uses should be clustered south of SW 178th St and west of Vashon Hwy SW.	N/A	Ongoing

Policy No.	Policy	Implementing Action	Action Priority
LU-8	King County supports Vashon-Maury Island residents, health care services, community-based organizations, foundations, and other agencies in their efforts to identify a long-term, stable funding source and location for a medical care facility and other social service activities on the island.	N/A	Ongoing))

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~~((LU-7))~~ **LU-6** ~~((Future i))~~ **Industrial development on the island should occur only within the Rural Town where there is sewer and water service, (exist and/or is allowed, where there is) appropriately zoned land, and nearby access to Vashon Highway SW. ((Said)) These uses should be clustered south of SW 178th Street and west of Vashon ((Hwy)) Highway SW.**

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~~((LU-8))~~ **King County supports Vashon-Maury Island residents, health care service, community-based organizations, foundations, and other agencies in their efforts to identify a long-term, stable funding source and location for a medical care facility and other social service activities on the island.)**

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Former K2 Property: ((-))The former K2 manufacturing site on Vashon Highway SW south of ~~the T((t))~~ own Core has been the subject of heightened community interest and concern over the years. It has sat mostly vacant for more than 20 years and, while some redevelopment proposals have been explored, the site continues to have constraints such as soil contamination and high rehabilitation costs. Community interest remains high for some type of adaptive reuse of the property, ~~((including ideas))~~ such as for multi-family housing, commercial condominium space, ~~((and))~~ or a community center. Residents have also explored various tax~~((--))~~ incentive programs to facilitate and help finance a new use. This plan contains no proposed amendments to the current Community Business zoning and P-suffix conditions for this parcel. Until a specific buyer or user is identified, it is challenging to identify the most appropriate redevelopment mechanism or tool. However, this plan does encourage King County to coordinate closely with the community and any future owner to help transition this property to a productive and sustainable use.

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Sunrise Ridge: ((-))Easy access to health services is vital ~~((for helping))~~ to help Island residents prevent and treat medical conditions ~~((illness before it arises or worsens))~~. The recent rapid change of medical providers at the Sunrise Ridge facility south of the Vashon Rural Town underscores the need in the community and the importance of having a stable and reliable health care service on the ((i)) Island. The Sunrise Ridge property has a number of aging structures, and various options for rehabilitating the site and developing a long-range master plan have been explored. As this ~~((important and))~~ historic former Nike missile defense site changes and evolves over time, the property's social, environmental, and economic benefits and its unique relationship to the Vashon-Maury Island community should be fully recognized. Sunrise Health Services (current owner), any potential subsequent owner, and King County should coordinate closely to identify and consider the unique circumstances of the site if any land use change should occur.

Chapter 5 Rural Area and Natural Resource Lands

Context, Opportunities and Challenges

A core value of the Vashon-Maury Island community is to maintain and preserve its rural character and small town culture. ~~((The island has been officially designated by King County as a Rural Area since 1985, but its rural))~~ Rural heritage and agricultural identity are deeply embedded in its culture, starting with the ~~((i))~~ Island's S'Homamish, Muckleshoot, and other native peoples. Its dependence on ferry service, limited water supply, and poor soils for onsite wastewater systems have been major factors in keeping the ~~((i))~~ Island rural. Beyond these natural factors, the community and ~~((e))~~ County have made clear and consistent choices to preserve and foster the rural environment.

KEY TOPICS IN THIS CHAPTER

- *Rural Area Policies and Actions*
- *Rural Neighborhood Commercial Centers*
- *Natural Resource Lands*
- *Island Agriculture and Food Economy*

There are varying definitions and interpretations of “rural.” This plan uses the Countywide Planning Policies and King County Comprehensive Plan definition of rural or rural character, which includes open space, very low-density residential development, farms, forests, ~~((fostering traditional rural lifestyles and rural-based economies,))~~ wildlife and fish habitats, and lands that foster traditional rural lifestyles and rural-based economies and do not require the extension of urban services. The 2016 King County Comprehensive Plan⁷ ~~((Policy R-203 also))~~ clarifies that King County's Rural Area is considered to be permanent.

In addition to rural character, there are four related yet distinct terms used in this plan that warrant further clarification.

- **Rural Area:** ~~((-))~~ this is a broad land use designation that refers collectively to the geography that primarily contains Rural Town, Rural Neighborhood Commercial Centers and the Rural Area zones (see below). It distinguishes these lands from other categories like Natural Resource Lands and the Urban Growth Area.
- **Rural Town:** ~~((-))~~ this label applies to the unincorporated town of Vashon that has concentrations of higher density and economic activity and allows modest growth in order to ~~((keep))~~ remain economically viable into the future. The Rural Town ~~((is))~~ has a defined boundary within the Rural Area and is served with more urban-type infrastructure and amenities.
- **Rural Area Zoning:** ~~((-))~~ this refers to the three Rural Area (RA) zones on the ~~((i))~~ Island ~~((ef))~~ [RA-2.5, RA-5, and RA-10] ~~((which))~~ that are regulated through King County Code

⁷ Policy R-203 in 2016 King County Comprehensive Plan (KCCP), Ordinance 18427

1247 Title 21A and have specific uses, lot sizes, dimensions, and development standards
1248 associated with each zoning ~~((district))~~ classification.
1249

- 1250
- 1251 • **Rural Neighborhood Commercial Centers:** ~~((-))~~ this term applies to ~~((ten))~~ 10 different
1252 areas across the ~~((i))~~ Island that are too small to provide more than convenience
1253 shopping and services to surrounding residents. ~~These~~ ~~((y))~~ areas typically have a
1254 historic identity and include the following: Burton, Dockton, Tahlequah, Portage, Heights
1255 Dock, Jack's Corner, ~~((Vashon))~~ Valley Center, Vashon Service Center, Vashon Heights,
and Maury Island Service Center.

1256
1257 Natural Resource Lands are the other category of lands addressed in this chapter. The Growth
1258 Management Act requires cities and counties to designate Natural Resource Lands, which
1259 include the following:
1260

- 1261
- 1262 • **Agricultural lands** that have long-term significance for the commercial production of
1263 food or other agricultural products;
 - 1264 • **Forest lands** that have long-term significance for the commercial production of timber;
1265 and
 - 1266 • **Mineral resource lands** that have long-term significance for the extraction of minerals.
1267

1268
1269 The Rural Area geography does not include designated Natural Resource Lands, although
1270 resource activities do occur on them. Several ~~((i))~~ Island parcels have Agricultural zoning
1271 ~~((Agricultural -))~~ 10-acre minimum lot size), but the 2016 King County Comprehensive Plan
1272 does not designate ~~((Natural Resource))~~ agricultural or forest ~~((lands))~~ production districts on
1273 Vashon-Maury Island. As highlighted ~~((below))~~ later in this plan, there are three designated or
1274 potential mineral resource sites on the ~~((i))~~ Island.
1275

1276 **Rural Area Policies and Actions**

1277
1278 This plan and previous ~~((Past))~~ ~~((i))~~ Island community plans recognize ~~((and planned~~
1279 ~~development of Vashon-Maury Island as a))~~ that Vashon-Maury Island is intended to
1280 permanently retain designations appropriate for the Rural Area and Natural Resource Lands ~~((~~
1281 ~~and this plan carries that policy forward))~~. This does not exclude or prohibit some level of
1282 development – most notably in the Rural Town - but it does mean that all growth and land use
1283 changes must respect the broader rural context in which they operate.
1284

1285 ~~((All of))~~ Vashon-Maury Island is recognized for its unique ecological functions as an island
1286 within Puget Sound ~~((island))~~. Land use activities should protect the entire ecological system,
1287 including the Puget Sound shoreline, ~~((i))~~ Island habitat areas, and ground and surface water
1288 resources. King County's Public Benefit Rating System is a point-based, incentive program to
1289 preserve open space on private property by providing a tax reduction to property owners who
1290 ~~((desire))~~ commit to enhance environmental benefits on their land. Policy R-2 aims to build on
1291 the ~~((i))~~ Island's success with this program.
1292

1293 Consistent with the 2016 King County Comprehensive Plan⁸((Policies R-309)), ((i))Island
 1294 properties ((should)) will continue to be excluded as potential Transfer of Development Rights
 1295 receiving sites, easing some of the economic and market pressure to subdivide or develop on
 1296 rural lands. Similarly, King County’s Residential Density Incentive Program is not available to
 1297 properties with Rural Area zoning.

((Table 7

Policy No.	Policy	Implementing Action	Action Priority
R-1	All of Vashon-Maury Island is recognized as a Rural Area.	N/A	Ongoing
R-2	Proportionately, Vashon-Maury Island has a high percentage of acres enrolled in King County’s Public Benefit Rating System (PBRs) program. In concert with King County’s current use taxation program, public education and outreach regarding land and natural resource stewardship should be offered to PBRs enrollees to enhance environmental benefits.	Develop enhanced methods of public outreach and education to better assist Vashon-Maury Island’s PBRs participants with forestry, agricultural, and other land stewardship improvements, including topics, tools and property owner forums.	4
R-3	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 2.5 acres in size. Dispersion of stormwater 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.	King County will 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 area.	Ongoing
R-4	King County recognizes the important and unique role that Rural Neighborhood Commercial Centers have for islanders and encourages their economic viability and the continued historic, neighborhood-scale character of these centers.	N/A	Ongoing))

1300
 1301 **R-1** All of Vashon-Maury Island is ((recognized as a)) **intended to permanently**
 1302 **retain designations appropriate for the Rural Area and Natural Resources**
 1303 **Lands.**
 1304
 1305 **R-2** Proportionately, Vashon-Maury Island has a high percentage of acres
 1306 enrolled in King County’s Public Benefit Rating System (PBRs) program. In
 1307 concert with King County’s current use taxation program, **grant funding**
 1308 **should be sought to provide** public education and outreach regarding land
 1309 and natural resource stewardship ((should be offered)) to PBRs enrollees
 1310 to enhance environmental benefits.
 1311
 1312

⁸ Policy R-309, 2016 KCCP, Ordinance 18427

1313 **R-3 King County should promote preservation of at least 65((%)) percent forest**
1314 **cover on rural-residential zoned parcels. The 65((%)) percent forest cover**
1315 **goal may be adjusted for parcels less than 2.5 acres in size. Dispersion of**
1316 **stormwater runoff from impervious surfaces into native vegetation in**
1317 **accordance with the Surface Water Design Manual shall be the preferred**
1318 **method of stormwater management in the Rural Area.**
1319

1320 **R-4 King County recognizes the important and unique role that Rural**
1321 **Neighborhood Commercial Centers have for ((i))Islanders and encourages**
1322 **their economic viability and the continued historic, neighborhood-scale**
1323 **character of these centers.**
1324

1325 Rural Neighborhood Commercial Centers

1326
1327 The 2016 King County Comprehensive Plan ((Policy R-501)) identifies ten Rural Neighborhood
1328 Commercial Centers across the ((i))Island.⁹ Examples include Burton, Dockton, Portage,
1329 ((Vashon)) Valley Center, the Heights Dock and other ((former “Mosquito Fleet” towns))
1330 communities that were served by commercial “Mosquito Fleet” water-based transit in times past.
1331 Neighborhood stores, eating establishments, and similar services are recognized as part of the
1332 past and present identity of Rural Neighborhood Commercial Centers. They serve a unique and
1333 important function in the Rural Area and help to reduce vehicle trips by providing retail and other
1334 service and civic functions. They act as neighborhood meeting places and their history as
1335 farmer’s market locations, post offices, and transportation hubs add value to these places.
1336

1337 Public comment for this plan revealed some difference of opinion as to how much development
1338 should be encouraged or permitted in these areas. There is
1339 support on Maury Island, for example, for limited expansion of
1340 existing ((n))Neighborhood ((commercial))Business zones.
1341 Others see possible negative side effects on Maury Island with
1342 increased commerce and do not want to encourage
1343 commercial rezoning. This plan does not propose any
1344 expansion or rezoning of any Rural Neighborhood Commercial
1345 Center. It does, however, support the preservation of all
1346 existing commercial zoning.
1347

“From a horticultural point of view, space will not permit the printing of the vast list of fruits and vegetables that can be raised to perfection here without irrigation. Pears, apples, plums, prunes, cherries, peaches, etc. grow to any state of perfection maintained by the horticulturist.”

(Vashon Island Washington: the gem of Puget Sound, 1916, Collins, G.A.; Van Olinda, C.F., Hansen, T.)

1348 Natural Resource Lands

1349
1350 Natural Resource Lands are lands with long-term commercial
1351 significance for farming, forestry, ((and)) or minerals.
1352 Businesses that rely on Natural ((r))Resource ((l))Lands
1353 provide jobs and products, such as food, wood, and gravel.
1354 While there are no formally designated Agricultural Production
1355 Districts or Forest lands on Vashon-Maury Island, the Island
1356 does have Agriculture-zoned (A) land. In addition, Vashon
1357 Island ((does have)) has two Potential Mineral Resource Sites

⁹ Policy R-501, text on page 3-32, and Land Use 2016 map - 2016 KCCP, Ordinance 18427

1358 totaling approximately 100 acres (Sprowls/King County and Doane Family Ltd.)(-)) and Maury
1359 Island has one Designated Mineral Resource Site of approximately 39 acres (Ideal Cement
1360 Co./King County). Washington’s Growth Management Act requires these sites to be identified in
1361 ~~((its comprehensive plan))~~ the King County Comprehensive Plan~~((and they are shown on the~~
1362 Mineral Resources Map in the Rural Area and Natural Resources chapter (3)).¹⁰
1363

1364 ~~((A 1997 report of Beach Assessment Program documents the degradation of the shellfish~~
1365 ~~habitat from over-harvesting and increased beach use. The Public Health Seattle and King~~
1366 ~~County’s Pollution Identification and Correction program in Quartermaster Harbor has provided~~
1367 ~~a valuable body of data that supports continued public education, loans, and improved~~
1368 ~~wastewater disposal methods to help protect intertidal shellfish habitats. The intent of Policy R-5~~
1369 ~~is to reduce development impacts on the island’s shellfish habitat.))~~
1370

1371 **Island Agriculture and Food Economy**

1372

1373 Agriculture has been a part of Vashon-Maury Island’s heritage for generations. Popular
1374 community events ~~((like))~~ such as the Strawberry Festival, a harvest celebration that began in
1375 1909, and the Vashon Sheepdog Classic, reflect and honor this rich agricultural tradition.
1376 Building a local, resilient, and sustainable food system and economy is a high priority for the
1377 community. This focus is supported by several King County programs and initiatives, including
1378 ~~((the following))~~:
1379

- 1380 • Farmland Preservation Program
 - 1381 • Livestock Program
 - 1382 • Agricultural Drainage Assistance Program
 - 1383 • ~~((Executive’s))~~Local Food Initiative
 - 1384 • Public Benefit Rating System/Current Use Taxation
 - 1385 • King Conservation District (partner agency)
- 1386

1387 As the average parcel ~~((and))~~ farm size on Vashon-Maury Island is smaller than other areas of
1388 ~~((the e))~~King County, and because Vashon-Maury Island has a sole-source aquifer, small-scale
1389 farming plays an important role on the Island and is reflected in the policies and actions of this
1390 plan. While there is no Agricultural Production District on Vashon-Maury Island, ~~((there are))~~
1391 approximately 230 acres of land are zoned for Agriculture (A-10), which limits most uses to only
1392 agricultural activities. ~~((and another))~~ As of 2017, approximately 246 acres of land on Vashon-
1393 Maury Island are also protected under King County’s ~~((in the))~~ Farmland Preservation Program
1394 (FPP). The FPP is a voluntary program ~~((where))~~ through which owners sell their development
1395 rights and allow restrictive covenants to be placed to limit use of the property to agriculture or
1396 open space. ~~((As shown on Table 8, many different crops are raised on the island.))~~Map 5
1397 shows the existing agricultural properties on Vashon-Maury Island.
1398

1399 There are two Priority One actions affiliated with agriculture in this plan. (See Policies R-~~((9))~~7
1400 and R-~~((40))~~8.) Successful implementation of these policies will require partnership with the
1401 Vashon Island Grower~~((’))~~s Association, a nonprofit organization whose mission is to “promote
1402 farming, access to healthy food, and a sustainable agricultural economy on Vashon-Maury
1403 Island through education, advocacy, and a vibrant farmers market.”~~((’))~~ A central rationale for

¹⁰ These sites are identified in the Mineral Resources, 2016 map in the 2016 KCCP, Ordinance 18427

1404 these and related agricultural policies is to expand the opportunity for value-added products and
1405 to maximize ((maximizing this)) value-added production as an economic development tool for
1406 the ((i))Island. Food processing operations are an integral part of creating a viable local
1407 agricultural economy and are deemed compatible with the Island's rural environment. Per the
1408 2016 King County Comprehensive Plan, food processing plants of appropriate size and scale
1409 should continue to be permitted uses or conditional uses in the A zones.¹¹
1410

1411 Food hubs promote a cooperative type of food system and help to increase local production by
1412 allowing growers to dedicate more time to growing crops and raising animals. The Puget Sound
1413 Regional Council's Regional Food Policy Council 2014 report identifies a need to secure
1414 permanent locations for farmer's markets and Policy R-((10))8 aims to accomplish that end goal.
1415

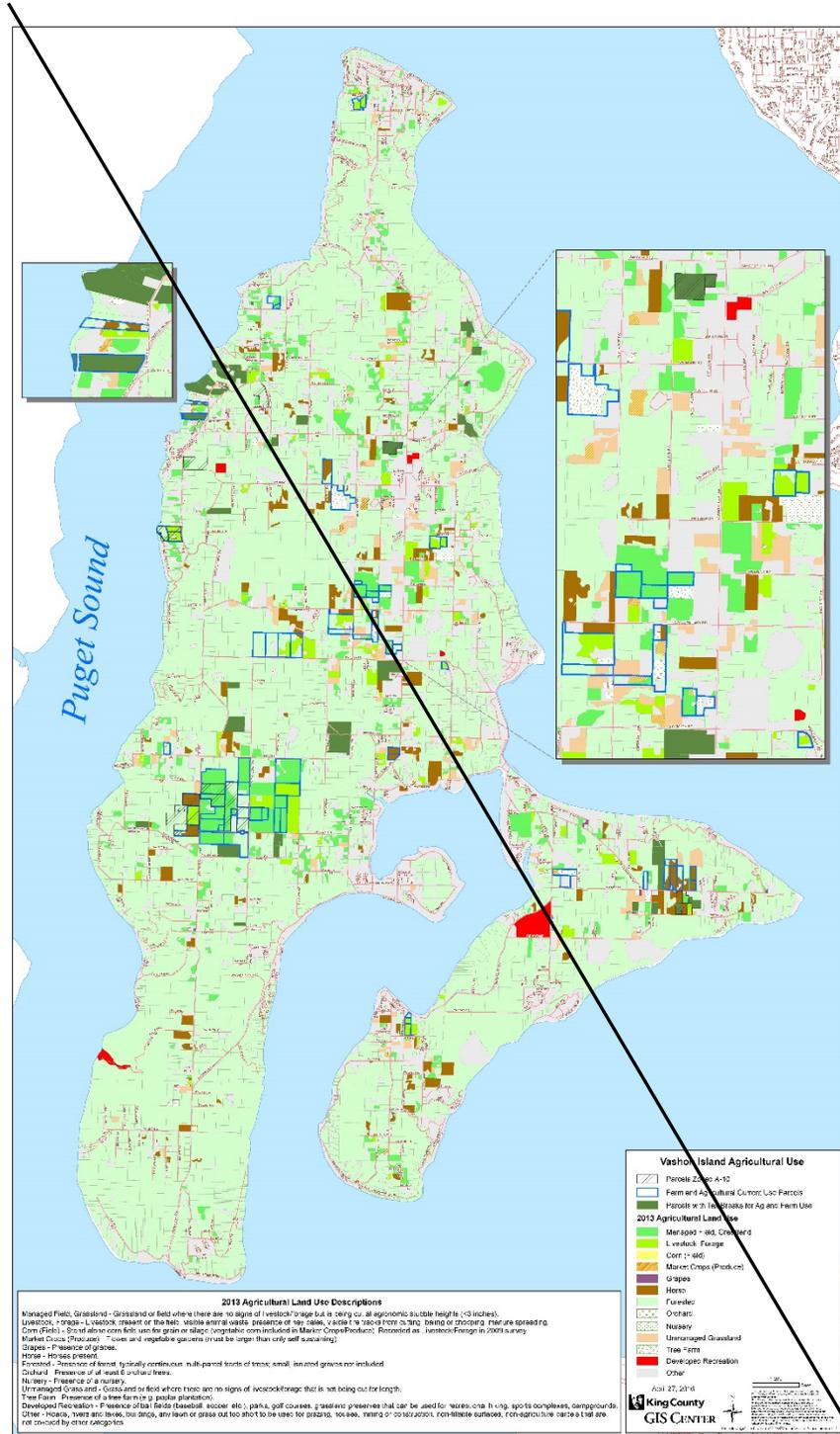
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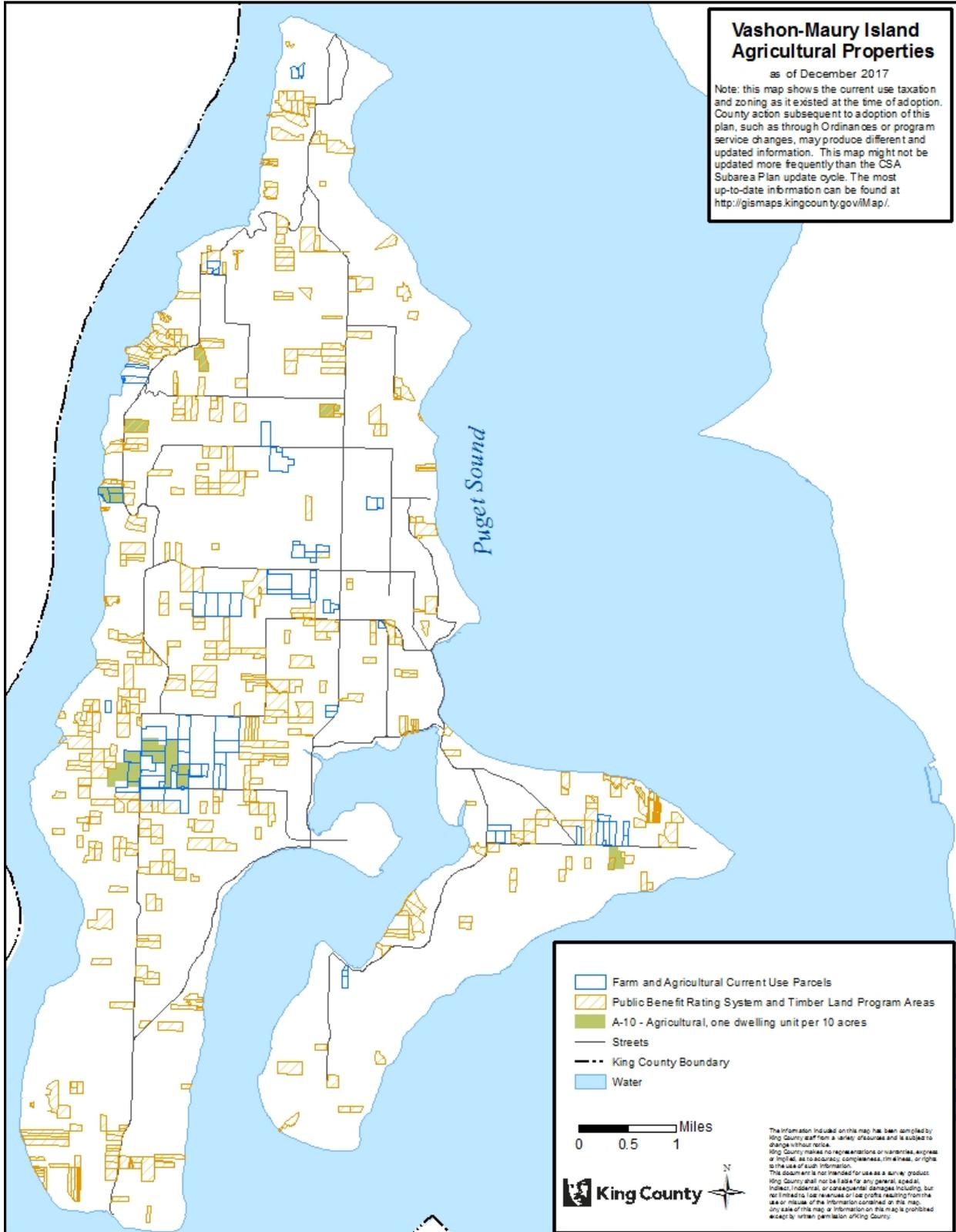
¹¹ Policy R-662, 2016 KCCP, Ordinance 18427

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Map 5
 Vashon-Maury Island 2017 Agricultural Properties

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**((Table 8
 Vashon Agricultural Land Uses (2013)**

Use / Crop Type ¹	No. of Parcels	Acres
Managed Field, Grassland	1,582	4,928
Unmanaged Grassland	1,269	4,993
Livestock, Forage	1,586	17,617
Corn (Field)	36	694
Market Crops (Produce)	283	3,158
Grapes	13	46
Horse	2,755	13,715
Forested	7,579	35,187
Orchard	148	86
Unmanaged Orchard	2	3
Nursery	87	428
Tree Farm	93	745
Sod Farm	4	365
Developed Recreation	64	979
Topsoil Production	4	35

¹Data derived from King County 2013 Agricultural Land Assessment))

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((Table 9

Policy No.	Policy	Implementing Action	Action Priority
R-5	Intertidal shellfish habitat on Vashon-Maury 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.	N/A	Ongoing
R-6	King County and the King Conservation District will	N/A	Ongoing

Policy No.	Policy	Implementing Action	Action Priority
	continue to promote environmentally sensitive agricultural practices through Farm Management Plans and other tools. This includes reducing animal load impacts on groundwater and surface water resources.		
R-7	King County should allow applications for rezones to an "Agriculture" zone on parcels down to 5 acres in size on Vashon-Maury Island when requested by property owners and where compatibility standards can be met.	a. Perform a comparative analysis of "A" and "RA" zoned parcels on the ((i)) Island, examining issues such as farm worker housing, stormwater regulations, permit timeframes, current use tax advantages, and different types of production and land uses. Consider amending the current use program to assist Vashon's predominantly small acreage operations that are within "RA" zones. b. Examine the feasibility of creating agricultural clusters on Vashon-Maury Island to designate priority agricultural lands that are outside of an Agricultural Production District.	3
R-8	Food processing operations are an integral part of creating a viable local agricultural economy and are deemed compatible with the island's rural environment. Food processing plants of appropriate size and scale shall continue to be permitted uses or conditional uses in the "A" zones.	N/A	Ongoing))

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1431 **R-5 Intertidal shellfish habitat on Vashon-Maury Island shall be protected for its**
 1432 **key role in the marine food chain, to protect public health, and to assure**
 1433 **long-term productivity. King County shall explore effective means to**
 1434 **protect this fisheries resource.**

1436 **R-6 King County shall and the King Conservation District ~~((will))~~ should**
 1437 **continue to promote environmentally-sensitive agricultural practices**
 1438 **through Farm Management Plans and other tools~~((This includes))~~,**
 1439 **including reducing ~~((animal load))~~ livestock impacts on groundwater and**
 1440 **surface water resources.**

1442 ~~**((R-7 King County should allow applications for rezones to an "Agriculture" zone**~~
 1443 ~~**on parcels down to 5 acres in size on Vashon-Maury Island when requested**~~
 1444 ~~**by property owners and where compatibility standards can be met.**~~

1446 ~~**R-8 Food processing operations are an integral part of creating a viable local**~~
 1447 ~~**agricultural economy and are deemed compatible with the island's rural**~~
 1448 ~~**environment. Food processing plants of appropriate size and scale shall**~~
 1449 ~~**continue to be permitted uses or conditional uses in the "A" zones.))**~~

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((Table 10

Policy No.	Policy	Implementing Action	Action Priority
R-9	King County will support the Vashon Island Grower's Association's goal to create a food hub to serve and assist island growers with marketing, distribution, and other services that can leverage the capacities of small and medium size farms.	a. Depending upon results of the Vashon Island Grower's Association feasibility study and identification of a potential location, King County staff will coordinate with the community on permitting and infrastructure needs. b. Where feasible, King County will help to identify capital and/or operations funding for the food hub.	1
R-10	King County will support the work of the Vashon Island Grower's Association and similar island organizations to secure a more permanent location and to expand and redevelop the Vashon Farmer's Market in a safe, compatible and accessible manner.	a. King County staff will coordinate with the community on permitting and infrastructure needs for the farmer's market. b. Where feasible, King County will help to identify capital and/or operations funding for the farmer's market.	1
R-11	Farmland preservation on Vashon-Maury Island requires strategies that go beyond traditional approaches to protecting agricultural lands. Parcel sizes are typically smaller and there is no Agricultural Production District. King County commits to coordinate with property owners, the Vashon Maury Island Land Trust, and other organizations to ensure productive and valuable farmland on the island remains protected.	King County's Farmland Protection Program will work with local partners to explore opportunities for additional farmland protection on Vashon-Maury Island. Given the ((i))Island's limited groundwater supply, such a strategy should examine water rights and ensure that lands preserved for agriculture contain adequate water supply.	2
R-12	As an officially designated "Rural Area" of King County where rural economic development and agricultural enterprises are intended to locate and strongly encouraged, agritourism is an industry with expansion potential for the island. King County will work with property owners, non-profit organizations, the Washington Department of Agriculture, and others to facilitate agritourism-related activities on Vashon-Maury Island that are consistent with its character and values.	a. Review King County Code 21A and other pertinent policies for opportunities to streamline and create positive incentives for agritourism activities. Ensure that special on-farm events are permitted uses. b. Support on-farm events that feature agricultural values and landscapes but do not detract from long-term commercial viability of agricultural businesses.	2
R-13	Recognize and encourage community gardens as an important use of open space resources, particularly in higher density residential areas, in small commercial centers, and in locations with less access to affordable food and other services.	Convene a planning committee of ((citizens))residents, social service providers, the WSU Master Gardeners program, and others to explore the feasibility of and possibly launch a community garden program.	3))

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- 1456 R-((9))7 King County ~~((will))~~ shall support the Vashon Island Grower~~((s))~~
1457 Association’s goal to create a food hub to serve and assist ~~((i))~~ Island
1458 growers with marketing, distribution, and other services that can leverage
1459 the capacities of small- and medium-size farms.
1460
- 1461 R-((40))8 King County ~~((will))~~ shall support the work of the Vashon Island
1462 Grower~~((s))~~s Association and similar ~~((i))~~ Island organizations to secure a
1463 more permanent location and to expand and redevelop the Vashon
1464 Farmer’s Market in a safe, compatible and accessible manner.
1465
- 1466 R-((41))9 Farmland preservation on Vashon-Maury Island requires strategies that go
1467 beyond traditional approaches to protecting agricultural lands. Parcel sizes
1468 are typically smaller and there is no Agricultural Production District. King
1469 County ~~((commits to))~~ shall coordinate with property owners, the Vashon-
1470 Maury Island Land Trust, and other organizations to ~~((ensure))~~ protect
1471 productive and valuable farmland on the ~~((i))~~ Island~~((remains protected))~~.
1472
- 1473 R-((42))10 ~~((As an officially designated “Rural Area” of King County where))~~ Rural
1474 economic development and agricultural enterprises are intended to locate
1475 and are strongly encouraged on Vashon-Maury Island.~~((, a))~~ Agritourism is
1476 an industry with expansion potential for the ~~((i))~~ Island. King County ~~((will))~~
1477 shall work with property owners, non-profit organizations, the Washington
1478 State Department of Agriculture, and others to ~~((facilitate))~~ support
1479 agritourism-related activities on Vashon-Maury Island that are consistent
1480 with its character and values.
1481
- 1482 R-((43))11 King County recognizes and encourages~~((Recognize and encourage))~~
1483 community gardens as an important use of open space resources,
1484 particularly in higher density residential areas, in small commercial
1485 centers, and in locations with less access to affordable food and other
1486 services.
1487

Other Rural Area and Natural Resource-Related Resources for Vashon-Maury Island

Below is a list of other ~~((functional))~~ plans and resources related to the provision of rural area and natural resource services on Vashon-Maury Island. ~~((These documents contain more detailed and technical information for how specific services are planned, funded and rendered.))~~
Copies of the documents are available at the respective agency office or ~~((web site))~~ website.

- 2014 Puget Sound Regional Council Regional Food Policy Council Report
- 2015 King County Local Food Initiative Kitchen Cabinet Report

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Chapter 6 Housing and Human Services

Context, Opportunities and Challenges

~~((“The Community Plan encourages development of Vashon Island as a rural community where a variety of people can afford to live.”~~

The statement above first appeared in the 1986 Vashon Community Plan and communicates a laudable and))
 Over the last several decades, community members have frequently expressed a ((broadly-supported)) vision for the ((i))Island as a rural community where a variety of people can afford to live. ((#))This vision for housing affordability complements and is consistent with community development and housing goals in Washington’s Growth Management Act, ((King County’s Strategic Plan,)) the King County Comprehensive Plan, and Countywide Planning Policies. This plan contains a Guiding Principle that echoes this theme: “Encourage and protect the diversity of neighborhoods and affordable housing choices for all.” The vision was also captured in comments made by one ((citizen))resident during the planning process:

“We need housing stock that matches the people who want to live on((-i))-Island, including those who work here.”

— October 20, 2016, community forum participant

Approximately 91((%)) percent of Vashon-Maury Island is zoned for residential use and almost 99((%)) percent of that is intended for low density, rural lot sizes.¹²

Housing and its associated uses, such as electricity, vehicular access, water use, and property management, have a ((big)) significant impact on the ((i))Island’s land and residents. The policies ((and actions of this section)) in this chapter are intended to guide the location, density, and physical design of different types of housing ((and related services)). Virtually all new housing that is attached or has multiple units is expected to locate within the Vashon Rural Town, while most large-lot, single-family dwellings are expected in one of the three Rural Area zones ((that are)) located outside ((of)) the Rural Town.

KEY TOPICS IN THIS CHAPTER

- Rural Area Housing
- Rural Town Housing
- Affordable Housing
- Healthy and Accessible Housing

QUICK STATS

Housing units
(Vashon-Maury Island), 2016.....5,600

Housing units
(Vashon Rural Town), 2016.....412

2015 median home value.....\$467,000

2015 median rent.....\$975

King County Housing Authority Section 8 voucher units, 2016.....45

King County Housing Repair Projects 19 units.....\$261,000

King County Housing Finance Projects 130 units.....\$6,435,211

¹² This figure includes all parcels with Rural Area or Residential zoning, whether or not those parcels are suitable or appropriate for building. ((RA-2.5, RA-5.0, RA-10, R-1, R-4, R-8 and R-12 zones = 21,559 acres (out of 23,700 acres on island).))

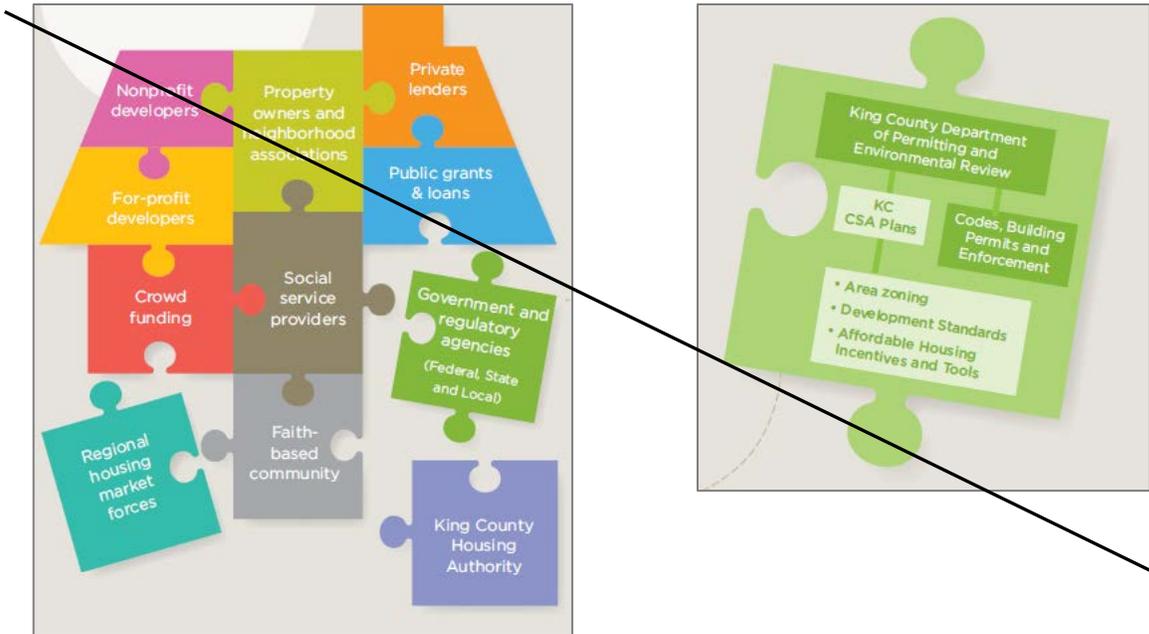
1542
1543 There is broad consensus among Puget Sound housing experts that the region is experiencing
1544 a serious housing crisis. One affordable housing professional put it this way: “We all have a
1545 housing crisis. It is most visible in the homeless populations in our urban centers. But
1546 homelessness is simply a symptom of a system which is not working. And it’s a problem that the
1547 market is not going to solve. It’s a crisis that requires cooperation between government, private
1548 and nonprofit sectors.” (Paul Purcell, President, Beacon Development Group, ((PSRC)) Puget
1549 Sound Regional Council Growth Management Policy Board meeting, ((3/2/2017)) March 2,
1550 2017)

1551
1552 ((A combination of g))Global, national, regional, and local factors contribute((s)) to the affordable
1553 housing crisis. Some factors of relevance to Vashon-Maury Island include:

1554
1555 **Regional economy.** The ((i))Island’s close proximity to Seattle and Tacoma and the region’s
1556 dramatic job growth over the past decade trigger more private wealth and investment in land
1557 and housing, putting upward pressure on ((i))Island housing prices.

1558
1559 **Rural location.** Being outside ((of an)) the Urban Growth ((Boundary)) Area presents a different
1560 set of challenges for rural communities. For example, the majority of King County housing
1561 subsidies are ((not expected to be available for Vashon since funding is)) prioritized ((toward))
1562 for projects that are within the Urban Growth ((Boundary)) Area and near high capacity transit
1563 lines, and thus are not expected to be available for Vashon-Maury Island.

1564
1565
1566 ((Figure 14
1567 **Vashon’s Affordable Housing Puzzle**))



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1570 **How does this CSA Subarea Plan relate to affordable housing?**
1571

1572 Housing is planned, built, funded, and maintained by a disparate yet connected web of private,
1573 public, and quasi-public forces. ~~((Akin to a community or neighborhood, t))~~ There are distinct
1574 and important roles held by each part yet none function entirely alone.
1575

1576 Mortgage rates, access to financing, construction material costs, land values, contract labor,
1577 and many other factors affect the price and availability of housing. This is accentuated in the
1578 arena of affordable and subsidized housing, which involve additional organizations and different
1579 types of funding ~~((where new pieces get added to the puzzle))~~. And it is often accentuated even
1580 further in a geographically-defined space ~~((like an island))~~ such as Vashon-Maury Island.
1581

1582 ~~((As with every other piece of the puzzle, t))~~The role of ~~((King County's))~~ the Vashon-Maury
1583 Island CSA Subarea Plan ((Plan)) is both unique and limited in terms of the influence it has on
1584 ~~((the larger))~~ affordable housing on the Island~~((picture))~~. The location, size, and number of
1585 residential dwellings is directly linked to zoning, which is guided by both the King County
1586 Comprehensive Plan and a community's local long-range plan and vision. In turn, the
1587 ~~((ordinances))~~ development regulations, design standards, incentives, and other tools that
1588 builders and developers of affordable housing use are also influenced by these plans.
1589

1590 In the case of Vashon-Maury Island, housing that is affordable to low-income residents is
1591 expected to locate within the Rural Town where most transit, grocery stores, public services,
1592 infrastructure, and other amenities are located.
1593

1594 **Declining resources.** Federal and State financial resources for
1595 not only housing capital but also maintenance and operations are
1596 experiencing a general downward trend. ~~((According to the~~
1597 ~~Washington Housing Trust Fund, the level of their investments~~
1598 ~~peaked in 2009.))~~
1599

1600 **Rural gentrification.** Converting or removing existing, affordable
1601 housing stock from the market and building more expensive
1602 housing is not only an urban phenomenon. Vashon-Maury Island's
1603 already limited supply of affordable housing has diminished since
1604 the mid-2000's as a result of vacation home conversions and other
1605 forms of reinvestment that result in higher rents or mortgages.
1606

"We all have a housing crisis... it's a problem that the market is not going to solve. It's a crisis that requires cooperation between government, private and nonprofit sectors."

-Paul Purcell, President, Beacon Development Group

1607 Given the ~~((multi-scale))~~ complexities of the housing market, a
1608 subarea plan such as this is limited in how it can address~~((ing))~~ the ~~((causes and))~~ problem of
1609 affordable housing ~~((through a community plan such as this one are limited))~~. However, there
1610 are areas of opportunity. King County and its nonprofit and private sector partners can explore
1611 and implement innovative housing models. Other opportunities involve making homes safer and
1612 more ~~((friendly and))~~ accessible for seniors, encouraging more accessory dwelling units, and
1613 using incentives to build green and sustainable housing. ~~((As discussed in Figure 12,))~~ King
1614 County encourages the exploration and use of these and other alternative and innovative tools
1615 to house low-income households, people with special needs, and those experiencing
1616 homelessness.~~((and special needs individuals and families, including the homeless.))~~

1617 **Rural Area Housing**

1618
 1619 Table ((41))2 shows that almost 90((%)) percent of the ((i))Island's housing is ((either detached

1620 or attached) single-family, compared with ((-Countywide,)) less than 60((%)) percent

1621 countywide ((of the housing stock is single-family homes)). Even more striking is the contrast

1622 between the number of ((people who own a home)) owner-occupied units on the ((i))Island

1623 versus King County in general. In 2015, an estimated 4,090 (83((%)) percent) of all Vashon-

1624 Maury housing units were owned by their occupants and 830 units (17((%)) percent) were

1625 rented. This compares to 57.4((%)) percent ((owned)) owner-occupied units and 42.6((%))

1626 percent rented units countywide. ((Such a high level of homeownership, combined with

1627 Vashon's higher owner occupancy rates, often contributes to neighborhoods with strong social

1628 bonds and community trust.)

1629
 1630 Policies H-1 and H-2 aim to protect and preserve the ((i))Island's rural, residential lands and the

1631 ((general)) rural character that exists today. ((Both policies have been in the King County

1632 Comprehensive Plan for many years and the community desires to carry them forward.))

1633 Geographic concentrations of housing in the Rural Area can result in environmental impacts,

1634 and can lead to gentrification in some situations.((too much high-end housing or too much low-

1635 end housing can have gentrifying, over-crowding, or negative social and economic

1636 consequences.) Policy H-1 aims to prevent such outcomes. Policy H-2 ((does not allow parcels

1637 located in the RA-10 zone to be subdivided below the minimum lot size of 7.5 acres)) has been

1638 in the King County Comprehensive Plan for many years, and protects community character and

1639 water recharge areas by preserving low densities and lot sizes. ((The purpose here is to

1640 preserve rural character and reduce the number of groundwater withdrawals from the sole

1641 source aquifer.)

Table ((41))2
Housing Units by Type

Unit Type	Number	Percent
Single-family ((detached & attached))	5,215	89.9%
2-4 units	111	1.9%
5+ units	348	5.9
Mobile homes	108	1.9%
Total	5,782	100%

1646
 1647

1648 **Rural Town Housing**

1649
 1650 Consistent with the 2016 King County Comprehensive Plan¹³ (~~(policies R-506 and R-507)~~) and
 1651 the 1996 Vashon Town Plan, this plan continues to designate the Vashon Rural Town as the
 1652 priority ~~((+))~~ island location for apartments, cottages, and other forms of higher density residential
 1653 development. (See Policy H-3.) This is done, in part, because the Rural Town is served by a
 1654 higher level of services, including through the Vashon Sewer District, ~~((and))~~ King County Water
 1655 District 19, King County Metro Transit, and ~~((serve the Rural Town along with Metro bus lines~~
 1656 ~~and))~~ other essential public services.

1657
 1658 This plan uses the ~~((Comprehensive Plan))~~ following definition of residential infill~~((, which is))~~:
 1659 “development or redevelopment on small properties or groups of properties within existing built-
 1660 up areas.” Sometimes referred to as the “missing middle,” this is a type of housing ~~((product))~~
 1661 that is compatible in scale with existing neighborhoods and usually contains between three and
 1662 eight dwellings in a single structure.

1663
 1664 ~~((Policy H-4 is not meant to preclude or discourage single-family detached housing since all~~
 1665 ~~housing types are desired.))~~ Five platted, single-family subdivisions with shared access streets,
 1666 homeowner associations, common areas and other shared features ~~((are))~~ currently exist in the
 1667 Rural Town. The intent of Policy H-4 is to retain low-density zoning ~~((districts))~~ classifications
 1668 (R-1 and R-4) for these developments.

1669 **((Table 12**

Policy No.	Policy	Implementing Action	Action Priority
H-1	In the Rural Area (RA) zones, preserving a healthy diversity of housing types, sizes, and price levels helps to meet the diverse demographic needs of the island. While protecting the low density RA zones, King County shall encourage and support a wide variety of single-family residential dwellings.	N/A	Ongoing
H-2	A residential density of one home per 10 acres: a. Shall be maintained on areas 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.	N/A	Ongoing
H-3	Apartments, townhouses, cottages, and other types of higher density housing should locate in the Vashon Rural Town. Such multi-family uses should be incentivized as infill development where they are structurally compatible with the neighborhood and are hooked up to central sewer and Class A water	Assess the King County zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer District for innovative opportunities to simplify and streamline multi-family infill development on both vacant and	3

¹³ Policies R-506 and R-507, 2016 KCCP, Ordinance 18427

Policy No.	Policy	Implementing Action	Action Priority
	systems.	underdeveloped parcels.	
H-4	King County should ensure that established, single-family residential subdivisions in the Rural Town are allowed to retain their low density character and zoning.	N/A	Ongoing))

1672

1673 **H-1** In the Rural Area (RA) zones, preserving a healthy diversity of housing
 1674 types, sizes, and price levels helps to meet the diverse demographic needs
 1675 of the ((i))Island. While protecting the low density RA zones, King County
 1676 ((shall)) encourages and supports a wide variety of single-family residential
 1677 dwellings.
 1678

1679 **H-2** A residential density of one home per 10 acres:
 1680 a. Shall be maintained on areas zoned RA-10 as of 1994 to help protect
 1681 community character and reduce adverse impacts on the ((i))Island’s
 1682 infrastructure; and
 1683 b. Shall be applied to areas with a predominant lot size of 10 acres or
 1684 greater and mapped as category I Critical Aquifer Recharge Areas.
 1685

1686 **H-3** Apartments, townhouses, cottages, innovative housing models, and other
 1687 types of higher density housing should locate in the Vashon Rural Town.
 1688 Such multi-family uses should be incentivized as infill development where
 1689 they are structurally compatible with the neighborhood and are ((hooked-
 1690 up)) connected to central sewer and Class A water systems.
 1691

1692 **H-4** ((King County should ensure that e))Established((i)) single-family
 1693 residential subdivisions in the Rural Town ((are allowed to)) should retain
 1694 their ((low density character and)) existing land use and zoning
 1695 designations.

1696

1697 **Affordable Housing**

1698
 1699 The first goal identified in ((King County’s 2015–2019 Housing Plan)) the King County
 1700 Consortium Consolidated Housing and Community Development Plan for 2015-2019¹⁴ (which is
 1701 used and implemented by ((the)) Department of Community and Human Services and the
 1702 members of the King County Consortium to guide the allocation of housing funds around the
 1703 county) is to “ensure that there is decent, safe, and healthy affordable housing available to
 1704 income-eligible households throughout the Consortium.”((-) Realizing and implementing this
 1705 countywide goal at the local level is one role of a ((community)) CSA subarea plan. ((As noted in
 1706 Figure 11 the challenge is to plug a community)) The challenge is to ensure that a CSA subarea
 1707 plan and its policies ((into the rest of the)) coordinate with affordable housing funding sources.

¹⁴ Ordinance 18070

1708 programs, and opportunities for innovation (~~(puzzle pieces)~~) in a way that results in additional
1709 affordable housing(~~(for people to access)~~).

1711 **What is “affordable?”** King County uses figures from the U.S. Department of Housing and
1712 Urban Development to define levels of affordability. Housing (~~(that)~~) is affordable (~~(at)~~) if a
1713 household can pay its monthly housing costs with 30((%)) percent or less of (~~(a household’s)~~) its
1714 monthly income(~~(is the basic threshold)~~).

1716 Because people at lower income levels may have difficulty affording housing costs with 30
1717 percent or less of their monthly income, housing can be developed to be subsidized so that it is
1718 affordable to people with incomes below the median. In 2016, the Area Median Income (AMI) for
1719 one person in King County was \$63,300. This is considered 100((%)) percent of AMI and
1720 translates to no more than \$1,580 per month that should be spent on housing. In general,
1721 individuals and families who qualify for subsidized housing can earn 80((%)) percent of AMI or
1722 below (which, in this example, would be \$50,640 for one person in 2016). As the median income
1723 of a person or household decreases and housing prices increase, housing affordability becomes
1724 more and more of a challenge.

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**((Figure 12
 Alternative and Innovative Housing Approaches**

~~The Vashon-Maury Island community takes pride in its reputation as a place that accepts and fosters new and often unorthodox ideas. Its receptivity to experiment with unproven approaches was made evident during the affordable housing conversations held throughout this planning process. For example, the Vashon Co-housing condos and the Roseballen Community Land Trust, which both have clustered, small-scale affordable units, were frequently cited as types of housing developments with community support. Below are some alternatives to traditional, high density, and affordable multi-family residential projects advocated by the community. These were presented as being consistent with ((i))Island values and its small town character and housing that would be more accessible to the ((i))Island's low-income population. They paint a picture of a rural, flexible, and adaptable housing model that strives to minimize its environmental and carbon footprint.~~

LEGEND

- Money-saving
- Water-saving
- Environmentally conscious
- Social capital
- Reduced construction time
- High cost
- Regulatory
- Complex to execute

Alternative Housing Type / Model	Features / Benefits	Potential Barriers
Tiny Houses		
Co-Housing / Community Land Trusts		
Microhousing		
Apodments		
Rehabilitation of nonresidential structures		
Off-grid construction (composting toilets, rainharvesting, solar, etc.)		

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As shown in Table ((43))3, in 2013 there were approximately 5,140 households on Vashon-Maury Island. Of these, 590 households (11.5((%)) percent) had incomes at or below 30((%)) percent of Area Median Income (AMI). Of these 590 households, 320 paid more than half of their income for housing.

Why does it matter? Ensuring that Vashon-Maury Island has housing stock that is safe and affordable for its residents is important for many reasons. Below are three reasons identified during the development of this plan:

- ((h))Helps the ((i))Island's labor force (which is a business interest as well);
- ((f))Reduces the number of workers who must travel off-((i))Island to find housing (which

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- has both environmental and social benefits); and
- ((c))Creates opportunity for both independence and social cohesion.

**Table ((13))3
 Household Income Distribution**

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI*	290	300	590
Household Income >30% to <=50% HAMFI	245	165	410
Household Income >50% to <=80% HAMFI	425	330	755
Household Income >80% to <=100% HAMFI	550	80	630
Household Income >100% HAMFI	2,625	130	2,755
Total	4,135	1,005	5,140

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**HAMFI = Housing Urban Development Area Median Family Income*

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What can be done? To date, much of the ((i))Island’s affordable housing stock has been developed and managed by nonprofit housing organizations. Given the high level of community connection and effective social service providers on the ((i))Island, ((the)) low-income((, disabled and homeless)) households, people with disabilities, and those experiencing homelessness are also assisted through the public, nonprofit and faith-based network. Private developers, family members, and ((i))Island businesses also play a valuable role. King County’s role as a local government is primarily oriented to financing new and rehabilitated housing and administering and enforcing land use and zoning codes.

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The Vashon-Maury Community Advisory Group focused on alternatives related to land use and zoning that would have the highest degree of community acceptance ((combined with)) and potential impact. Options explored included rezoning specific parcels for multi-family residential, expanding the Rural Town boundary to add parcels with limited or no wetlands, upzoning parcels that were previously designated as having potential R-12 zoning, and inclusionary zoning tools to mandate that private development include affordable housing in future developments. In the end, each of these alternatives was discarded and policies H-5 and H-6 are the recommended course of action.

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Consistent with the environmental and sustainability priorities ((of islanders)) articulated in this plan, new multi-family residential housing that is affordable is expected to be built to a higher environmental standard than other housing. While this higher environmental standard is desired of all new construction on the ((i))Island long-term, it is only the affordable housing projects that use the bonus density incentive that are required to comply.

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The Vashon-Maury Island community takes pride in its reputation as a place that accepts and fosters new and often unorthodox ideas. Its receptivity to experiment with unproven approaches was made evident during the affordable housing conversations held throughout this planning

1777 process. For example, the Vashon cohousing condos and the Roseballen Community Land
 1778 Trust, which both have clustered, small-scale affordable units, were frequently cited as types of
 1779 housing developments with community support. Alternatives to traditional, high-density, and
 1780 affordable multi-family residential projects advocated by the community included rehab of
 1781 structures, tiny houses, microhousing, accessory dwelling units, cohousing, and community land
 1782 trusts. These were presented as being consistent with Island values and its small town
 1783 character and housing that would be more accessible to the Island's low-income population.
 1784 They are also examples of flexible and adaptable housing models that strive to minimize
 1785 environmental and carbon footprints. ADUs can also help expand housing affordability
 1786 options, especially on the island where transit-oriented development, homelessness counts,
 1787 and other criteria for housing subsidies often cannot be met.)
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((Table 14

Policy No.	Policy	Implementing Action	Action Priority
H-5	<p>Increasing the inventory of housing that is affordable to very-low, low, and moderate-income populations on the island is a high community need and priority. One barrier to constructing affordable housing is the lack of land suitable and zoned for high density residential. King County should support increasing incentives to allow for higher density residential in the Rural Town, if it meets the following criteria:</p> <ul style="list-style-type: none"> • is within a sewer and water service areas; • provides a mix of housing that is affordable to families with incomes of 80((%)) percent AMI or below, and 60((%)) percent AMI or below; • complies with KCC 20.22.150; • ensures that new ownership units remain affordable for at least 50 years and new rental units remain affordable for at least 30 years. 	<p>Expand the Residential Density Incentives for affordable housing currently listed in KCC 21A.34 for the Rural Town.</p>	4
H-6	<p>To help increase the island's inventory of affordable housing, accessory dwelling units should continue to be permitted on single family residential lots per KCC 21A.08.030 and should be allowed as either attached or detached units whenever minimum setbacks, water and wastewater standards can be met. King County should consider new options to streamline and simplify the ADU permitting process.</p>	<ul style="list-style-type: none"> a. Research and draft amendments to the ADU section of the King County Code and DPER policy on the following topics: b. Allow an applicant to request a waiver from the off-street parking requirement; c. Allow park model homes as ADUs; d. Create a suite of registered ADU plans for attached and detached ADUs to expedite the building permit process and reduce plan check fees; and e. Allow detached ADUs on lots sizes <5k sq. ft if minimum building setbacks and maximum impervious surface area standards are met. 	-))

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1792

1793 **H-5** Increasing the inventory of housing that is affordable to very-low, low, and
1794 moderate-income populations on the ((i))Island is a high community need
1795 and priority. One barrier to constructing affordable housing is the lack of
1796 land suitable and zoned for high density residential. King County should
1797 support increasing incentives to allow for higher density residential in the
1798 Rural Town, if it meets the following criteria:
1799 **a.** is within a sewer and water service area((s));
1800 **b.** provides a mix of housing that is affordable to families with incomes of
1801 **80((%)) percent area median income (AMI)** or below, and **60((%)) percent**
1802 **AMI or below; and**
1803 **c. ((complies with KCC 20.22.150;**
1804 **d.)) ensures that new ownership units remain affordable for at least 50**
1805 **years and new rental units remain affordable for at least 30 years.**
1806

1807 **H-6** To help increase the ((i))Island’s inventory of affordable housing,
1808 accessory dwelling units should continue to be permitted ((~~on single family~~
1809 ~~residential lots~~)) per K.C.C. 21A.08.030 and should be allowed as either
1810 attached or detached units whenever minimum setbacks, water and
1811 wastewater standards can be met. King County should consider new
1812 options to streamline and simplify the ADU permitting process.
1813

1814 **Healthy and Accessible Housing**

1815
1816 The median age of Vashon-Maury Island (50.2) is much higher than King
1817 County (37.1) and Washington State (37.3). This creates an increasing
1818 need for housing that is accessible to seniors, as well as people of all
1819 ages and physical abilities. With limited senior housing developments and
1820 assisted living options on the ((i))Island, helping seniors remain in and
1821 adapt to their existing accommodations is especially important (e.g.
1822 “aging in place”). ((~~Figure H-2~~))**Table 4** shows that the ((i))Island’s
1823 housing stock is aging and emphasis will need to be placed by both public
1824 and private sectors on ensuring this housing is maintained and remains a
1825 viable part of the inventory.
1826

With limited senior housing developments and assisted living options on the ((i))Island, helping seniors to “age in place” and adapt to their existing accommodations is especially important.

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**Table ((15))4
 Year Structure Built**

Unit Type	Number	Percent
Built 2014 ((or later)) to 2015	0	0.0%
Built 2010 to 2013	10	0.2%
Built 2000 to 2009	503	8.7%
Built 1990 to 1999	1,018	17.6%
Built 1980 to 1989	712	12.3%
Built 1970 to 1979	861	14.8%
Built 1960 to 1969	695	12.0%
Built 1950 to 1959	345	6.0%
Built 1940 to 1949	390	6.7%
Built 1939 or earlier	1,264	21.8%

((Source: 2011-2015 US Census, ACS, 5-Year Estimates))

1830
 1831
 1832
 1833

((Table 16

Policy No.	Policy	Implementing Action	Action Priority
H-7	King County should work with property owners, housing developers, property managers, and architects to support healthy home environments, including universal design features and similar accommodations in existing and new dwelling units.	Research universal design educational tools and partnerships and examine potential code or policy incentives to improve the accessibility of owner-occupied and rental dwellings (e.g. residential designer/contractor workshops, expedite building permits that contain universal design features, etc.).	2))

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 1840

H-7 King County should work with property owners, housing developers, property managers, and architects to support healthy home environments, including universal design features and similar accommodations in existing and new dwelling units.

1841 **H-8((LU-8))** King County ~~((supports))~~ **shall support** Vashon-Maury Island residents,
1842 health care service providers, community-based organizations,
1843 foundations, and other agencies in their efforts to identify a long-term,
1844 stable funding source and location for a medical care facility and other
1845 social service activities on the island.
1846

1847 **Other Housing-Related Resources for Vashon-Maury Island**
1848

1849 Below is a list of other ~~((functional))~~ plans and resources related to the provision of housing
1850 services on Vashon-Maury Island. ~~((These documents contain more detailed and technical~~
1851 ~~information for how specific services are planned, funded and rendered.))~~ Copies of the
1852 documents are available at the respective agency office or ~~((web-site))~~ website.
1853

- 1854 ● King County Consortium Consolidated Housing and Community Development Plan
1855 2015-2019
- 1856 ● All Home Strategic Plan to End Homelessness
- 1857 ● Area Plan – Area Agency on Aging for Seattle and King County, 2016-2019

Chapter 7 Environment

Context, Opportunities and Challenges

Vashon-Maury Island has ~~((There is))~~ a pristine, almost unchanging beauty that ~~((permeates Vashon-Maury Island and))~~ impresses visitors and long-time residents alike. Stewardship, protection, and preservation of the ~~((i))~~ Island’s environment is and always has been a central theme in ~~((i))~~ Island community plans and the King County Comprehensive Plan. Many of the environment-related goals and policies stem from Washington’s Growth Management Act and ~~((State Environmental Policy))~~ Shoreline Management Act and are localized in and implemented through subarea ~~((community))~~ plans such as this one. A guiding principle of this plan is to “preserve and protect native habitats, groundwater, shorelines, open space and sensitive areas for present and future generations.”

King County’s Comprehensive Plan ~~((comprehensive plan))~~ contains ~~((a list of))~~ policies ~~((and programs))~~ intended to protect, restore, and enhance watersheds, natural habitats, wildlife corridors, and open space areas. Additional protections ~~((also))~~ have also been incorporated directly into King County’s Zoning ~~((Ordinance))~~ Code, most notably its Critical Areas section in King County Code ~~((Title))~~ Chapter 21A.24. Together, these and other state and federal regulations provide a strong framework for natural resource protection in King County. For consistency and clarity, natural resource protection policies should be implemented and applied uniformly throughout the ~~((e))~~ County. Therefore, it is unnecessary to duplicate the ~~((e))~~ County’s extensive body of natural resource protection policies within a CSA subarea ~~((community))~~ plan. Instead, this chapter focuses on those aspects of the environment that are most sensitive and timely for Vashon-Maury Island to address over the next ~~((ten to twenty))~~ 20 years. Priority topics were derived primarily from the ~~((plan’s))~~ Vashon-Maury Island Community Advisory Group. ~~((A complete list of))~~ Countywide natural resource policies can be found in ~~((the))~~ Chapter 5: Environment and Chapter 3: Rural Areas and Natural Resource Lands ~~((chapters))~~ of the 2016 King County Comprehensive Plan.

Opportunities to protect and preserve the ~~((i))~~ Island’s natural environment in the coming years are expected to continue using many of the same vehicles that exist today. These include ~~((popular))~~ activities ~~((like))~~ such as volunteering at ~~((i))~~ Island nonprofit organizations, attending environmental education forums, participating in King County’s Public Benefit Rating System

KEY TOPICS IN THIS CHAPTER

- *Critical Areas*
- *Groundwater and Surface Water Resources*
- *Climate Change*
- *Hazardous Area Planning*

QUICK STATS

Miles of ((i)) Island shoreline.....	58+
Number of stream basins.....	70+
((FEMA declared disasters on island (1980-2015)))	14))
Buildings in Puget Sound 100-year Floodplain (2011).....	699
Number of water basins closed to new water rights by Dept. of Ecology.....	4 ^a

^aChristiansen Creek, Fisher Creek, Judd Creek and Shinglemill Creek

1905 program, and ~~((enforcing))~~ complying with clean water and critical area regulations. As
1906 evidenced in the policies ~~((below))~~ in this chapter, the top environmental challenges expected
1907 over the next ~~((twenty))~~ 20 years revolve around climate change and its potential impacts on the
1908 ~~((i))~~Island's sole source aquifer and sea level rise effects on shoreline properties.

1909 **Critical Areas**

1910
1911 Washington's Growth Management Act requires cities and counties to designate, where
1912 appropriate, critical areas within their jurisdictions. Consistent with ~~((policy E-112a of))~~ the 2016
1913 King County Comprehensive Plan,¹⁵ this plan recognizes critical areas and the unique and
1914 important role they play in the ~~((i))~~Island's various habitats. King County Code Title 21A defines
1915 critical areas as including aquatic, critical aquifer recharge, landslide hazard, seismic hazard,
1916 wetland~~((s))~~, wildlife habitat areas, and more. Regulations are established for these areas,
1917 which are fragile or potentially threatened by development, and are enforced by King County's
1918 Department of Permitting and Environmental Review, typically at the time of application for a
1919 building permit or subdivision~~((by the Department of Permitting and Environmental Review))~~.

1920 **Habitat**

1921
1922 A 1997 report of Beach Assessment Program documents the degradation of the shellfish habitat
1923 from over-harvesting and increased beach use. The Public Health-Seattle and King County
1924 Pollution Identification and Correction program in Quartermaster Harbor has provided a valuable
1925 body of data that supports continued public education, loans, and improved wastewater disposal
1926 methods to help protect intertidal shellfish habitats.

1927 **Groundwater and Surface Water**

1928
1929 Vashon-Maury Island has a strong track record of vigorous groundwater and surface water
1930 protection. Such protection has come from an array of individual, community, and government
1931 efforts, especially since passage of the Clean Water Act in 1972. Studies and regulatory
1932 decisions of note include:

- 1933 • ~~((the-))~~Vashon-Maury Island Water Resources Study by J.R. Carr and Associates
1934 (1983);
- 1935 • ~~((the-))~~1994 decision by the US Environmental Protection Agency to designate the entire
1936 ~~((i))~~Island as a Sole Source Aquifer;
- 1937 • ~~((the-))~~Vashon-Maury Island Ground Water Management Plan (1998);
- 1938 • ~~((the-))~~Vashon-Maury Island Watershed Plan (2005);
- 1939 • ~~((the-))~~Vashon-Maury Island Hydrologic Modeling Report (2009); and
- 1940 • ~~((v))~~Various decisions made by the Washington Department of Ecology, including
1941 closure of four water basins on the ~~((i))~~Island to any new water shares.

1942
1943 A useful and significant outcome of the 1983 Water Resources Study was the mapping of
1944 aquifer recharge areas~~((;))~~ of critical importance to the ~~((i))~~Island's drinking water supplies. In
1945 1997, King County ~~((adopted Ordinance 12823, which))~~ created a Special District Overlay for

¹⁵ Policy E-112a, 2016 KCCP, Ordinance 18427

1950 groundwater protection.¹⁶ This countywide regulation (~~((used countywide))~~) applies to hundreds
 1951 of parcels across the ((i))Island and ~~((is used to))~~ limits land uses that have the potential to
 1952 severely contaminate groundwater supplies in and around these aquifer recharge zones. An
 1953 evaluation of this overlay to ensure its continued relevance and effectiveness is identified in
 1954 Policy E-3.

1955
 1956 The ((i))Island comprises one of King County’s five Groundwater Management Areas and, since
 1957 2001, has had a Groundwater Protection Committee, organized and staffed through King
 1958 County’s Department of Natural Resources and Parks. In addition to public education, the
 1959 committee works to implement the ((i))Island’s Groundwater Management and Watershed
 1960 Plans. In 2010, the committee created a list of 12 indicators for sustainable water quality, water
 1961 quantity, and healthy ecosystem and prepared a groundwater report card and public education
 1962 mailer titled “Liquid Assets.” The mission and work of the Groundwater Protection Committee
 1963 has enjoyed broad support and ~~((they are))~~ is recognized as an important partner in the
 1964 implementation of many of this plan’s environmental policies and actions.

((Table 17

Policy No.	Policy	Implementing Action	Action Priority
E-1	This plan strongly supports the continued protection of critical areas on Vashon-Maury Island and enforcement of all federal, state, and local regulations intended to protect or mitigate damage to or by these areas.	N/A	Ongoing
E-2	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, especially in areas highly susceptible to contamination or near public water supplies.	N/A	Ongoing
E-3	To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained in residential or similarly non-intensive uses at low densities.	Assess the effectiveness of Special District Overlay 140 by examining parcels that have been developed under this provision and determine if any modifications and/or enforcement changes are needed.	Ongoing
E-4	King County, with Vashon-Maury Island Groundwater	King County should continue to	4))

¹⁶ Ordinance 12823

	Protection Committee support, should continue monitoring groundwater and surface water on Vashon-Maury Island.	expand, if feasible, the monitoring of surface water and groundwater quality. King County shall continue reporting the results of this monitoring to VMIGPC.	
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- E-1** ~~((This plan))~~ **King County** strongly supports the continued protection of critical areas on Vashon-Maury Island and enforcement of all federal, state, and local regulations intended to protect or mitigate damage to ~~((or by))~~ these areas.

- E-2** The quantity and quality of Vashon-Maury Island's⁽¹⁾ 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))~~ **should plan for new development that does not impair the groundwater supply, especially in areas highly susceptible to contamination or near public water supplies.**

- E-3** To protect domestic water resources and watersheds, only low-density residential development and similar non-intensive uses should be allowed in areas deemed highly susceptible to groundwater contamination ~~((and watersheds should be maintained in residential or similarly non-intensive uses at low densities))~~.

- E-4** King County, with Vashon-Maury Island Groundwater Protection Committee ~~((support))~~ **assistance**, should continue monitoring groundwater and surface water on Vashon-Maury Island.

Both the Groundwater Protection Committee and prior plans called for land uses and development densities to be planned so that demands on the ((i))Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality. To achieve this, ~~((ongoing))~~ research and monitoring ~~((as recommended by the Groundwater Protection Committee needs to be conducted))~~ **should be continued.** Individual wells and Group B public water systems (serving less than 15 connections and fewer than 25 people per day) are not required to monitor water quality or quantity. Policy E-4 is one approach to help ensure all sources of water are eventually monitored and for users to be self-aware of their usage and potential impacts to the ((i))Island's water supply.

Climate Change

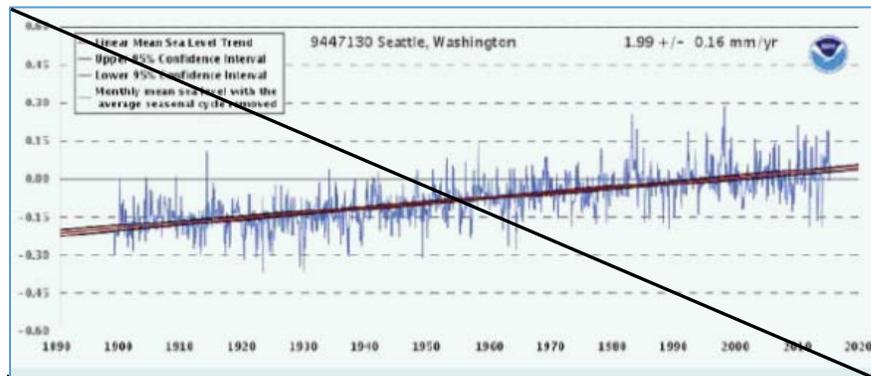
Climate change is one of this generation's most complex ~~((and vexing))~~ challenges. ~~((The))~~ King County ~~((Executive and County Council have))~~ **has** identified climate change as a top priority for action, as have 13 partner cities in the King County-Cities Climate Collaboration (K4C). King County's 2015 Strategic Climate Action Plan (SCAP)¹⁷ is a five-year blueprint for County action

¹⁷ Motion 14449

to ~~(confront and)~~ prepare for and mitigate against the ~~((local))~~ impacts of climate change. The SCAP looks at climate change through a predominantly regional lens, focusing on saving energy, minimizing energy use and greenhouse gas emissions, ~~((reduction, energy saving, waste-reduction tools,))~~ and preparing for climate change impacts to ~~((€))~~ County-owned and managed facilities. However, there are policy implications for ~~((community-scale))~~ subarea plans, particularly for Vashon-Maury Island, which ~~((as the county's largest island with))~~ has more than 50 miles of Puget Sound shoreline.

As an ~~((i))~~ Island community, the issue of sea level rise is of particular interest and concern to residents. A community-specific assessment of sea level rise impacts and appropriate adaptation strategies will require detailed study. Over time, sea level rise resulting from climate change is expected to lead to increased erosion, loss of wetlands, more frequent flooding, and the permanent or periodic inundation of low-lying coastal areas. There are also anticipated economic and critical infrastructure risks across the ~~((i))~~ Island. For example, a 2011 ~~((King County))~~ study jointly funded by the King County Flood Control District and the Federal Emergency Management Agency found that there are 699 buildings and three road segments on Vashon-Maury Island within the current 100-year floodplain of Puget Sound. ~~((Figure 13 highlights a))~~ A 2017((/18))-2018 sea level rise study being completed by King County's Water and Land Resources Division ~~((that))~~ is expected to provide ~~((i))~~ Islanders with more accurate and useful information.

**((Figure 13
Sea Level Rise Impacts**



Seattle tide gauge monthly mean sea level, 1899-2015

Sea level rise projections vary widely. The National Oceanographic and Atmospheric Administration (NOAA) has, however, collected data in Seattle for decades and it does confirm that sea level rise is a broadly accepted impact of climate change. Tide heights at NOAA's Seattle tide gauge show an 8-inch rise in the past century.)

Until further analysis is ~~((done))~~ completed, it is unknown ~~((what))~~ how sea level rise ~~((impacts for))~~ will affect Vashon-Maury Island residents and land owners ~~((will be))~~. Beyond requiring a three-foot elevation above the 100-year flood level for new construction and major remodels, King County does not currently have a comprehensive strategy for reducing

2044 future flood risks to Puget Sound shoreline homes and businesses under its jurisdiction in
2045 the unincorporated areas, including ~~((of))~~ Vashon-Maury Island.

2046
2047 In 2017~~((/18))~~ and 2018, the Water and Land Resources Division is preparing a countywide,
2048 comprehensive sea level rise strategy that will address, among other topics, adaptation
2049 approaches for the Puget Sound shoreline and risks to King County infrastructure.
2050 Addressing sea level rise via permitting requirements and risk reduction activities can
2051 minimize the impacts and risks to public safety, while maintaining property rights and
2052 environmental quality. Incorporated into this ~~((strategy is))~~ effort are a robust public outreach
2053 effort and education about types of sea level rise impacts and options for risk reduction.

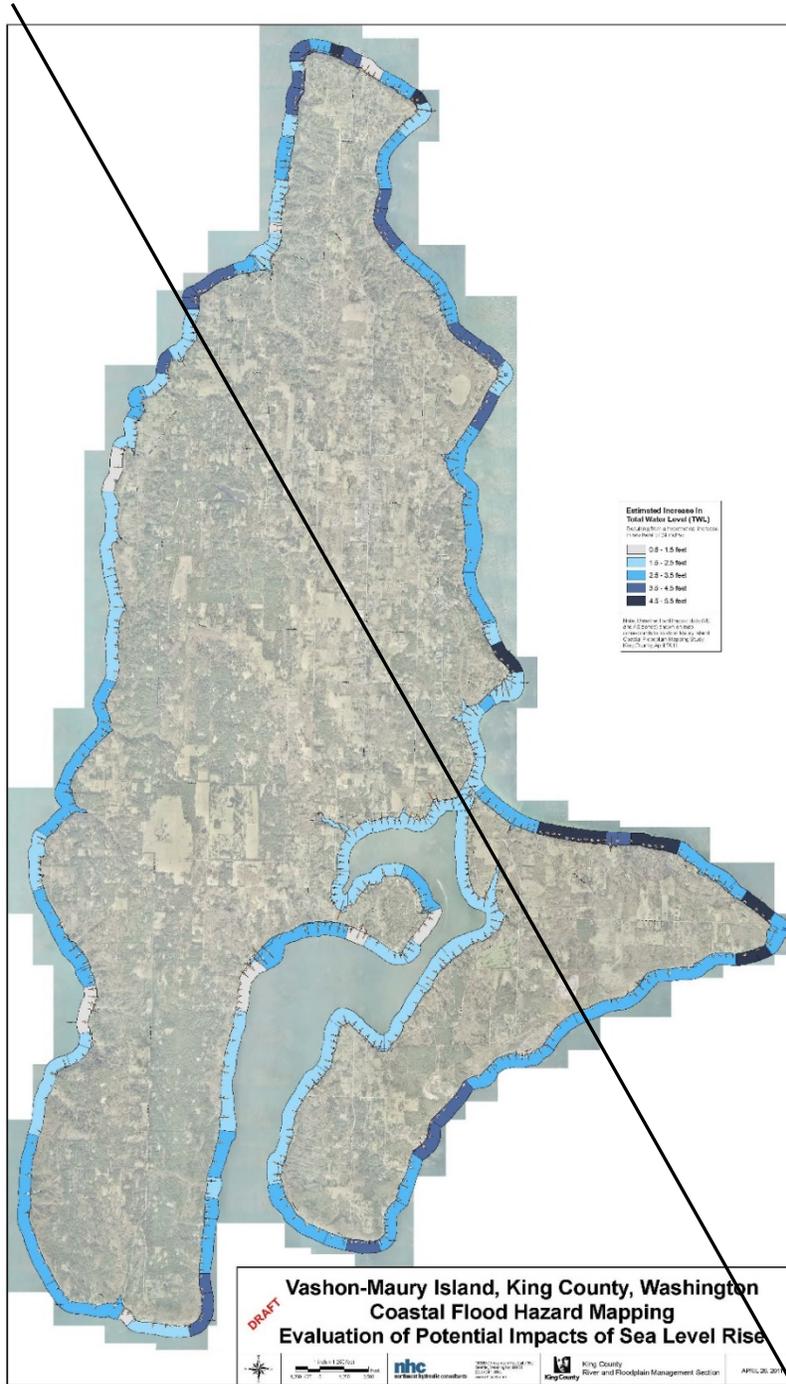
2054
2055 In 2011, ~~((King County))~~ the King County Flood Control District and the Federal Emergency
2056 Management Agency funded a study that mapped the 100-year floodplain for the marine
2057 shorelines throughout the county. Along with mapping the 100-year floodplain, ~~((they))~~ the
2058 Flood Control District also prepared ~~((undertook))~~ a sea level rise analysis for Vashon-Maury
2059 Island that increased water surface elevation by two feet to evaluate how the total water
2060 level would change in response that increase. ~~((Depending on shoreline orientation and~~
2061 bathymetry/topography, they found the total water level increased by 0.5 to 5.5 feet higher
2062 than the mapped 100-year floodplain)) Because of the way waves form along the shoreline
2063 and affect flooding, the County's mapping demonstrates that flooding under a two-foot rise
2064 scenario might actually be six feet higher than current flood levels in some locations.

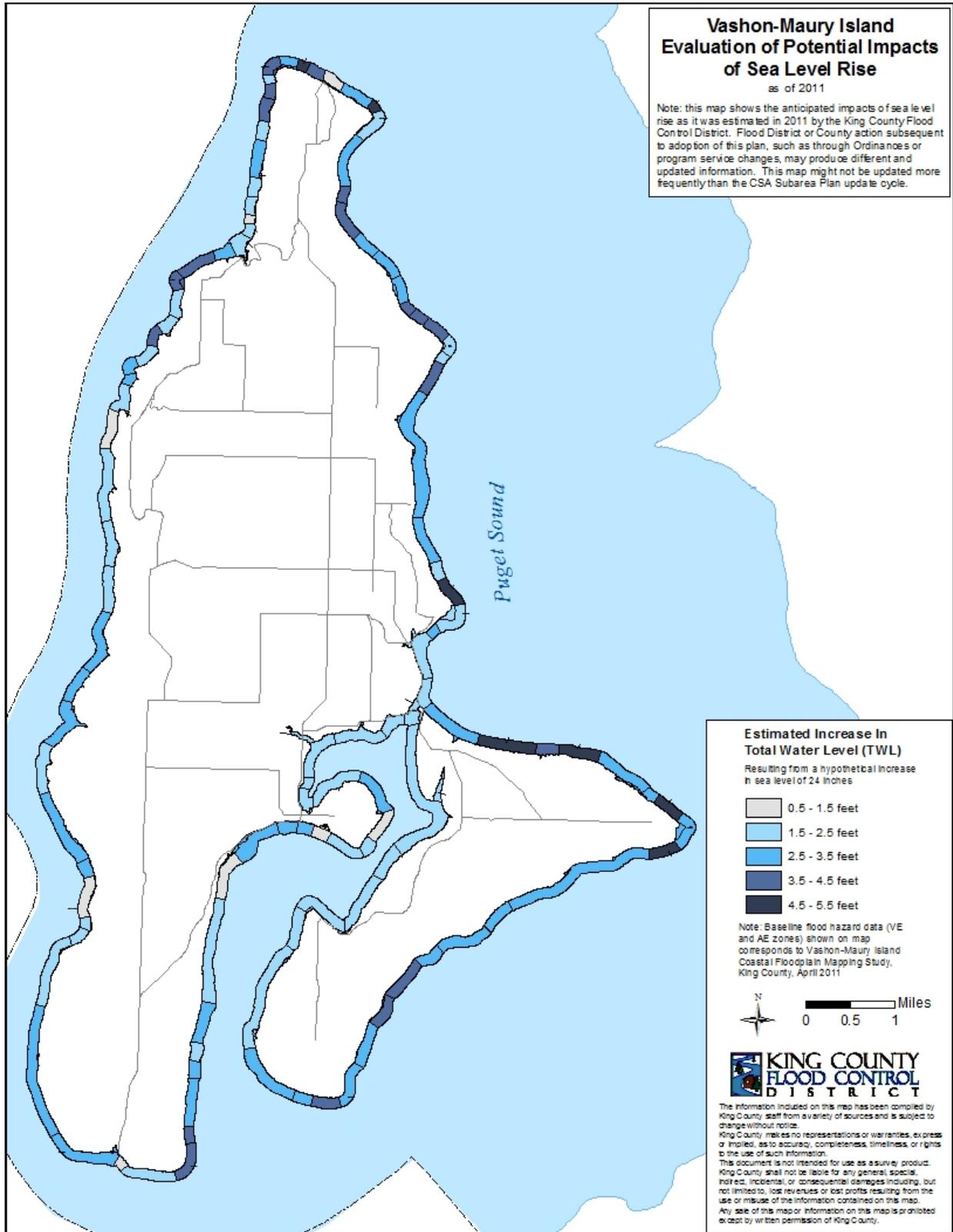
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Map 6
Vashon-Maury Island
King County Flood Control District
2011 Evaluation of Potential Impacts of Sea Level Rise

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2073

2074 There are potential climate change impacts to the ((i))Island beyond that of sea level rise:
2075

- 2076 • Conclusions from the Vashon-Maury Island Hydrologic Modeling Report (2009)
2077 recommended additional study of climate change models to better understand the
2078 impacts of climate change on ((i))Island groundwater supplies.
2079
- 2080 • Extreme weather events, in which ((where)) more intense, more frequent, and longer-
2081 lasting periods of precipitation and greater wind speeds occur in tandem with extreme
2082 high tides resulting in severe flooding may also be of concern. As demonstrated by wide-
2083 scale power outages that occurred on the ((i))Island in January 2017, the temporary but
2084 potentially significant impacts of extreme storm events may occur well before sea level
2085 rise itself is noticeable.
- 2086 • Among other transportation infrastructure needs, King County's Road Services Division
2087 has examined the 100-year old Dockton Road seawall and explored various options for
2088 this section of public road as it relates to sea level rise and storm surges. Meeting
2089 existing road infrastructure needs on Dockton Road alone is estimated to cost almost
2090 \$40 million.
2091

2092

2093 Using results from the Water and Land Resources Division sea level rise study, Policy E-5
2094 targets a number of ((i))Island -specific actions for climate change adaptation and mitigation.
2095 These actions are a high community priority and implementation will be coordinated between
2096 the Department of Permitting and Environmental Review and the Department of Natural
2097 Resources and Parks Water and Land Resources Division((~~-WLRD~~)).
2098

2099

Hazardous Area Planning and Mitigation

2100

2101 King County's Regional Hazard Mitigation Plan addresses services of the Vashon Island Fire
2102 and Rescue (Fire Protection District 13) as ((they)) these services pertain to disaster response
2103 and hazard mitigation planning. The District has adopted, and King County Office of Emergency
2104 Management has approved, an ((Vashon)) Emergency Management Plan that outlines protocol
2105 for responding to emergency situations. ((~~Such situations are not uncommon on the island.~~
2106 ~~Since 1980, the Federal Emergency Management Agency (FEMA) has declared 14 disasters,~~
2107 ~~12 of which have been severe winter storm events.~~)) Major regional Cascadia Subduction Zone
2108 earthquakes happen ((regularly (roughly)) approximately every 750 years((+)) and, along with
2109 smaller, "Episodic Tremor and Slip" fault-line slippages ((~~but closer and more frequent~~
2110 ~~earthquakes~~)), pose the ((i))Island's most serious hazard. Residents can take practical steps to
2111 reduce consequences for most hazards though building remediation (to current building codes),
2112 making a family communication plan and storing emergencies supplies.
2113

2114 VashonBePrepared, the FEMA-designated local
 2115 Citizen Corps Council, is a volunteer-based, nonprofit
 2116 coalition of disaster preparedness organizations.
 2117 VashonBePrepared organizations serve Vashon Island
 2118 Fire and Rescue in a supporting role by recruiting,
 2119 training, and educating ((i))Island residents.
 2120

2121 Landslide hazard areas are recognized by the
 2122 Washington State Growth Management Act and King
 2123 County Comprehensive Plan as environmentally critical
 2124 areas. ((In the 1986 Vashon Community Plan))On
 2125 Vashon-Maury Island, these and related natural
 2126 features of concern ((were)) have historically been
 2127 referred to as development limitations or sensitive
 2128 areas. King County Code Title 21A requires that such
 2129 areas undergo more scrutiny during development and
 2130 other land use changes on a property. In 2016, King
 2131 County completed a multi-year update to its landslide
 2132 hazard mapping((~~tool~~)) for the Island. Vashon-Maury
 2133 Island has experienced a ((large)) number of
 2134 landslides, some of which affect neighborhood-sized areas. Potential landslide hazards are
 2135 reviewed for all building and ((land-use)) land use permit applications, and a number are
 2136 monitored by the King County Department of Transportation, Road Services Division.
 2137

**DEFINITION OF A
 RESILIENT KING COUNTY**

“A resilient King County has the capacity to maintain the services and livelihoods that its residents rely on after a catastrophic hazard event. In the event that these services and livelihoods are disrupted, recovery within King County occurs in a systematic, defensible, and transparent manner that balances speed and opportunity.”

— (Resilient King County White Paper, Jan. 2014)

((Table 18

Policy No.	Policy	Implementing Action	Action Priority
E-5	Vashon-Maury Island comprises almost 50((%)) percent of King County's total shoreline miles. As such, it has a high exposure to potential impacts of sea level rise related to climate change. King County should develop a suite of climate change adaptation and mitigation strategies for the island to better prepare not only waterfront properties and infrastructure but other sensitive and vulnerable upland properties for expected climate change impacts. King County supports the development of public education, targeted communications, and regulatory tools to help achieve this objective.	1. King County will coordinate with island property owners, hazard mitigation specialists, engineers, and other key stakeholders to develop policy and public education tools targeted for use on Vashon-Maury Island, considering such topics as: <ul style="list-style-type: none"> a. Creating disincentives for new construction that is located in projected sea level rise zones; b. Determine if some flood district and flood hazard reduction tools for riverine areas can or should be applied in marine zones c. Other Vashon-specific items derived from the sea level rise strategy being developed by DNRPAWLRD staff. 2. King County will pursue a permanent funding source for routine monitoring of marine shoreline changes. Data collected from said monitoring will be used to support future climate change mitigation and adaptation interventions.	4))

2140

2141 **E-5** Vashon-Maury Island comprises almost 50((%)) percent of King County's
2142 total shoreline miles. As such, it has a high exposure to potential impacts
2143 of sea level rise related to climate change. King County should develop ((a
2144 suite of)) climate change adaptation and mitigation strategies for the
2145 ((i))Island to better prepare ((not only)) waterfront properties, ((and))
2146 infrastructure, and ((but)) other sensitive and vulnerable upland properties
2147 for expected climate change impacts. King County supports the
2148 development of public education, targeted communications, and regulatory
2149 tools to help achieve this objective.

2150

2151 **E-6** King County should encourage property owners on Vashon-Maury Island
2152 to consider the estimated increase in water level reflected on the best
2153 available sea level mapping and information when constructing new
2154 structures or making substantial improvements to existing structures.

2155

2156

2157

Other Environment-Related Resources for Vashon-Maury Island

2158

2159 Below is a list of other ((functional)) plans and resources related to the provision of
2160 environmental services on Vashon-Maury Island. ((These documents contain more detailed and
2161 technical information for how specific services are planned, funded and rendered.)) Copies of
2162 the documents are available at the respective agency office or ((web site)) website.

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- King County Strategic Climate Action Plan (2015)
- King County Shoreline Protection and Restoration Plan (2010)
- King County Shoreline Public Access Plan (2010)
- Vashon-Maury Island Watershed Plan (2005)

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Chapter 8 Parks, Open Space & Cultural Resources

Context, Opportunities and Challenges

Accessible, safe, and appealing public spaces, along with arts, cultural, and heritage activities, are core attributes of any healthy, thriving community. ~~((Sometimes these))~~ Public spaces ~~((are))~~ may be passive and nature-based ~~((while others are))~~ or active and user-based, and arts and cultural opportunities may take many forms.

Vashon-Maury Island has an abundance of open space, artistic talent, diversity of heritage, and passionate residents who are committed to creating and improving their public spaces. This ~~((section))~~ chapter builds on the ~~((i))~~ Island's ~~((many))~~ past accomplishments in parks and open space preservation and on its reputation as a dynamic arts ~~((and historically significant))~~ community. It examines these attributes, the synergies between them, and identifies several new ~~((, high priority))~~ actions related to improv~~((ed))~~ing shoreline access, planning for an expanded off-street trail network, and developing a Master Arts Plan for the ~~((i))~~ Island. Three guiding principles underpin the policies in this ~~((section))~~ chapter:

- KEY TOPICS IN THIS CHAPTER**
- *Natural Areas, Forests & Parks*
 - *Shoreline Open Space*
 - *Off-street Trail Network*
 - *Community Art*
 - *Recreation and Health*
 - *Historic Preservation*

- Preserve and protect native habitats, groundwater, shorelines, open space, and sensitive areas for present and future generations;
- Preserve historic, archeological, and cultural resources; and
- Promote an environment where ~~((all people))~~ residents can be physically active, eat nutritious food, and live in safe and healthy places.

The physical and environmental benefits of the ~~((i))~~ Island's parks, open space, arts, and history are visible and unmistakable. But it is often the intangible benefits of these community assets that have the most enduring impacts. These include stewardship, beauty, contributing to a sense of safety and neighborliness, creating a welcoming atmosphere, and more. Such benefits may be less visible or measurable than traditional indicators, but their impact on the social and emotional well-being of ~~((all people))~~ Island residents, workers, and visitors is important to recognize when considering these particular plan elements.

Opportunities to strengthen and improve the ~~((i))~~ Island's parks, open space, and other cultural resources over the next 20 years will require strong public-private partnerships and will rely on the continued philanthropy and volunteerism of ~~((i))~~ Islanders and local organizations. Projects such as the Vashon Center for the Arts building and the Mukai House preservation demonstrate the deep commitment ~~((i))~~ Islanders have to local culture. Strong ~~((, functional))~~ inter-agency and inter-governmental agreements are also a key ingredient to capitalize on future opportunities. Many of those relationships are already established, such as between King County and Vashon Park District, Washington State Department of Natural Resources, and Vashon-Maury Island Land Trust. But others may need to be created, especially in the area of community arts.

2216
2217 **Parks and Open Space**
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2219 In 2013, King County voters approved the 2014-2019 Parks, Trails and Open Space
2220 Replacement Levy, a \$414 million property tax levy lid-lift to fund the maintenance and
2221 development of local and regional parks, trails, and natural areas. The Conservation Futures
2222 Tax (~~Levy~~) is another principal revenue source used for passive-use (~~recreation purchases~~)
2223 open space acquisition. Levies are important for unincorporated areas (~~like~~) such as Vashon-
2224 Maury Island since the King County (~~general fund~~) General Fund no longer supports parks and
2225 recreation activities; ~~and~~ the levy provides approximately 70(~~%)~~ percent of (~~the parks~~)
2226 King County Parks' operating budget. It's expected that these or similar revenue streams will
2227 continue to play a central role for King County's parks, recreation, and open space system
2228 throughout the course of this plan.
2229

2230 A combination of private, (~~e~~)County, quasi-public, and nonprofit agencies own, maintain and
2231 administer the park and open space network on Vashon-~~(and)~~Maury Island(~~s~~). Maps 7 and
2232 8 show(~~s~~) the geographic distribution of (~~public land ownership~~) park and open space land
2233 across the (~~i~~)Island. (~~Policy OS-122 of the 2016 King County Park and Open Space Plan~~
2234 ~~establishes~~) The King County Open Space Plan: Parks, Trails, and Natural Areas 2016
2235 Update¹⁸ identifies five land classifications within the County's (~~park~~) open space system:
2236 Recreation, Natural Areas, Working Forest Land, Multi-use,
2237 and Regional Trail. Table (~~49~~)5 shows that King County owns
2238 and manages more than (~~1,660~~) 1,730 acres of open space
2239 land on Vashon-Maury Island, more than 50(~~%)~~ percent of
2240 which is classified as Natural Area. There are three Working
2241 Forests (Dockton Forest, Island Center Forest, and Frog Holler
2242 Forest), one Multi-use site (Maury Island Marine Park), and
2243 one Recreation Site (Dockton Park) (~~is the only Recreation~~
2244 ~~site~~). There is currently no Regional Trail designated on
2245 Vashon-Maury Island.
2246

*Strengthening the
(~~i~~)Island's parks, open
space and other cultural
resources over the next 20
years will require strong
public-private partnerships
and will rely on the
continued philanthropy and
volunteerism of
(~~i~~)Islanders and local
organizations.*

2247 The Parks and Open Space policies and actions have been
2248 categorized into three sub-topics: Natural Areas, Forests and
2249 Parks, Shoreline Open Space, and Off-street Trail(~~s~~)
2250 Network.
2251

2252 **Natural Areas, Forests and Parks**
2253

2254 Natural (~~A~~)areas are managed for their ecological value and support wetlands, riparian areas,
2255 small lakes and ponds, and other vulnerable or rare habitats. The County supports public use of
2256 these areas so long as the use does not degrade a site's natural system. The (~~2004~~
2257 ~~Programmatic Plan for Management of King County-owned Ecological Lands~~) King County
2258 Open Space Plan: Parks, Trails, and Natural Areas 2016 Update¹⁹ sets (~~clear goals for all~~)
2259 policies for King County (~~N~~)natural (~~A~~)areas, which guide(~~s~~) Policy P-1 and (~~all~~) future
2260 (~~N~~)natural (~~A~~)area acquisitions on Vashon-Maury Island, requiring that acquisitions or other

¹⁸ Policy OS-122, 2016 Open Space Plan, Ordinance 18309

¹⁹ Policies OS-127-130, 2016 Open Space Plan, Ordinance 18309

2261 conservation efforts:

- 2262
- 2263 • ~~((e))~~Conserve and enhance the site's ecological value;
 - 2264 • ~~((f))~~Facilitate appropriate passive recreational use that does not harm natural resources;
 - 2265 • ~~((e))~~Engage the public in planning, development and stewardship activities; and
 - 2266 • ~~((e))~~Employ adaptive management methods.
- 2267

2268 The last several decades have seen the acquisition of a number of valuable natural areas,
2269 including ~~((Many of the open space acquisition goals in the 1986 Vashon Community Plan have~~
2270 ~~been accomplished))~~ Judd Creek, Nettle/Shinglemill Creek/Fern Cove, Banks Road Marsh, and
2271 Whispering Firs Bog. ~~((were identified in the 1986 plan and these areas are now protected in~~
2272 ~~perpetuity))~~ ~~((But))~~ However, several other priority, high-functioning fish and wildlife habitat sites
2273 around the ~~((i))~~Island have yet to be protected. Since 1989, the Vashon-Maury Island Land
2274 Trust, a local nonprofit land stewardship and conservation organization, has helped to acquire
2275 and preserve approximately 2,000 acres of high quality lands. King County partners with the
2276 Land Trust on numerous initiatives and ~~((they are))~~ the Land Trust is identified as a lead or
2277 supporting agency on several proposed actions in this plan. ~~((to implement several open space~~
2278 ~~policies of this plan, especially related to Natural Area and Working Forest acquisition.))~~

2279

2280 Working forests are managed to sustain and enhance environmental benefits, demonstrate
2281 progressive forest management and research, and provide revenue for a self-supported
2282 management program. The King County Open Space Plan: Parks, Trails, and Natural Areas
2283 2016 Update²⁰ provides policy guidance on forest land conservation and management goals
2284 ~~((2003 Programmatic Plan for King County-owned Working Forest Properties sets guidelines~~
2285 ~~that establish goals for timber production, restoration of natural resources and public recreation~~
2286 ~~and education)).~~

2287

2288 In 2004 and 2005, 200 acres of Washington State Department of Natural Resources forest
2289 lands were transferred to King County to become Island Center Forest. Additional state forest
2290 lands were transferred ~~((that are now))~~ to become part of the Marjorie Stanley Natural Area and
2291 Dockton Forest. In 2016, King County acquired the ~~((sixty))~~60-acre Frog Holler Forest as part of
2292 a long term effort to conserve and protect ~~((ever))~~ more than 500 acres of forest on the south
2293 end of Vashon Island. King County and the Vashon-Maury Island Land Trust will continue to
2294 pursue forest conservation through fee and easement acquisition.

2295

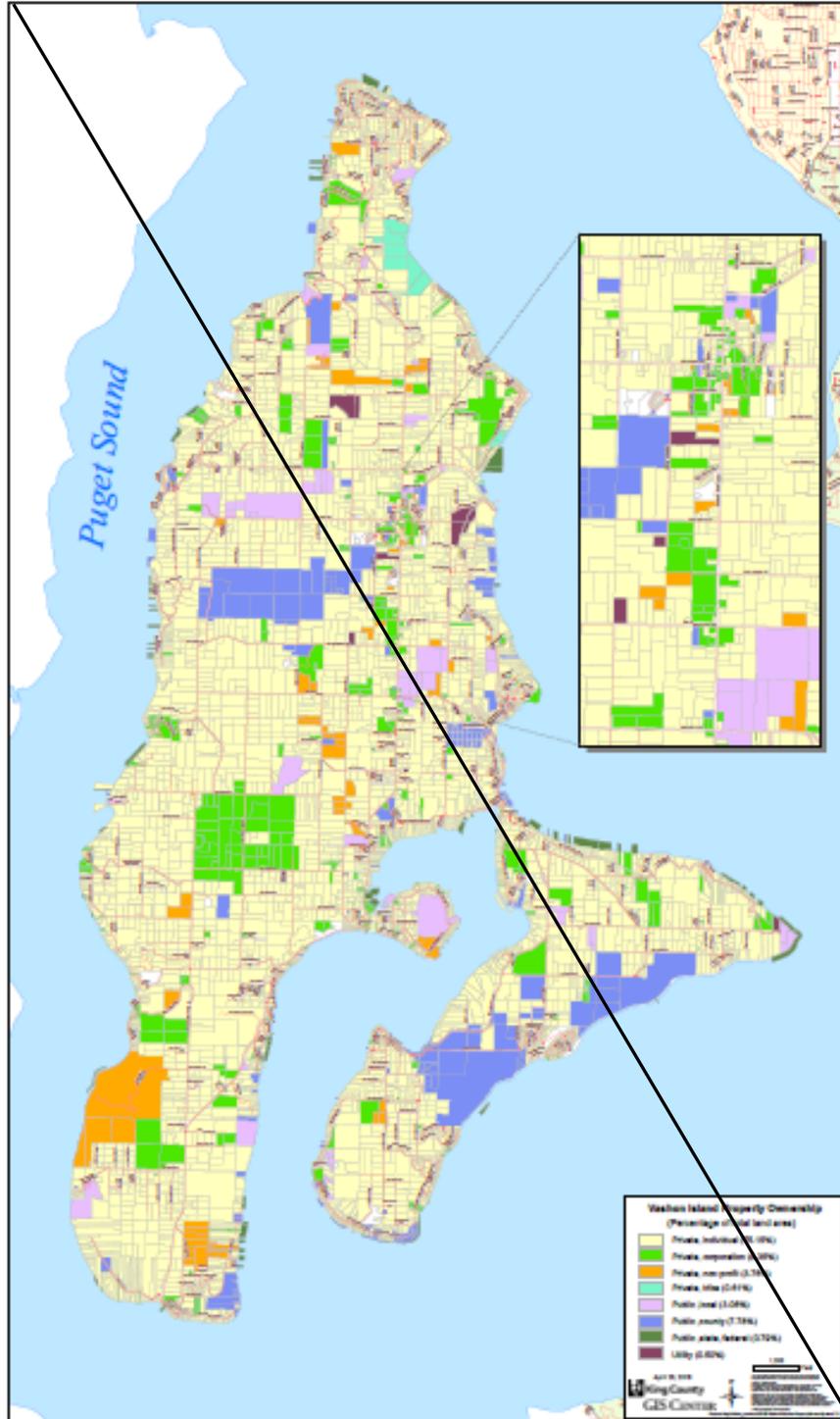
2296 Most of the ~~((i))~~Island's ~~((R))~~recreation sites are owned and managed by the Vashon Park
2297 District, a ~~((J))~~junior ~~((T))~~taxing ~~((D))~~district ~~((providing))~~ that provides active and passive
2298 recreational opportunities to ~~((i))~~Island residents. The~~((y))~~ Vashon Park District ~~((are))~~ is the
2299 largest owner and operator of improved public parks and facilities on the ~~((i))~~Island. The~~((y))~~
2300 District owns almost 50 parcels of land and manages 18 ~~((i))~~Island parks totaling approximately
2301 530 acres. Many of the District's assets were transferred ~~((to them))~~ from King County in the
2302 1990s and early 2000s, but there continues to be some fragmentation of ownership of public
2303 open space across the ~~((i))~~Island, and land utilization is not always aligned to the strength or
2304 mission of each entity. Policy P-2 encourages collaboration among~~((st))~~ King County, the
2305 Vashon-Maury Island Land Trust, and the Vashon Park District on projects ~~((where))~~ on which
2306 there is a mutual interest and benefit to the public.

²⁰ Policies OS-131-135, 2016 Open Space Plan, Ordinance 18309

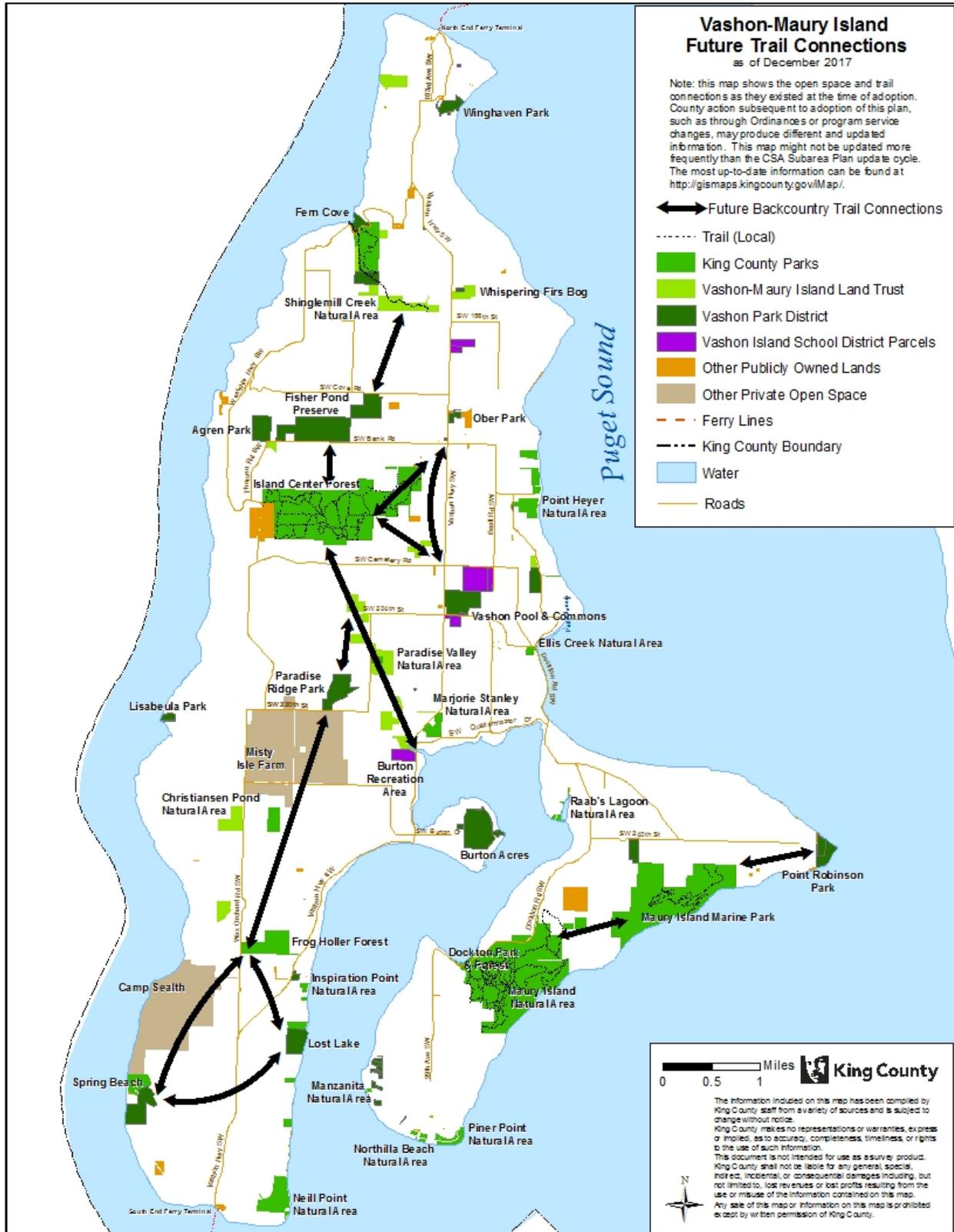
2307
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((Map 7))

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Table ((49))5
King County Park, Open Space & Natural Area Sites

Site Name	Open Space Classification	Size (approx.) (acres)
Camp Sealth Creek Natural Area	Natural Area	101 ^a
Dockton Park	Recreation	21
Dockton Forest	Working forest	((425)) 105
Dockton Natural Area	Natural Area	44
Ellis Creek Natural Area	Natural Area	<u>3.76</u>
Forest Glen Natural Area	Natural Area	4
Frog Holler Forest ^b	Working forest	60
Inspiration Point Natural Area	Natural Area	6
Island Center Forest & Natural Area	Working forest & nature preserve	439
Lost Lake Natural Area	<u>Natural Area</u>	<u>8.11</u>
Marjorie R. Stanley Natural Area	Natural Area	18
Maury Island Marine Park	Multi-use	((329)) 317
Maury Island Natural Area	Natural Area	((276)) 274
Neill Point Natural Area	Natural Area	53
Paradise Valley Natural Area	Natural Area	5 <u>79^a</u>
Piner Point Natural Area	Natural Area	14
Point Heyer Natural Area	Natural Area	50
Raab's Lagoon Natural Area	Natural Area	17
Shinglemill Creek Preserve	Natural Area	69 <u>46^a</u>
((Spring Beach Natural Area	Natural Area	24))
Total		((4,660)) <u>1,733.87</u>

2319

Source: 2016 King County Open Space Plan (~~((2016 Update))~~). This list can be expected to change with new

2320 acquisitions, easements and/or transfers.
 2321 ^aEasement
 2322 ^bFrog Holler Forest was acquired by King County in December 2016, and is not listed in the 2016 King
 2323 County Open Space Plan
 2324

2325 **Shoreline Open Space**
 2326

2327 The ((i))Island has ((approximately)) more than 50 miles of Puget Sound shoreline. Public
 2328 access to much of that shoreline land is limited since most waterfront parcels are under private
 2329 ownership and control. ((The e))Community members have ((has)) expressed interest in
 2330 expanding ((pedestrian)) public access to the shoreline, particularly in neighborhoods with no
 2331 existing public park or pier nearby. In many cases, public access and use of sensitive marine
 2332 habitats may not be appropriate. But other areas may offer the opportunity for increasing
 2333 passive use and enjoyment of these unique open spaces. King County owns several parcels
 2334 ((across)) on the ((i))Island, which extend from public roads to a shoreline, most of which are not
 2335 serving a functional purpose today and could potentially be ((divested)) acquired as part of the
 2336 open space system. Policy P-3 ((calls for an analysis of these parcels to determine)) expresses
 2337 support for determining options for improved and expanded public access to ((if any offer the
 2338 potential to provide for safe and accessible public use of more)) shoreline areas. ((This has))
 2339 Expanded access could provide secondary ((advantages)) benefits of promoting active, healthy
 2340 lifestyles and, in some areas, improving shoreline access may facilitate marine habitat
 2341 improvements. It is important that any type of shoreline area improvements be ((done))
 2342 completed in accordance with King County’s adopted Shoreline Master Program.
 2343

2344 Policy P-4((, a second tier priority,)) addresses improvements to Tramp Harbor Dock Park on
 2345 the ((i))Island’s eastern shoreline and seeks to leverage economies of scale on dock projects
 2346 through inter-agency planning and construction. This policy also works in tandem with climate
 2347 change adaptation goals to reduce structural and facility exposure to sea level rise. There were
 2348 more than 780 individual responses to a 2014 ((KCF)) King County Parks survey about the
 2349 Tramp Harbor Dock, showing strong user support of this facility.
 2350

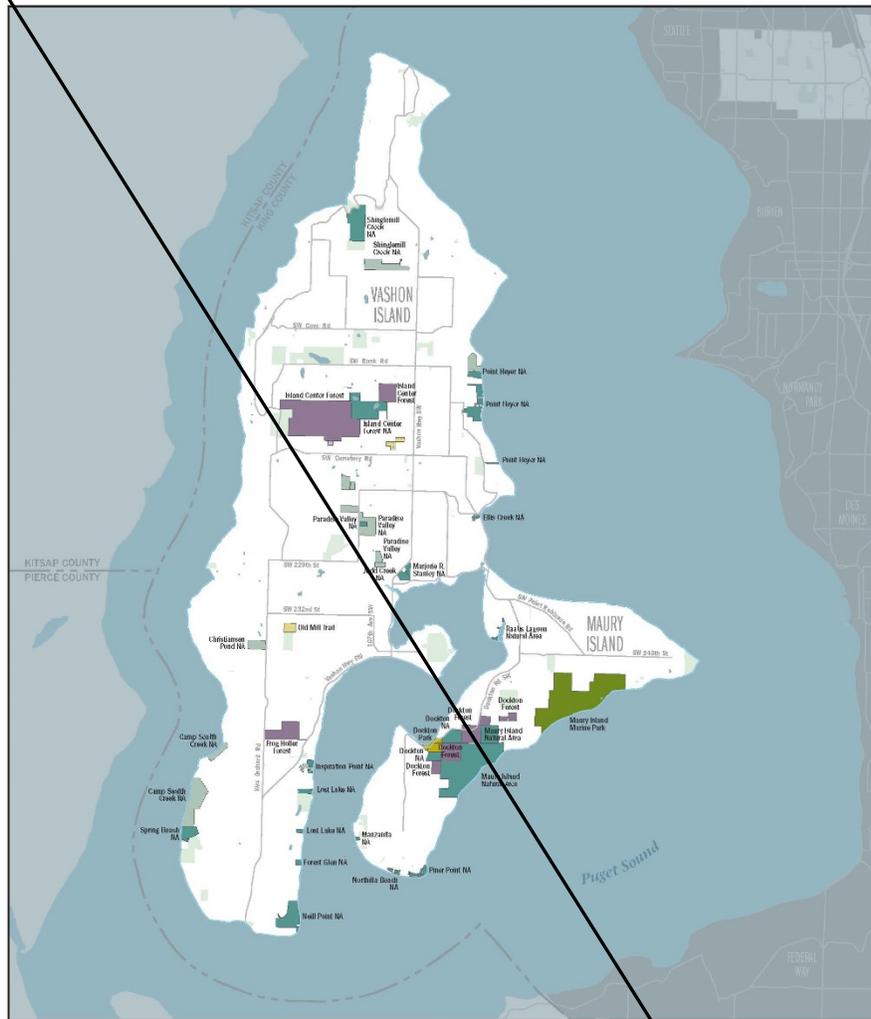
2351 **((Table 20**
 2352

Policy No.	Policy	Implementing Action	Action Priority
P-1	Working forests, critical fish and wildlife habitats, and other key natural area lands across the island will be considered for parks and/or open space acquisition by King County and other conservation organizations.	King County, the Vashon Maury Island Land Trust, and other partners will continue to explore options to accelerate habitat protection and conservation using both traditional and non-traditional tools.	Ongoing
P-2	King County supports and will continue to be an active partner with the Vashon Park District and Vashon Maury Island Land Trust in ensuring high quality public parks and recreational services and facilities continue to be provided on the island.	To consolidate ownership, improve maintenance, and provide for improved land management schemes, develop a mid-to-long-term strategy that supports mutually beneficial exchanges between Vashon Park District, the Vashon Maury Island Land Trust and King County Parks. Consider special lease agreements, underutilized parcels, and related issues.	2))

- 2353 P-1 **Priority ~~((W))~~working forests, critical fish and wildlife habitats, and other**
2354 **key natural area lands across the ~~((i))~~Island ~~((will))~~ shall be considered for**
2355 **parks and/or open space acquisition or conservation by King County and**
2356 **other conservation organizations.**
2357
- 2358 P-2 **King County supports and ~~((will))~~ shall continue to be an active partner**
2359 **with the Vashon Park District and Vashon-Maury Island Land Trust in**
2360 **ensuring high quality public parks and recreational services and facilities**
2361 **continue to be provided on the ~~((i))~~Island.**
2362

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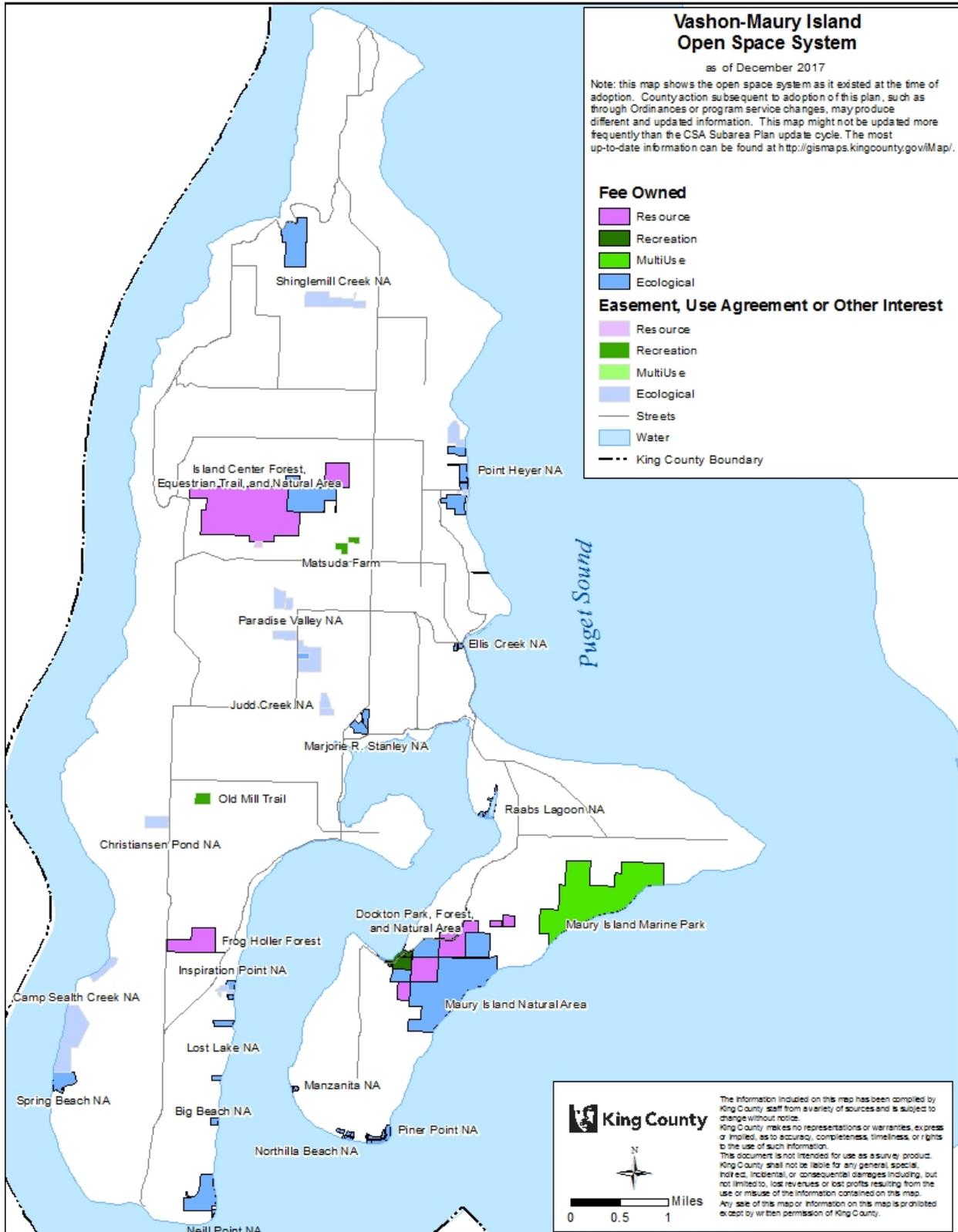
Map ((9))8
Vashon-Maury Island Open Space System



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((Table 21

Policy No.	Policy	Implementing Action	Action Priority
P-3	King County supports improved and expanded public access to the island's shoreline where sensitive habitats are not disturbed.	a. King County should analyze its publicly held property and road right-of-way to identify any potential opportunities for increasing public shoreline access or transferring to other agencies. b. DOT/Roads and DNRP/Parks staff to develop a set of criteria to identify opportunities for appropriate shoreline access. c. Cooperate with Vashon Park District to include any District-owned parcels or surplus land in a future shoreline access analysis.	4
P-4	The Tramp Harbor dock/pier has significant historic, economic, and recreational community value. King County is supportive of Vashon Park District's ongoing maintenance of the docks in a safe, attractive, and functional state. King County should work with the Vashon Park District, Washington Department of Natural Resources, and other key stakeholders to ensure the Tramp Harbor facility is well-maintained and complies with all state and federal regulations.	a. Vashon Park District and King County Parks will continue to partner to secure a state appropriation to upgrade the Tramp Harbor dock, including removal of creosote, pylon safety improvements, and other improvements. b. Coordinate on lease relationships with the Washington Department of Natural Resources. c. Solicit community input on dock design and desired activities.	2
P-5	Additional water-related natural areas should be acquired along the saltwater shorelines of Vashon-Maury Island. These lands should be retained as passive, natural areas.	King County/DNRP has ongoing programs that identify parcels with high ecological value on the island and acquire them for long-term public benefit.	Ongoing
P-6	The existing public boat launch site adjacent to the State of Washington north ferry terminal should be preserved and improved to become a more functional boat launch at the north end of Vashon Island.	a. Determine the legal description and property ownership of the existing launch site, including access to the site. b. Identify partners and formalize an inter-agency agreement to assess the launch site, safety, parking and create recommendations for potential improvements.	3))

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P-3 King County supports improved and expanded public access to the ((i))Island's shoreline where sensitive habitats are not disturbed.

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P-4 ((The-))Tramp Harbor ((d))Dock((/pier)) Park has significant historic, economic, and recreational community value. King County is supportive of Vashon Park District's ongoing maintenance of the docks in a safe, attractive, and functional state. King County should ((work-with)) continue to support the work of the Vashon Park District, Washington Department of Natural Resources, and other key stakeholders to ensure the Tramp Harbor facility is well-maintained and complies with all state and federal regulations.

2384 **P-5 Additional water-related natural areas should be acquired along the**
2385 **saltwater shorelines of Vashon-Maury Island. These lands should be**
2386 **retained as passive, natural areas.**
2387

2388 **P-6 The existing public boat launch site adjacent to the State of Washington**
2389 **north ferry terminal should be preserved and improved to become a more**
2390 **functional boat launch at the north end of Vashon Island.**
2391

2392 **Off-Street Trail Network**
2393

2394 Since at least 1971, when the King County Urban Trails Plan included a regional trail
2395 recommendation for Vashon Island, the concept of an ((i))_island-wide, multi-use trail network
2396 has been discussed and debated. ((The 1986 Vashon Community Plan called for a
2397 nonmotorized path to connect the north ferry and Tahlequah ferry terminals and Maury Island. It
2398 also contained a bicycle system and parks and trails map that envisioned connecting parks,
2399 schools, boat launch sites and nature areas across the ((i))_island.)) The 1996 Vashon Town
2400 Plan identified a “Green Network” that would include pedestrian walkways. Various advocacy
2401 organizations, equestrian groups, and neighborhoods have voiced a desire for better and safer
2402 routes to walk and bicycle around the ((i))_island. Community input on this plan affirmed that
2403 such an integrated, nonmotorized transportation system continues to be widely supported.
2404

2405 While a significant number of off-street trails have been constructed
2406 (e.g. Island Center Forest, Maury Island Marine Park, Dockton Forest,
2407 Shinglemill Creek), there is no “backbone” to the entire system to
2408 provide easy access to local trails and to link the system segments
2409 together. ((As identified in the)) The 2016 King County Comprehensive
2410 Plan(,;) identifies the Regional Trails System as ((is)) the centerpiece of
2411 the nonmotorized system in the Rural Area.²¹ ((It is-))Regional trails
2412 ((that)) provide recreational opportunities and mobility options,
2413 connecting users with dedicated nonmotorized routes to parks, work,
2414 school and other destinations. These are nonmotorized facilities((-and)),
2415 may be paved or soft-surface (gravel) or a combination of both, and are
2416 used for walking, jogging, cycling, skating, and, where appropriate,
2417 horseback riding.
2418

2419 Vashon-Maury Island ((There is, however, no)) does not currently
2420 include a segment of the Regional Trails System ((on Vashon-Maury
2421 Island)). One disadvantage to building a ((R))regional ((T))trail on
2422 Vashon-Maury Island is that, unlike many other mainland areas, the
2423 ((i))_island has no abandoned railroad grades, major water pipelines, or
2424 power line corridors in which to co-locate trail facilities. Vashon Highway
2425 SW is the only public corridor that acts like a “spine” in the ((i))_island’s
2426 transportation system, akin to a railroad or utility corridor. However, King County’s road design
2427 standards do not contain an on-street or “in public right-of-way” provision to accommodate a
2428 typical regional trail width. As such, a regional trail or similar type facility would need to be
2429 primarily outside of the King County right-of-way and cross primarily private property.

*((“))Regional Trails
((provide)) are meant
to provide
nonmotorized
recreational,
transportation and
commuting
opportunities for many
different types of
users. ((and may serve
a variety of user types
or may be designed for
a more limited user
group.”))*

*Policy OS-124 from the
King County Open
Space Plan 2016 Update*

²¹ Policy T-235, 2016 KCCP, Ordinance 28427

2430

((WHAT IS A HEALTHY COMMUNITY?))

“A healthy community is one that continuously creates and improves both its physical and social environments, helping people to support one another in aspects of daily life and to develop to their fullest potential. Healthy places are those designed and built to improve the quality of life for all people who live, work, worship, learn, and play within their borders—where every person is free to make choices amid a variety of healthy, available, accessible, and affordable options.”

—((Healthy People 2010 report, U.S. Department of Health and Human Services))

Policy P-7 recommends ~~((creation of a committee))~~ coordination with the community to explore the above-mentioned challenges and to seek funding for a ~~((assess the))~~ feasibility study of how a ~~((R))~~ regional ~~((T))~~ trail on Vashon-Maury Island could be funded and conducted. The goal is to identify funding for a feasibility study that could help determine if a Regional Trail aligns with community goals and is physically and financially feasible to construct. The work of such a committee should be distinguished from ongoing, collaborative efforts between King County Parks, Vashon-Maury Island

2448 Land Trust, equestrians, and other trail advocates to seek funding to study the creation of
 2449 ~~((create))~~ an ~~((i))~~ Island-wide network of recreational, back-country trails, which is the aim of
 2450 Policy P-8. This network, as envisioned on Map ~~((8))~~ Z, is outside of King County Department of
 2451 Transportation public right-of-way and ~~((is being))~~ would be realized through voluntary efforts
 2452 using primarily recreational easements with approval of private property owners.

2454 Equestrian activities such as training, competitions, and trail riding are popular for a growing
 2455 number of ~~((i))~~ Islanders. Policies in the 2016 King County Comprehensive Plan encourage
 2456 ~~((specifically call for the county’s regulations to))~~ support for equestrian activities that are
 2457 compatible with their area.

((Table 22))

Policy No.	Policy	Implementing Action	Action Priority
P-7	<p>The community desires a Regional Trail that provides commuters, students, and recreationalists with access to commercial areas, transit services, schools and other destinations. King County should explore the feasibility of a new Regional Trail or other active transportation facilities that connects the Vashon and Maury Island communities with the north and south ferry terminals and respective ferry routes.</p> <p>Investigate the feasibility of Regional Trails or other active transportation facilities that achieve the following:</p> <ul style="list-style-type: none"> a. Connect residential, employment, and commercial centers and other important community destinations; and b. Connect the north and south ferry terminals. 	<p>Form an interdepartmental and interagency working committee to assess the physical, environmental, financial, and design feasibility for a new Regional Trail or other active transportation facility.</p>	2

Policy No.	Policy	Implementing Action	Action Priority
P-8	An island-wide network of soft-surface, multi-use, backcountry trails is envisioned for pedestrians, bicyclists and equestrians that connects several open space, park and community destinations. Trail corridors 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.	Form a working committee to: a. Scope, identify funding for, and conduct a feasibility study to expand the existing backcountry trail network. b. Pursue voluntary public easements across private lands in order to connect public trails. c. Upgrade DNRP's current program to promote donations from willing land owners (similar to conservation easements).	2
P-9	Art, in all its forms and expressions, plays an influential role in the local culture and public image of Vashon-Maury Island. King County should support proactive integration of the arts into the island's public and private spaces as a high-priority, especially where such projects invest in and support island artists.	N/A	Ongoing
P-10	Arts Programming — To expand the role, presence, and influence of the arts throughout Vashon-Maury Island, it is important to develop an island-specific strategy which identifies talent, programs, and other arts programming opportunities. King County supports a proactive and organized initiative to develop a long-term Arts Master Plan for Vashon-Maury Island.	a. Form a committee of resident artists, a 4Culture representative and others to develop an Arts Master Plan. b. Develop a formal program matching professional island artists with apprentices wishing to develop their skills. A focus could be on mentoring and education to young people and those who cannot afford classes. c. Identify opportunities to improve diversity in arts programming.	4
P-11	Artful Signage — Incorporating artistic elements into the physical structure and/or design of signs across the island is an effective way to display local art, raise public awareness about local talent and businesses, invest in island artists, and improve wayfinding. Community-based arts organizations should pursue grants and partnerships for constructing or improving signs.	Pursue grants and partnerships for constructing or improving the following signs: ■ "Welcome to Vashon Island" signage at North End and Tahlequah Ferry Docks ■ Vashon Town Markers/Welcome Signs ■ Neighborhood Markers/Welcome Signs for Burton, Dockton, Ellisport and other community centers ■ Directional signs for the intersection of Bank Road and Vashon Hwy. ■ Welcome and interpretative markers/signs at parks, forests and beaches	2
P-12	Public Art — Public art enhances community character and diversity, sparks imagination, and provides a direct cultural experience for its viewers. King County supports and encourages the creative incorporation of art into the public and private spaces of Vashon-Maury Island.	Seek out opportunities to install permanent and temporary public art, including: ■ Play local music on bus routes 118/119, possibly curated by Voice of Vashon Radio ■ Use creative design elements such as paint, tile and texture at public crosswalks and squares	2

Policy No.	Policy	Implementing Action	Action Priority
		<ul style="list-style-type: none"> ■ Purchase and display local art inside and/or outside government facilities ■ Display local artist work on public library computers and screen savers ■ Solicit local artist involvement in the design and/or review of new or expanded government buildings ■ Install island art on bike racks and benches at select/visible locations 	
P-13	Community Events — King County will work with the Vashon-Maury Island community to ensure access to both public and private spaces for festivals, fairs, performing and visual arts is maintained and utilized to their full potential.	N/A	Ongoing))

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P-7 **The community desires a Regional Trail that provides commuters, students, and recreationalists with access to commercial areas, transit services, schools and other destinations. King County should coordinate with community residents and organizations to seek funding to conduct a study to explore the feasibility of a new Regional Trail or other active transportation facilities that connects the Vashon and Maury Island communities with the north and south ferry terminals and respective ferry routes. ((Investigate the feasibility of)) Such a Regional Trail((s)) or other active transportation ((facilities that)) facility should achieve the following:**

a. Connect residential, employment, and commercial centers and other important community destinations; and

b. Connect the north and south ferry terminals.

P-8 **An ((i))island-wide network of soft-surface, multi-use, backcountry trails is envisioned for pedestrians, bicyclists, and equestrians that connects several open space, park, and community destinations. King County should coordinate with community residents and organizations to seek funding to plan for ((T))rail corridors that would((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; or

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

2487 **Community Art**
2488

2489 The exploration, teaching, and hosting of the visual and performing arts has long been a part of
2490 Vashon-Maury Island, ~~((but they))~~ and the arts have expanded greatly over the past decade
2491 through the work of art entrepreneurs, community events and festivals, and the opening of new
2492 venues such as Vashon Open Space for Arts and Community and Vashon Center for the Arts.
2493 Studios, galleries, and home-based artists of all forms and expressions also contribute to a
2494 burgeoning art scene on the ~~((i))~~Island.
2495

2496 ~~4Culture is ((King County's))~~ a quasi-governmental cultural services agency in King County.
2497 ~~((They are))~~ 4Culture is a tax-exempt public development authority whose Board is ((nominated))
2498 appointed by the King County Executive and confirmed by the King County Council. This
2499 independent governing Board sets 4Culture's annual budget and determines how funding
2500 awards will be made through 4Culture's ((They also administer a)) competitive grant programs.
2501 ~~((, funded in large part by a \$20 million arts program launched in 2015. 4Culture and~~
2502 ~~community-based))~~ Community-based arts organizations will play the principal role in initiating
2503 and implementing the arts actions of this plan, which may be able to request funding or
2504 assistance from 4Culture. Aside from the County's Public Art Program, which directs one
2505 percent of County-funded capital project budgets to public art, King County does not fund arts
2506 and culture programs.
2507

2508 Policy P-9 ~~((lays-))~~ outlines a broad vision for supporting the role of art in the ~~((i))~~Island's culture
2509 ~~((over the next two decades)).~~ Policy P-10 ~~((calls for development of))~~ supports community-led
2510 efforts to develop an Arts Master Plan that is specific to Vashon-Maury Island ~~((and is intended~~
2511 ~~to set a clear, coordinated direction for the future of the ((i))Island's arts community while~~
2512 ~~preserving the decentralized and diverse nature of art venues and experiences that contribute to~~
2513 ~~Vashon's unique culture. This is the highest priority action since other actions will be discussed~~
2514 ~~and detailed in the Arts Master Plan. Other actions include examples of how ((i))Islanders~~
2515 ~~envision implementing the policies. All of these actions will be initiated and performed by~~
2516 ~~community-based arts organizations and associations with the assistance of 4Culture)).~~
2517

2518 Artistic signage ~~((of the genre))~~ as discussed in Policy P-11 is encouraged throughout the
2519 ~~((i))~~Island but will require participation from a private property owner since King County does not
2520 own or maintain this type of signage. Such signs must be installed outside of the public right-of-
2521 way and in a safe, attractive manner.
2522
2523

2524 **P-9 Art, in all its forms and expressions, plays an influential role in the local**
2525 **culture and public image of Vashon-Maury Island. King County ((should**
2526 **support proactive integration of the arts into the island's public and private**
2527 **spaces as a high priority,)) encourages opportunities for public attendance**
2528 **and participation in diverse arts and heritage activities and exposure on the**
2529 **Island especially where such projects invest in and support ((i))Island**
2530 **artists.**
2531

2532 P-10 ~~((Arts Programming—))~~To expand the role, presence, and influence of the
2533 arts throughout Vashon-Maury Island, ~~((it is important))~~ the community has
2534 expressed a desire to develop an ((i))Island-specific strategy ((which)) that
2535 identifies talent, programs, and other arts programming opportunities. King
2536 County supports ((a proactive and organized initiative)) community-led
2537 efforts to develop a long-term Arts Master Plan for Vashon-Maury Island.
2538

2539 P-11 ~~((Artful Signage—))~~Incorporating artistic elements into the physical
2540 structure and/or design of signs across the ((i))Island is an effective way to
2541 display local art, raise public awareness about local talent and businesses,
2542 invest in ((i))Island artists, and improve wayfinding. King County supports
2543 ((G))community-based arts organizations’ efforts to ((should)) pursue
2544 grants and partnerships for constructing or improving signs.
2545

2546 P-12 ~~((Public Art—))~~Public art enhances community character and diversity,
2547 sparks imagination, and provides a direct cultural experience for its
2548 viewers. King County ~~((supports and encourages the creative incorporation~~
2549 ~~of art into the public and private spaces of Vashon-Maury Island))~~ should
2550 integrate public art into County buildings and infrastructure in the Island.
2551 King County supports integration of public art in places on the Island
2552 developed by others that is accessible to the public.
2553

2554 P-13 ~~((Community Events—))~~King County ~~((will work with the Vashon-Maury~~
2555 ~~Island community to ensure access to both public and private spaces for))~~
2556 encourages opportunities for public attendance and participation in
2557 festivals, fairs, and performing and visual arts on the Island((is maintained
2558 and utilized to their full potential)).
2559

2561 Recreation and Health

2562
2563 The health of an individual and
2564 community ~~((at large))~~ is shaped by
2565 more than behavior or medical care.
2566 Research has shown that public
2567 infrastructure, workplaces, schools,
2568 neighborhoods, and communities all
2569 contribute to health. Decisions about
2570 land use, community design, and
2571 transportation ~~((impact))~~ affect local air
2572 quality, water quality and supply, traffic
2573 safety, physical activity, and other
2574 ~~((exposures))~~ aspects of daily life. Such
2575 decisions are linked to intractable
2576 public health problems, such as ~~((like))~~
2577 adult and childhood obesity, cancer
2578 and respiratory problems. Addressing these health challenges requires efforts among multiple
2579 groups to integrate all components of the public health system and the built environment. This

WHAT IS A HEALTHY COMMUNITY?

“A healthy community is one that continuously creates and improves both its physical and social environments, helping people to support one another in aspects of daily life and to develop to their fullest potential. Healthy places are those designed and built to improve the quality of life for all people who live, work, worship, learn, and play within their borders – where every person is free to make choices amid a variety of healthy, available, accessible, and affordable options.”

— ((Healthy People 2010 report, U.S. Department of Health and Human Services)

2580 plan weaves the vision and principle of a healthy and active Vashon-Maury Island throughout all
2581 elements rather than address it in an isolated section. Examples ~~((of where this is done))~~
2582 include:
2583

- 2584 • Promoting healthy housing;
 - 2585 • Encouraging active recreation on trails and in parks;
 - 2586 • Supporting ~~((for))~~ community gardens;
 - 2587 • Ensuring clean drinking water is available to all; and
 - 2588 • Building in a compact, mixed-use manner in the Vashon Town Core.
- 2589

2590 **Historic Preservation**

2591
2592 Preservation of Vashon-Maury Island’s built heritage is a value shared by this community.
2593 Dockton, Vashon Center, Burton, Portage, and the Vashon Rural Town were the earliest
2594 commercial areas, but about 25 “steamer landing” sites plus many other stores, old Post
2595 Offices, residences, and small neighborhoods dot the ~~((i))~~Island’s landscape today. The
2596 preservation, rehabilitation, and adaptive reuse of these historic sites are indispensable in
2597 helping to maintain neighborhood character and provide reminders of the ~~((i))~~Island’s rich
2598 history.
2599

2600 King County’s Historic Preservation Program ~~((KG))~~HPP preserves and enhances community
2601 character through identification and documentation of historic resources, landmark designation,
2602 and planning. ~~((They))~~ HPP staff identify and evaluate resources that reflect King County’s past,
2603 ~~((and))~~ develop an inventory of sites used to incorporate historic and cultural resources into
2604 ~~((e))~~County planning efforts~~((s))~~, and ~~((HPP))~~ use~~((s))~~ eligibility criteria to evaluate the
2605 significance of resources at the local, state, or national levels. These resources may be listed in
2606 the National Register of Historic Places, the Washington Heritage Register, and/or become
2607 designated King County Landmarks or Community Landmarks. Table ~~((23))~~6 lists King County’s
2608 designated Landmarks and Community Landmarks on Vashon-Maury Island, including houses,
2609 stores, bridges, historic districts, and heritage corridors. King County Code ~~((Title))~~Chapter
2610 20.62 and several policies in the 2016 King County Comprehensive Plan provide the regulatory
2611 support and framework for this preservation work.
2612

2613

2614
 2615
 2616

Table ((23))6
Vashon-Maury Island 2017 King County Landmarks

((King County Landmarks – Vashon-Maury Island (2017)))	
Burton Masonic Hall, 1894	Lisabeula School, 1925
Cedarhurst Road-Westside Highway Heritage Corridor, 1891-1936	Marjesira Inn, 1906
Colvos Store, 1923	Thomas McNair House, 1884
Dockton Road Heritage Corridor, 1907-1964	Mukai Agricultural Complex, 1926
Dockton Store and Post Office, 1908	Captain Thomas W. Phillips House, 1925
Norman Edson Studio (Community Landmark), 1890s	Schwartz-Bell House, 1930
Ferndale (Wise Mansion) (Community Landmark), 1923	Smith-Baldwin House (Fern Cove), 1912
Fuller Store, 1884	Hilmar and Selma Steen House, 1910
Harrington-Beall Greenhouse Historic District, c. 1885-1902	Vashon Hardware Store, 1890/1935
Judd Creek Bridge, 1953	Vashon Odd Fellows Hall, 1912

2617 *King County Historic Preservation Program, Department of Natural Resources and Parks, Technical Paper No. 6*

2618
 2619 The rationale for incorporating the historic preservation policies below into this plan includes:

- 2620
- 2621 • ((recognize))Recognizing the importance of identifying additional historic resources;
 - 2622 • ((promote))Promoting landmark designation;
 - 2623 • ((provide))Providing financial incentives that promote rehabilitation; and
 - 2624 • ((support))Supporting regulatory flexibility that enables owners of historic properties to
 - 2625 adaptively reuse them.

2626

2627 **((Table 24**

2628

Policy No.	Policy	Implementing Action	Action Priority
P-14	King County will partner with the Vashon-Maury Island Heritage Association and other preservation organizations to identify sites that are deemed to be of significant historic value and to promote designation of additional historic properties to the King County Landmarks program.	Recommend eligible, historically significant structures from the "historic sites" list in Appendix C for nomination to the National and State Registers of Historic Places and/or for	2

		designation as King County Landmarks.	
P-15	Historic sites that meet national, state or county standards should be safeguarded through land use designation compatible with the site's historic character, and flexible regulations and standards that promote preservation and reuse. New construction and additions should be compatible in design, mass, and scale with the area's historic character.	Upon property owner notification and consent, create a map to catalog the locations of historically significant properties on the island.	2
P-16	The preservation and sensitive rehabilitation of historic or culturally significant sites in the Vashon Rural Town should be encouraged in order to maintain the Town's character and to preserve tangible links to the Town's history.	N/A	Ongoing
P-17	Dockton and Burton are historically significant neighborhood centers for Vashon-Maury Island. Each of these centers has a distinct quality and scale that contributes to the cultural heritage of their locale. New development and redevelopment in these neighborhood centers should be compatible with their historic character.	N/A	Ongoing
P-18	King County supports collaboration with the Muckleshoot and Puyallup Tribes and other groups of cultural significance on Vashon-Maury Island to identify areas of particular cultural importance, including archaeological sites, so they can be protected.	N/A	Ongoing))

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- P-14** **King County ((will partner with the Vashon-Maury Island Heritage Association and other preservation organizations)) supports community and preservation organizations' efforts to identify sites that are deemed to be of significant historic value and to promote designation of additional historic properties to the King County Landmarks program consistent with designation criteria and processes outlined in K.C.C. Chapter 20.62.**
- P-15** **Historic sites that meet national, state, or county standards should be safeguarded through land use designation compatible with the site's historic character, and flexible regulations and standards that promote preservation and reuse. New construction and additions should be compatible in design, mass, and scale with the area's historic character.**
- P-16** **The preservation and sensitive rehabilitation of historic or culturally significant sites in the Vashon Rural Town should be encouraged in order to maintain the Town's character and to preserve tangible links to the Town's history.**
- P-17** **Dockton and Burton are historically significant neighborhood centers for Vashon-Maury Island. Each of these centers has a distinct quality and scale that contributes to the cultural heritage of their locale. New development and redevelopment in these neighborhood centers should be compatible with their historic character.**

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P-18 King County supports collaboration with the Muckleshoot and Puyallup Tribes and other groups of cultural significance on Vashon-Maury Island to identify areas of particular cultural importance, including archaeological sites, so they can be protected.

Community support for implementation of these policies is critical. These resources are tangible connections to the community’s history, but they are also nonrenewable resources that continue to be lost at accelerated rates. Several individuals and local groups (~~actively~~) currently promote protection of historic resources. The (~~Vashon-Maury~~) Vashon-Maury Island Heritage Association has been a leading voice on the ((i))Island for decades and ((they)) will continue to play a central role in implementing the historic preservation actions identified in this plan.

While many areas have been surveyed, numerous historically-significant resources across the ((i))Island have never been surveyed or considered for listing. Policy P-14 identifies this as a community priority. Some of this work is well underway. For example, volunteers from the Vashon-Maury Island Heritage Association prepared a list and mapped more than 45 historic sites in the Portage neighborhood during this planning process. An unofficial list of more than 120 historic sites is in Appendix ((G))D. This community-prepared list does not indicate an official historic designation or recognition but is intended for use in future reconnaissance or survey work. It may also be linked with ((KG))HPP’s Local Inventory List.

~~((The 1986 Vashon Community Plan included a policy recommending the nomination of))~~
Although Dockton and Burton have never been nominated as historic districts~~((–These nominations were not pursued over the past 30 years and there appears to be limited community support for creation of these districts. However))~~, many property owners support new and rehabilitated buildings being consistent with the historic character of these commercial centers. (See Policy P-17.)

Other Parks and Cultural Resource-Related Resources for Vashon-Maury Island

Below is a list of other ~~((functional))~~ plans and resources related to the provision of parks, open space, and cultural resources on Vashon-Maury Island. ~~((These documents contain more detailed and technical information for how specific services are planned, funded and rendered.))~~ Copies of the documents are available at the respective agency office or ~~((web-site))~~ website.

- 2016 King County Open Space Plan: Parks, Trails, and Natural Areas ~~((2016 Update))~~
- King County Parks Levy Task Force Report (2012)
- Maury Island Natural Area Site Management Plan (2013)
- Programmatic Plan for Management of King County-owned Ecological Lands (2004)
- King County Historic Preservation Program Strategic Plan (2013-2020)

Chapter 9 Transportation

Context, Opportunities and Challenges

Transportation is an integral and vital part of community life. The fundamental purpose of any transportation system, whether urban or rural, is to provide for the safe, dependable, and efficient movement of people and goods from one point to another. As stated in ~~((the 2015 King County Strategic Plan, the county))~~ the 2015 update to the County's goals and vision,²² King County aims to "deliver a seamless network of transportation options to get people where they need to go, when they need to get there." There are several important factors that influence how a transportation system is developed and maintained, including availability of funding, sustainability, social equity, accessibility, and climate change objectives.

For decades, Vashon-Maury Island residents ~~((and community plans have aspired to))~~ have expressed the desire for a local transportation system that is more multimodal. The majority of ~~((i))~~ Islanders live in portions of the ~~((r))~~ Rural ~~((a))~~ Area where public transportation and nonmotorized travel options are either limited or unavailable. As such, the automobile continues to be the primary mode of transportation. ~~((But, as the policies of this and prior plans reflect, expansion of alternative and affordable forms of transportation remains a high priority for the community.))~~ In addition, the 2016 King County Comprehensive Plan states that transportation investments in Rural Areas and Natural Resource Lands should be compatible with the preservation of rural character and not promote urban or unplanned growth ~~((requires transportation infrastructure be consistent with rural levels of service and rural character))~~.²³ However, expansion of alternative and affordable forms of transportation remains a high priority for the community.

~~((The 1986 Vashon Community Plan identified four over-arching desires for the island's transportation system))~~ During one informal survey of approximately 85 participants, transportation was voted as the top issue the Island will face during the next 10 years. Public comments received during the plan development supported the following transportation goals:

1. No ~~((four-lane highways))~~ new major roads, capacity expansion, or other solutions characteristic of an urban or suburban area;
2. ~~((Significantly i))~~ Increase public transportation, both intra-((i)) Island and to the mainland consistent with rural service levels;
3. More facilities (trails, parks, etc.) for nonmotorized transportation, such as for pedestrians, bicyclists, and ~~((horse-riders))~~ equestrians; and

²² Motion 14317

²³ Policy T-202, 2016 KCCP, Ordinance 18427

KEY TOPICS IN THIS CHAPTER

- *Transportation Service Providers*
- *Public Road Network*
- *Public Transportation and Alternative Services*
- *Nonmotorized and Vashon Rural Town Transportation*
- *Airport and Marine Services*
- *Other Vashon-Maury Transportation Resources*

2739 4. Adequate ferry service (and associated facilities) such that ((i))Islanders can reasonably
 2740 maintain employment and other activities on the mainland.
 2741

2742 ((Public comments received during the 2017 CSA Plan continue to support these and similar
 2743 objectives. During one informal survey of 85+ participants, transportation was voted as the top
 2744 issue the island will face during the next ten years.))

2745

**SNAPSHOT OF
 VASHON-MAURY ISLAND
 TRANSPORTATION SYSTEM**

Miles of King County-
 maintained
 roadway.....139 miles

Number of public
 bridges.....1

Number of signalized
 intersections.....0^a

Number of unsignalized
 intersections (approx..)465

Annual passenger trips
 on Washington
 State Ferries (2016):
 - Fauntleroy-
 Vashon.....880,102
 - Tahlequah-
 Pt. Defiance.....338,862

Service Providers:
 - King County Department of
 Transportation – Metro Transit
 Division (Metro)
 - King County Department of
 Transportations – Roads Division
 - King County Department of
 Transportation – Marine Division
 (water taxi)
 - Washington State Ferries
 - Private taxi and shuttle bus
 services

^aDoes not include flashers

2782

2783 responding to safety issues and caring for existing road infrastructure, and nonmotorized
 2784 improvements located outside of the road right-of-way and/or funded by sources other than the
 2785 ((e))County’s road fund.
 2786

Opportunities to enhance the ((i))Island’s transportation system over the next 20 years focus on alternatives to single-occupant vehicles, such as community vans, multi-use trails, real-time ridesharing, and, where feasible, nonmotorized modes of travel. Successful action on these opportunities will ((rely upon)) require sustainable funding, as well as collaboration across King County agencies and partnerships with private entities. Various technological innovations and use of mobile digital tools are expected to have ever-increasing roles in the ((i))Island’s transportation future.

One key transportation challenge involves meeting the travel needs of senior, low-income, and disabled populations. Social service agencies and nonprofits often assist low-income individuals and families with travel needs. This CSA subarea plan ((Plan)) does not directly address those important services, as they are addressed through other County plans, programs and services, such as through the Orca LIFT and Access paratransit programs.

Another key challenge revolves around insufficient funding to preserve and maintain the ((i))Island’s aging rural road system that is susceptible to landslides, flooding and other natural disasters. Nearly three decades of annexations, declines in gas tax revenues, and the effects of voter initiatives have led to the chronic underfunding of the ((e))County’s bridge and road system. Current funding levels for ((e))County roads and bridges are sufficient only to address critical life safety issues and a limited amount of work to maintain and preserve the existing infrastructure.

Given the significant road funding problem, transportation system investments during the plan’s 20-year timeframe are likely to focus on public transportation enhancements,

2787 **Public Road Network**

2788
2789 As in most rural areas, Vashon-Maury Island’s public road network originated from and was
2790 largely defined by historical uses, such as the mosquito fleet (~~((towns))~~) of private ferries, farm-to-
2791 market roads, and (~~((providing))~~) access points to ferries and shorelines. Vashon Highway SW is
2792 the spine of the ((i))Island’s road network and the most heavily traveled corridor on the
2793 ((i))Island. It carries approximately 8,400 vehicle trips per day in the vicinity of the Vashon Rural
2794 Town (~~((Center))~~) and approximately 2,500 vehicle trips per day at the north ferry dock (2013
2795 figures). It is the only road on the ((i))Island with a principal arterial classification. (See Map
2796 ~~((11))10~~ for the ((road)) street functional classification map.) ((#)) Vashon Highway SW serves
2797 many of the ((i))Island’s most popular destinations, including the Rural Town of Vashon,
2798 (~~((Center,))~~)Burton, the north Vashon and Tahlequah ferry terminals, and numerous commercial
2799 and industrial employers. It also supports the principal Metro fixed-route bus routes on the
2800 ((i))Island. While traffic congestion does occur during large community events and peak ferry
2801 hours, per the ((e))County’s transportation policies, road widening is not an appropriate solution
2802 for congestion mitigation in Rural Areas. (~~((Policy T-1 is consistent with King County~~
2803 ~~Comprehensive Plan transportation policies that prohibit adding new arterials or capacity.))~~)

2804
2805 ~~((King County’s))~~ The Transportation Needs Report that was adopted as part of the 2016 King
2806 County Comprehensive Plan identifies road-related capital investments needed to support the
2807 ((e))County’s land use vision. It is a 20-year needs list (distinct from the ((e))six-year Capital
2808 Improvement Program) developed and managed by the King County Department of
2809 Transportation Road Services Division. The Roads Services Division uses a data-driven asset
2810 management approach that is aligned with policy direction in the King County Comprehensive
2811 Plan and the Strategic Plan for Road Services. The 2016 Transportation Needs Report identifies
2812 eight roadside, four roadway, two drainage, and three other project needs on Vashon-Maury
2813 Island with an estimated total cost of almost \$70 million. These projects are currently unfunded
2814 and project scopes are preliminary. If funding for a project is secured in the future, more
2815 comprehensive scoping and design efforts will take place and there will be additional
2816 opportunities for public input. The following five project needs make up the bulk of this cost:

- 2817
- 2818 • Vashon Highway SW and SW Cemetery Rd – Intersection improvements, such as
- 2819 construction of a roundabout (\$1.7 million)
- 2820 • Dockton Rd. SW from SW Ellisport Rd to Portage Way SW – replace failing seawall
- 2821 (\$37.7 million)
- 2822 • Vashon Highway SW from 115th Ave SW to SW 240th Place – replace seawall (\$18.8
- 2823 million)
- 2824 • Chautauqua Beach Rd SW and Ellisport Creek – replace undersized and failing culvert
- 2825 (\$1.1 million)
- 2826 • SW Governors Lane from 99th Ave SW to 96th Ave SW – replace failing seawall (\$3.4
- 2827 million)
- 2828

2829 **Public Transportation and Alternative Services**

2830
2831 The Transportation chapter of the 2016 King County (~~((’s))~~) Comprehensive Plan supports public
2832 transportation in Rural Areas where there are commercial centers and other areas of
2833 concentrated activity. The Puget Sound Regional Council and King County Metro Transit have
2834 identified transit activity centers throughout King County that have strategic planning importance

2835 for transit planning. The Rural Town of Vashon is one of those activity centers. Metro currently
 2836 operates two fixed-route bus lines (#118 and #119) that serve both Vashon ~~((and))~~-Maury
 2837 Island ~~((as well as))~~ and West Seattle. These routes have regular weekday and reduced
 2838 weekend service ~~((This is))~~ and provide a critical public service for many ~~((i))~~ Islanders. Metro's
 2839 four park and ride lots also play a central role in ~~((i))~~ Island public transportation. Policy ~~((No.))~~ T-
 2840 3 calls for continued maintenance ~~((and improvements))~~ of these facilities.

2841
 2842 Metro's ~~((Alternative Services Demonstration Project))~~ Community Connections Program seeks
 2843 to bring ~~((s))~~ alternative transit service to parts of King County that don't have the infrastructure,
 2844 density, or land use patterns to support a dense network of traditional fixed-route bus service.
 2845 Alternative services may be a ~~((better and))~~ more appropriate and cost-effective match for
 2846 ~~((community))~~ transportation needs in these ~~((rural areas))~~ communities. ~~((Metro's Five Year~~
 2847 ~~Implementation Plan for Alternative Service Delivery (September 2012))~~ Community
 2848 Connections identified Vashon-Maury Island as a candidate area for a potential alternative
 2849 services demonstration project. After identifying needs with community partners, a suite of
 2850 alternative service solution concepts was developed and includes Real-Time Rideshare,
 2851 Community Van, and Community Transportation Hub (a one-stop shop location for transit
 2852 information) ~~((, and, potentially, "Open Door Access" (paratransit service open to the general~~
 2853 ~~public)))~~. Metro is developing a plan for ~~((rolling out))~~ implementing these solutions on the
 2854 ~~((i))~~ Island, focusing first on the ~~((e))~~ Community ~~((t))~~ Transportation ~~((h))~~ Hub and ~~((e))~~ Community
 2855 ~~((v))~~ Van solutions. The Vashon-Maury Island Chamber of Commerce is a strategic local partner
 2856 with Metro on these efforts.

~~((Table 25~~

Policy No.	Policy	Implementing Action	Action Priority
T-4	Except in the Rural Town, new roads should not be constructed on Vashon-Maury Island until other viable multimodal alternatives have been implemented or determined infeasible.	N/A	Ongoing))

2859
 2860 **~~((T-1 ————— Except in the Rural Town, new roads should not be constructed on~~**
 2861 **~~Vashon-Maury Island until other viable multimodal alternatives have been~~**
 2862 **~~implemented or determined infeasible.))~~**

2863
 2864 **~~((Service Guidelines Task Force~~**

2865
 2866 In 2010, King County formed a Regional Transit Task Force which recommended that Metro
 2867 create objective, data-based guidelines for planning and managing transit service. Metro
 2868 responded to this recommendation and the King County Council adopted the King County Metro
 2869 Strategic Plan for Public Transportation and Service Guidelines in July 2011.

2870
 2871 After Metro used these guidelines for several years in transit planning, the King County
 2872 Executive and Council formed a new task force to further analyze how transit service is
 2873 evaluated and allocated. A Service Guidelines Task Force developed principles and
 2874 recommendations for modifying the guidelines.))

2875

2876 **Metro Long Range Plan**

2877
 2878 In January ((of)) 2017, ((the King County Council adopted King County)) Metro’s long range
 2879 plan, Metro CONNECTS, was adopted.²⁴ ((King County)) Metro worked with stakeholders,
 2880 riders, and ((the public)) community members to develop the plan, which will guide how the
 2881 transit system grows and changes over the next 25 years. Metro CONNECTS presents a
 2882 ((shared)) vision for a future public transportation system that gets people where they want to go
 2883 and helps the Puget Sound region thrive. It describes an integrated network of transportation
 2884 options, the facilities and technology needed to support those services, and the financial
 2885 requirements for building the system. It was developed in close coordination with Sound Transit
 2886 and other transportation agencies. It includes plans to enhance alternative services in areas that
 2887 cannot support a dense network of fixed-route services.

2888
 2889 **Nonmotorized and Vashon Rural Town Transportation**

2890
 2891 ((There are three key)) A number of policies in the Transportation chapter of the 2016 King
 2892 County((’s)) Comprehensive Plan ((that)) address nonmotorized transportation and guide how it
 2893 is implemented on the ((i))Island((:)). These policies focus on alternatives to single occupant
 2894 vehicles, the Regional Trails System, and improvements to nonmotorized transportation.²⁵

2895
 2896 ***~~((T-203 — As funding permits, King County should partner with jurisdictions and the~~***
 2897 ***~~private sector to spur infrastructure investments that enhance opportunities for transit,~~***
 2898 ***~~pedestrians, bicyclists, car and van pools, and other alternatives to single occupant~~***
 2899 ***~~vehicles.~~***

2900
 2901 ***~~T-235 — The King County Regional Trails System is the centerpiece of the nonmotorized~~***
 2902 ***~~system in the Rural Area and Natural Resource Lands. The county’s efforts to enhance~~***
 2903 ***~~the Rural Area and Natural Resource Lands nonmotorized network should include filling~~***
 2904 ***~~in the Regional Trails System’s missing links, coordinating road and trail projects~~***
 2905 ***~~whenever possible, considering access from roadways such as trailhead parking, and~~***
 2906 ***~~enhancing access to transit, especially park and rides and transit centers.~~***

2907
 2908 ***~~T-236 — In Rural Areas and Natural Resource Lands, nonmotorized improvements shall~~***
 2909 ***~~be consistent with providing rural levels of service, preserving rural character, and~~***
 2910 ***~~avoiding impacts to the environment and significant historic properties.~~***

2911
 2912 **Table 26**

2913

Policy No.	Policy	Implementing Action	Action Priority
T-2	Some form of public transportation service such as ridesharing, pedi-cabs, community vans, mobile vehicle matching, or on-island shuttle buses should be made available to residents who reside in remote areas	Implement the Community Van program which provides Metro vans for local prescheduled group trips that are arranged by a Community Transportation Coordinator and driven by	4

²⁴ Ordinance 18449

²⁵ Including, but not limited to, policies T-203, T-233, T-235, T-236, T-240, 2016 KCCP, Ordinance 18427

	beyond Metro's fixed-route bus lines.	volunteer drivers to meet community-identified transportation needs. Promote mobile carpool matching services that help people find one-time carpools in real time.	
T-3	A high priority goal of this plan is to create a more sustainable island transportation system through a reduction in motorized vehicle trips. How people travel to and from the two Washington State Ferries' terminals is a key element in meeting the trip reduction goal. More incentives should be provided for passenger versus automobiles on the ferry system and Metro bus connections to and from the terminals should be continually monitored and strengthened.	Encourage use of incentives distributed through the promotion of real-time ridesharing through the Alternative Service program to reduce drive-alone rates on the island by making it easy to share the ride to/from the ferries.	Ongoing
T-4	Park and Ride lot maintenance should be encouraged at the Vashon facilities of Ober Park, Valley Center, Tahlequah and the North end parking lot at the ferry terminal.	Continue to perform quarterly utilization counts of King County park and ride lots on the island. Make the results of said assessments readily accessible to park and ride lot customers.	Ongoing
T-5	Metro will continue to serve and evaluate connectivity to the island's major activity centers for fixed routes #118 and #119.	NA	Ongoing))

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T-((2))1 **Some form of public transportation service such as ridesharing, pedi-cabs, community vans, mobile vehicle matching, or on-((i))Island shuttle buses, should be made available to residents ((who reside in remote areas beyond Metro's fixed-route bus lines)) consistent with Metro's service guidelines and alternative services programs.**

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T-((3))2 **A high priority goal of this plan is to create a more sustainable ((i))Island transportation system through a reduction in motorized vehicle trips. How people travel to and from the two Washington State Ferries' terminals is a key element in meeting the trip reduction goal. ((More incentives should be provided for passenger versus automobiles on the ferry system and)) King County supports continuation and use of passenger ferry service. Metro bus connections to and from the terminals should be continually monitored and strengthened, consistent with Metro policies and plans.**

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T-((4))3 **((Park and Ride lot maintenance should be encouraged))King County should continue to perform maintenance at the Vashon facilities of Ober Park, Valley Center, Tahlequah and the North end parking lot at the ferry terminal.**

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T-((5))4 **Metro ((will continue to serve and evaluate connectivity)) shall continue to provide public transit connections to the ((i))Island's major activity centers ((for fixed routes #118 and #119)) consistent with Metro's service guidelines and alternative services programs.**

2940

2941 Specific numbers of people who bicycle, walk, or use some other form of nonmotorized
2942 transportation are constantly in flux and difficult to obtain or verify. But, according to community
2943 input, biking and walking are popular activities on the Island. Creating and making
2944 automobile alternatives more readily available has been a priority of the Vashon community for
2945 decades. These activities promote an active, healthy lifestyle; contribute to a reduction in
2946 greenhouse gas emissions; and support shared goals of the Vashon-Maury Island Land
2947 Trust, local bicycle groups, and other organizations that advocate for improved
2948 connectivity of the Island trail system. Concerns have been expressed about the condition
2949 and width of certain rural road shoulders, discontinuous sidewalks in town, and potential
2950 conflicts with traffic along busier roadways that make the road network less conducive to
2951 nonmotorized travel. While immediate operational safety hazards will continue to be addressed
2952 on an ongoing basis, substantial improvements within the public rights-of-way for pathways or
2953 bicycle lanes are not planned or expected due to the road funding challenges noted
2954 earlier. Additionally, adopted King County Road Design and Construction Standards mandate
2955 different, and oftentimes reduced, development standards for rural roadways compared to urban
2956 roadways. Instead, this plan places emphasis on the use of off-road, multi-use trails and using
2957 partnerships to expand the nonmotorized network.

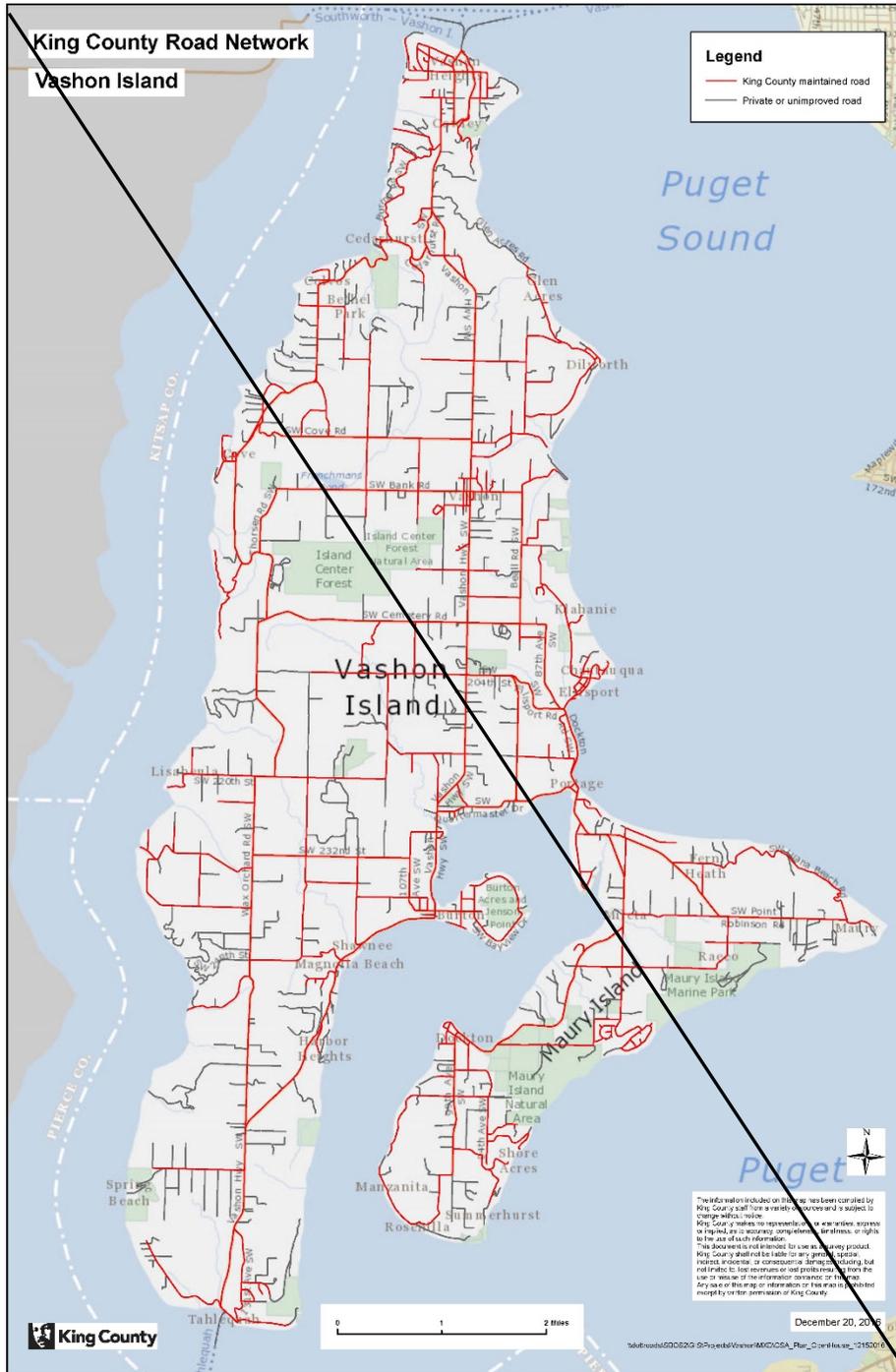
2958
2959 The Vashon Town Core is the commercial center of Vashon-Maury Island, which brings
2960 together vehicular, pedestrian, and bicycle traffic along with the Island's largest park and ride
2961 lot and busiest Metro bus stop. It is the location of the annual Strawberry Festival and numerous
2962 other music, art, and cultural events throughout the year. This plan continues the
2963 1996 Vashon Town Plan policies to have no signals or bypasses at the intersection of Vashon
2964 Highway SW and SW Bank Road, unless it becomes necessary for the safety of the traveling
2965 public. Per Policy T-8, sidewalk improvements will be made at the time of private
2966 development adjacent to the most heavily traveled roads in the Town Core. These
2967 roads are designated on Map 11.

2968
2969 There is no standalone bicycle and pedestrian circulation or improvement plan for the Vashon
2970 Rural Town. However, the 2016 Transportation Needs Report does identify two nonmotorized
2971 infrastructure needs in the Rural Town. One is for a new sidewalk on Vashon Highway SW
2972 between SW 177th Street and 98th Place SW. The other is to provide a nonmotorized facility on
2973 SW Bank Road between Vashon Highway SW and 107th Avenue SW. The implementing action
2974 for Policy T-9 calls for a review of the nonmotorized facility standards and needs
2975 as part of the 2020 Comprehensive Plan update) future countywide policy and needs
2976 analyses.

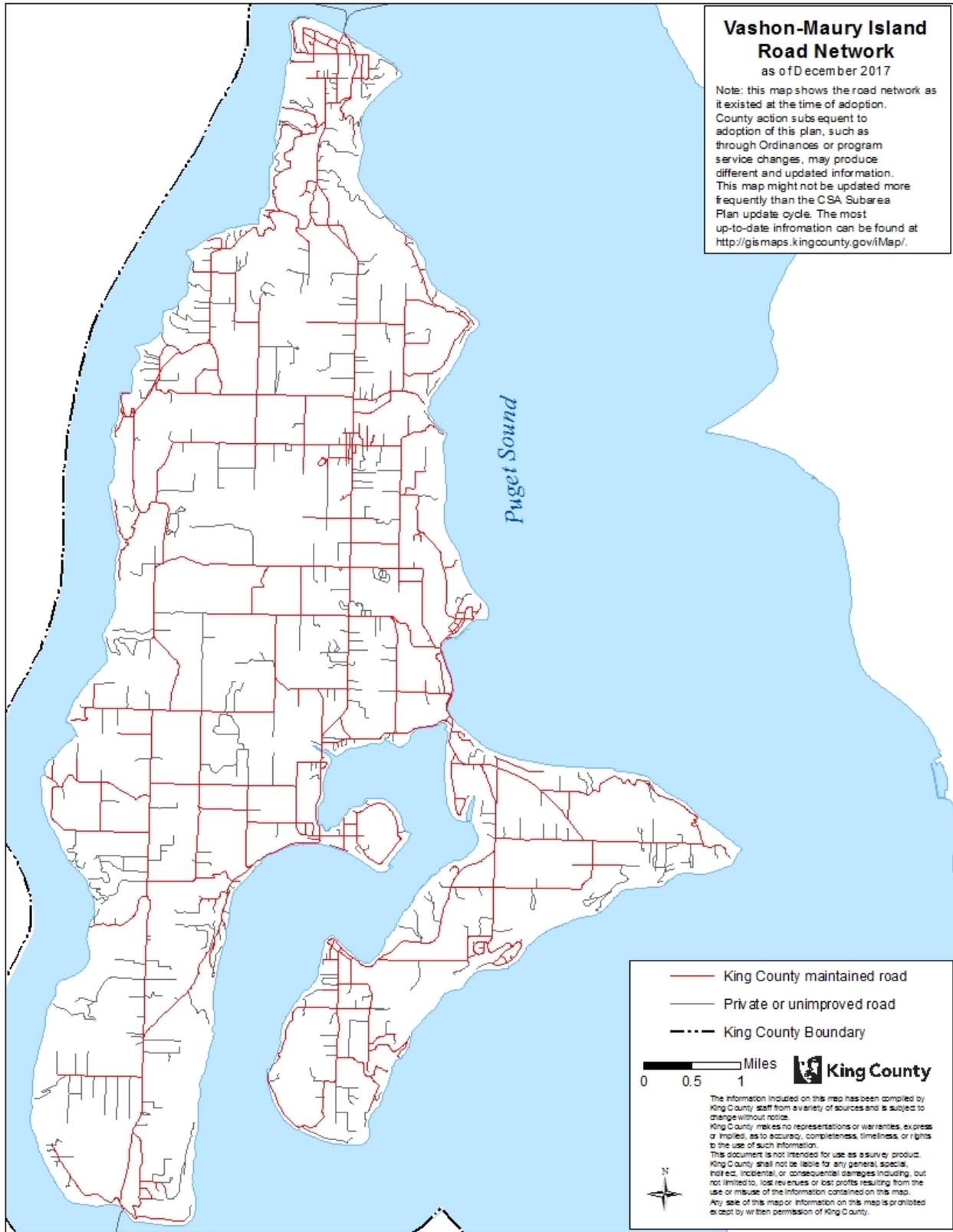
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Map ((40))9
Vashon-Maury Island 2017 Road Network



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Map ((44))10
Vashon-Maury Island 2017 Transit Routes and Street Classifications



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2988 **Airport and Marine Services**

2989
 2990 The King County Marine Division’s passenger-only water taxi service to Vashon-Maury Island is
 2991 a critical link in the ((i))Island-mainland transportation network, especially for Vashon-Seattle
 2992 commuters. The community has expressed a keen interest in expanding the level of water taxi
 2993 service to Vashon-Maury Island, especially for recreational, leisure, and other non-commuter
 2994 purposes. Ridership numbers have consistently risen since the water taxi service was launched.
 2995 The Marine Division reported a 2016 ridership increase of 10.7((%)) percent over the 2015
 2996 figures. Future increases in water taxi service will be reviewed consistent with direction in the
 2997 King County Ferry District Strategic Plan, 2014-2018, or successor plans or budgets.
 2998

2999 The Vashon Airfield on SW Cove Road, owned and operated by King County Airport District
 3000 ((#)) No. 1 (a non-King County government entity), offers the only mode of travel to the
 3001 ((i))Island other than the Washington State ((ferry)) Ferries and King County water taxi. It is the
 3002 only public airstrip on the ((i))Island and is an important component of the ((i))Island’s
 3003 emergency preparedness and response plans. The airstrip, which is turf and approximately
 3004 2,000 feet long, is open to the public and contains hangars. It is the base for approximately 30
 3005 aircraft and the airstrip averages 38 operations per week. The airfield is situated in a rural
 3006 residential area where flight patterns affect residences.²⁶ ((Data source: www.airnav.com)))
 3007

3008 **((Table 27**

3009

Policy No.	Policy	Implementing Action	Action Priority
T-6	Traffic calming devices as well as street landscaping, public art, and other design elements are encouraged in the Town Core where they do not negatively impact travel safety, overall traffic flow, or impede emergency vehicle access.	N/A	Ongoing
T-7	Sidewalks in the Vashon Town Core need to facilitate continuous, smooth, predictable and safe pedestrian travel to key destinations such as grocery stores, the Post Office, Vashon Landing, the library, and other public services. New sidewalks and gaps in existing sidewalk connectivity will be constructed on both sides of the roads identified on Figure 14 as part of permitting and development activity.	King County will continue to require private property owners to construct sidewalks at the time of permit application for new development or substantial redevelopment.	Ongoing
T-8	New roads or road improvements required for new development in Vashon Rural Town should be rural in character and use a rural road section consistent with the King County Road Design and Construction Standards, except in the Town Core. Roadway sections within the Town Core typically includes curb, gutter, and sidewalk. When required, the roadway drainage improvements shall meet the requirements of the King County Surface Water Design Manual.	N/A	Ongoing

²⁶ www.airnav.com

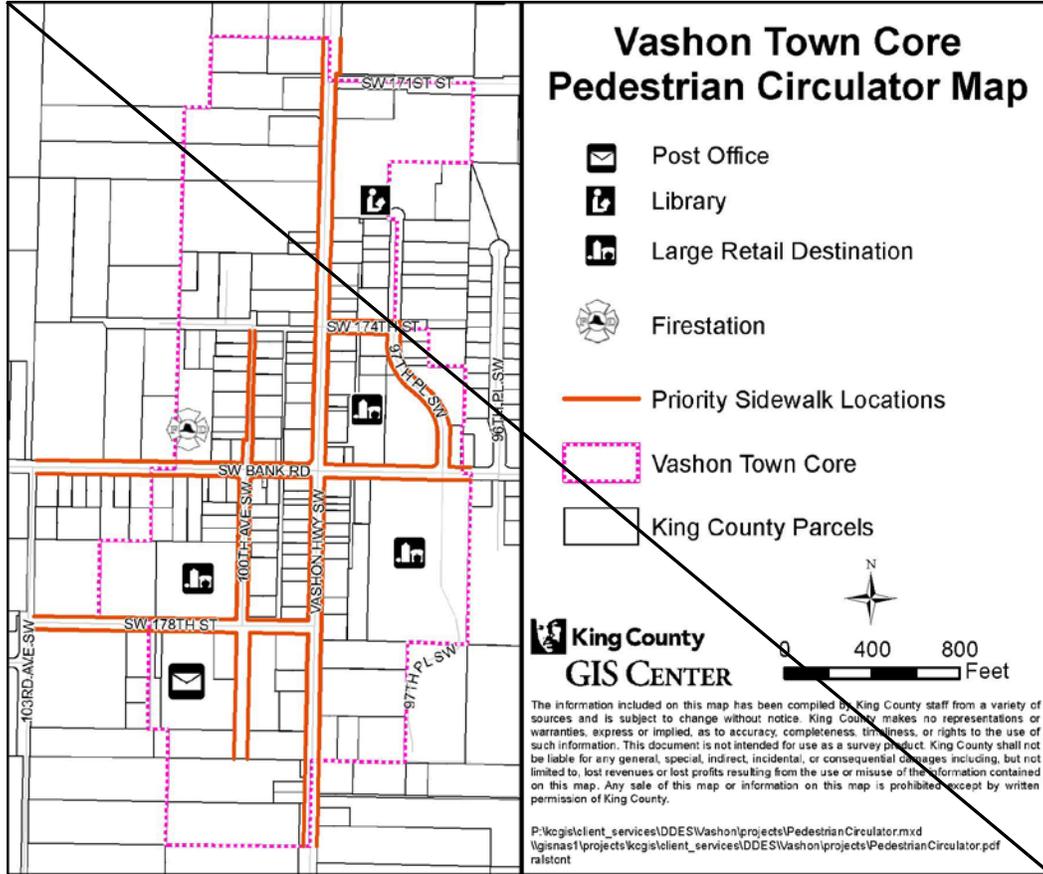
T-9	Vashon Rural Town should be designed and maintained to accommodate all modes of transportation, including nonmotorized users.	King County will review the standards for roads in the Rural Town for compatibility with nonmotorized uses and also identify potential nonmotorized infrastructure improvement needs for inclusion in the 2020 update to the Transportation Needs Report. Community input will be included in this review.	4
T-10	King County should seek opportunities to evaluate the demand, financial feasibility and operational needs of water taxi service expansion to Vashon Island.	Examine the projected demand, the financial and operational feasibility of expanding water taxi service to Vashon Island.	Ongoing
T-11	King County will strive to ensure the airfield retains its important travel and emergency planning function while balancing the safety, noise, and aesthetic interests of neighborhood residents.	In collaboration with the King County Airport District #1, perform a standard airport/land use compatibility appraisal to ensure minimum FAA guidelines and other safety precautions are in place for future development within a 1-mile radius of the runway.	Ongoing))

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- T-((6))5** **Traffic calming devices, as well as ((street)) road landscaping, public art, and other design elements, are encouraged in the Town Core where they do not negatively impact travel safety, overall traffic flow, or impede emergency vehicle access. New devices, landscaping, public art, and other design elements shall only be installed when allowed by the King County Road Design and Construction Standards, when funding is available, and when evaluated as part of a countywide review of capital improvement project needs.**
- T-((7))6** **Sidewalks in the Vashon Town Core ((need to)) should facilitate continuous, smooth, predictable and safe pedestrian travel to key destinations such as grocery stores, the Post Office, Vashon Landing, the library, and other public services. New sidewalks and sidewalks addressing gaps in existing sidewalk connectivity ((will)) shall be constructed on both sides of the roads identified on ((Figure 14)) Map 11 as part of permitting and development activity.**

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((Figure 14))Map 11
Vashon Town Core ((Pedestrian Circulator Map)) 2017 Priority Sidewalk Locations



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3033

3035 T-~~((8))~~7 **No new arterials, new major roads, or capacity expansions for existing**
3036 **roads shall be constructed unless consistent with King County**
3037 **Comprehensive Plan policies. New roads or road improvements required**
3038 **for new development in the Vashon Rural Town should be rural in**
3039 **character and use a rural road section consistent with the King County**
3040 **Road Design and Construction Standards(, except in the Town Core.**
3041 **Roadway sections within the Town Core typically includes curb, gutter, and**
3042 **sidewalk.)) Although the roadway sections within the Vashon Town Core**
3043 **typically include curb, gutter, and sidewalk, the residential roadway section**
3044 **throughout the Island should generally be rural in character, with**
3045 **shoulders and an open ditch/swale on both sides of the roadway. When**
3046 **required, the roadway drainage improvements shall meet the requirements**
3047 **of the King County Surface Water Design Manual.**
3048

3049 T-~~((9))~~8 **The Vashon Rural Town roadways should be designed and maintained to**
3050 **accommodate ((all modes of)) multimodal transportation, including**
3051 **nonmotorized users.**
3052

3053 T-~~((10))~~9 **King County should ((seek opportunities to)) evaluate the demand,**
3054 **financial feasibility, and operational needs of water taxi service expansion**
3055 **to Vashon Island.**
3056

3057 T-~~((11))~~10 **King County ((will)) shall strive to ensure the airfield retains its important**
3058 **travel and emergency planning function while balancing the safety, noise,**
3059 **and aesthetic interests of neighborhood residents.**
3060

Other Transportation-Related Resources for Vashon-Maury Island

3061 Below is a list of other ~~((functional))~~ plans and resources related to the provision of
3062 transportation services on Vashon-Maury Island. ~~((These documents contain more detailed and~~
3063 ~~technical information for how specific services are planned, funded and rendered.))~~ Copies of
3064 the documents are available at the respective agency office or ~~((web site))~~ website.
3065

- 3066 • ~~((DOT/Metro))~~ Strategic Plan for Public Transportation, 2011-2021
- 3067 • ~~((DOT/))~~ Metro CONNECTS Long Range Transit Plan ~~((for Public Transportation))~~
- 3068 • ~~((DOT/Marine Division -))~~ King County Ferry District Strategic Plan, 2014-2018
- 3069 • ~~((DOT/Roads))~~ Strategic Plan for Road Services (2014)
- 3070 • ~~((DOT/Roads Line of Business Plan (2016)))~~
- 3071 • ~~((DOT/Metro))~~ Alternative Services ~~((Study))~~ Program Report, 2016
- 3072 • ~~((DOT Capital Improvement Programs (multiple)))~~
- 3073 • ~~((DOT/Roads))~~ 2016 King County Comprehensive Plan Transportation Needs Report
- 3074 • ~~((2016))~~
- 3075 • 2016 King County Bridges and Roads Task Force Final Report and Recommendations
- 3076 • to the King County Executive and Council
- 3077
- 3078

Chapter 10 Services, Facilities and Utilities

Context, Opportunities and Challenges

The provision of local services, facilities, and utilities on Vashon-Maury Island involves a patchwork of public, quasi-public, and private parties. Many are provided directly by King County, but special purpose districts, nonprofit organizations, and/or public-private partnerships are responsible for others. Take wastewater as an example. Private property owners, Vashon Sewer District, King County, the Washington State Department of Health, engineers, and private companies all play some type of role in designing, maintaining, regulating, collecting, and treating the Island's wastewater. Similarly, the Vashon Recycling and Transfer Station is owned and managed by King County, but solid waste is collected by private companies, and consumer outreach and education is done by Zero Waste Vashon, a nonprofit organization.

Overlapping and mutually reinforcing relationships like these are also found in telecommunications, energy, emergency response, and other public services, and are particularly strategic on the Island, where support and redundancy of service can be limited. CSA subarea plans provide a vehicle to look at the full array of public services and examine whether they are aligned with the values and meeting the needs of the community. This chapter focuses on King County-provided services and King County-owned facilities. It's important to recognize, however, that no service or utility operates in isolation and, in fact, often relies on and partners with other providers for service delivery. Creating a resilient Vashon-Maury Island relies, in part, on a high functioning, well-coordinated service and utility network.

A guiding principle of this plan is to ensure that development does not over-extend natural resources, basic services, public safety, and infrastructure. A companion principle is to preserve and protect native habitats, groundwater, shorelines, open space and sensitive areas for

KEY TOPICS IN THIS CHAPTER

- *Domestic Water Supply*
- *Wastewater – Rural and Shoreline Areas*
- *Wastewater – Vashon Rural Town*
- *Solid Waste*

QUICK STATS

Group A ^a public water systems ((i))Island-wide).....	23
Private, exempt wells ((i))Island - wide, approx.).....	1,000
Number of Water District 19 customers (approx.)	1,500
Number of on-site sewage systems ((i))Island -wide).....	4,941
Number of Vashon Sewer District sewer connections.....	428 ^(b)
Miles of sewer pipe in Vashon Sewer District's system.....	15
Gallons of wastewater treated per day at the Vashon Treatment Plan (approx.).....	180,000
Amount of garbage exported off ((i))Island each week.....	140 tons

^aGroup A systems serve 15 or more connections or an average of 25 or more people per day for 60 days per year
^(b)Includes Vashon, Beulah Park, Bunker Trail, and Cove Beach

3126 present and future generations. Policies in this ((~~section~~)) chapter carry((-))_out these two
3127 principles and go a step further to promote green and sustainable infrastructure for water,
3128 wastewater, and solid waste. In many respects, reducing environmental impacts of development
3129 and preserving the ((i))_Island's rural character are minimum, baseline expectations that
3130 ((i))_Islanders have of their service and utility providers. Many envision Vashon-Maury Island as
3131 a place where rainwater harvesting, composting toilets, solar energy, and other green
3132 alternatives are utilized more frequently and to raise the sustainability bar for public
3133 infrastructure and private development.

3134
3135 There are both essential and non-essential services. Washington's Growth Management Act
3136 defines an essential public facility as large, usually difficult to site facilities, such as airports,
3137 prisons, and solid waste and wastewater facilities. Solid waste and wastewater are the
3138 ((i))_Island's existing essential public facilities. There are also many critical facilities, such as
3139 domestic water supply, roads and bridges, communications, and others that are priority
3140 recovery services in a post-disaster situation. A myriad of other King County services are also
3141 provided through various offices and programs. Chapter 9: Services, Facilities and Utilities of
3142 the 2016 King County Comprehensive Plan provides more detailed background and
3143 descriptions regarding the County's services, facilities and utilities.

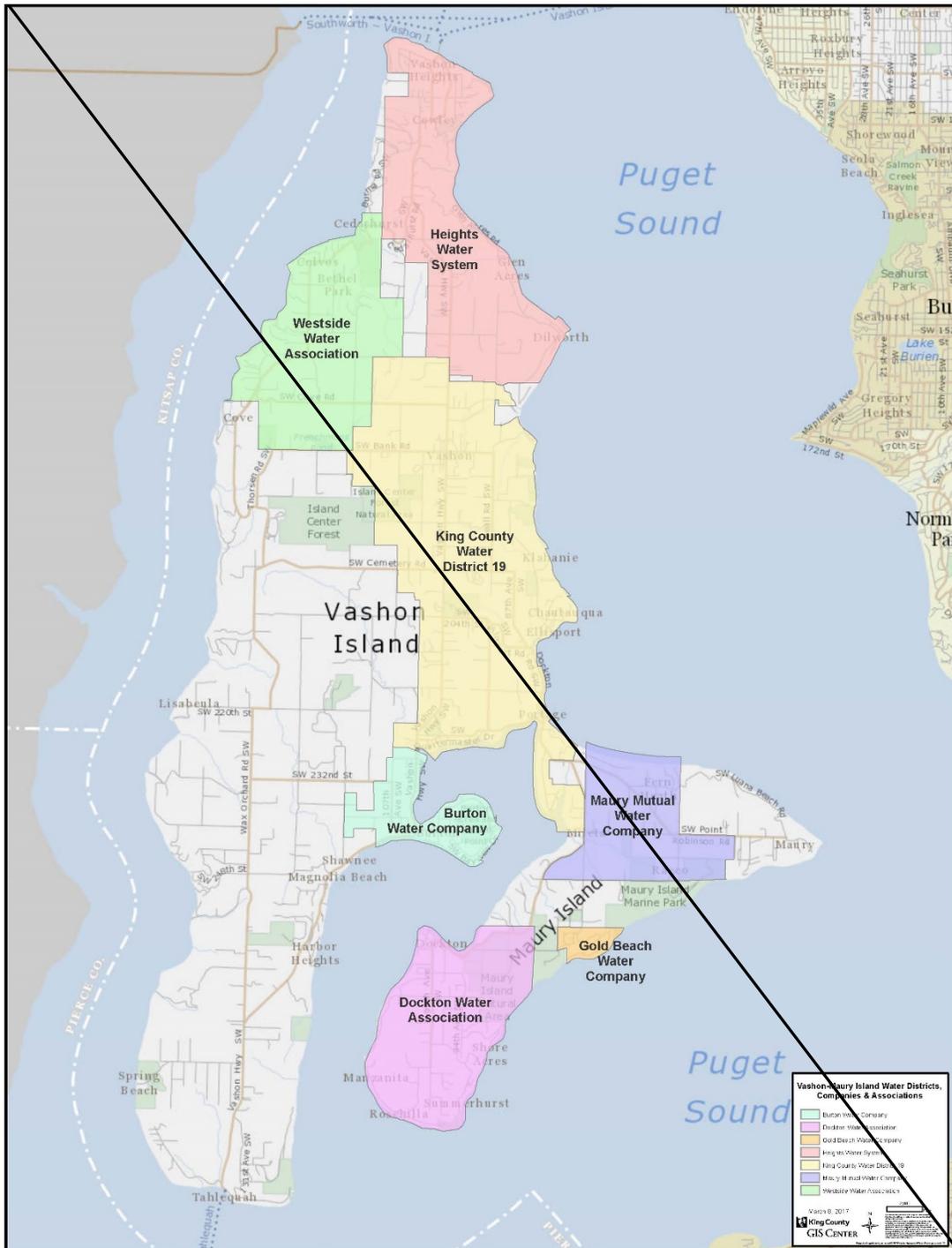
3144 3145 **Domestic Water Supply**

3146
3147 The amount, quality, and distribution of drinking water is one of the defining factors determining
3148 how and where growth occurs on Vashon-Maury Island. With a sole source aquifer that relies
3149 exclusively on rainwater to replenish reserves and is the primary drinking water source,
3150 ((i))_Island inhabitants have consistently and prudently sought to protect this critical resource
3151 from over-use and pollution. This local priority has and continues to be reflected in the County's
3152 plans and ((~~ordinances~~)) regulations for the ((i))_Island. Vashon-Maury Island is one of four areas
3153 in unincorporated King County declared a Critical Water Supply Area, a designation ((~~which~~))
3154 that triggers additional review and regulation by both King County and the Washington State
3155 Department of Ecology.

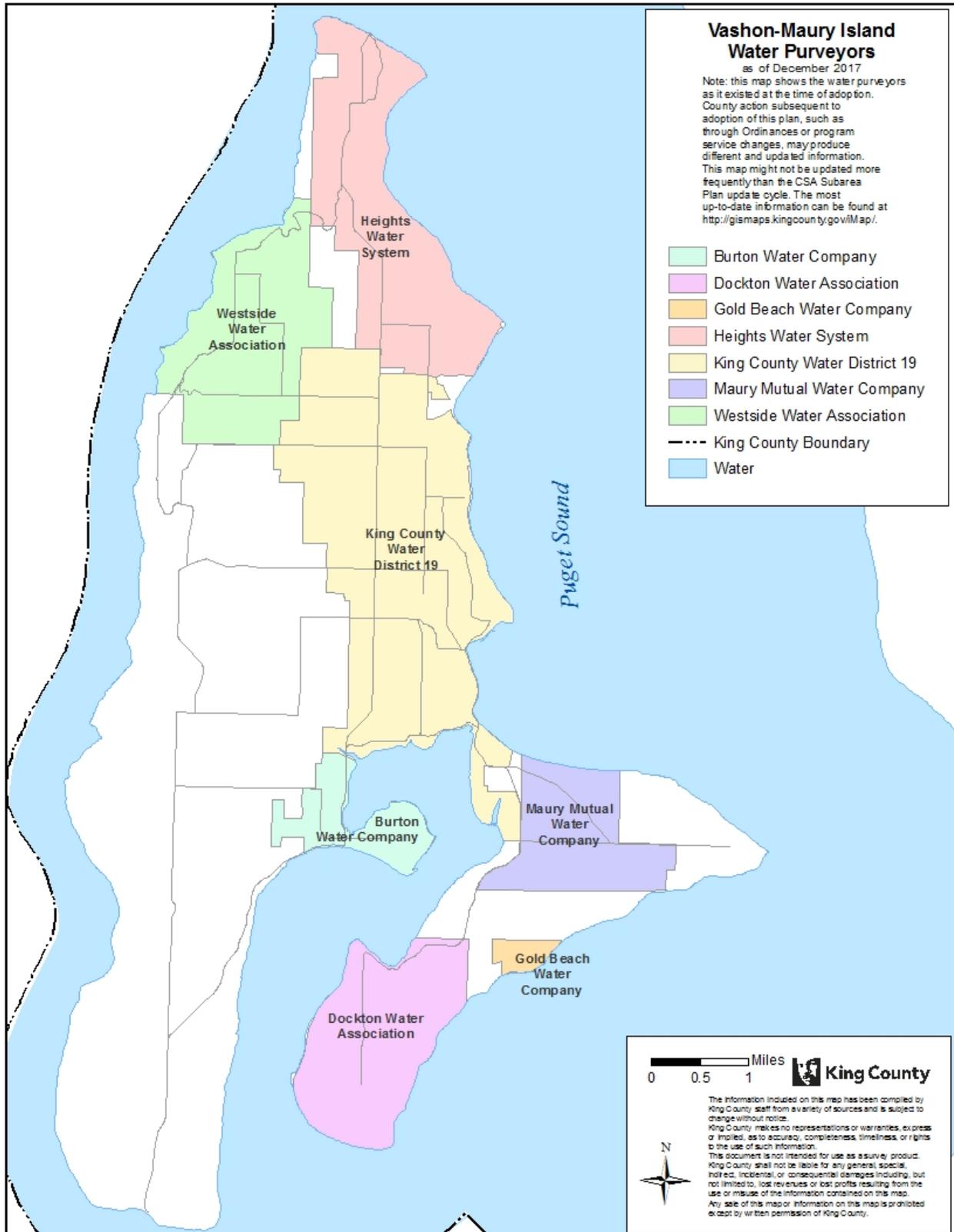
3156
3157 Drinking water is conveyed from its groundwater or surface water source through either
3158 individual or public water systems. An individual system serves only one single-family
3159 residence. There are two types of public water systems. Group A systems provide water to 15
3160 or more service connections and have comprehensive water plans written by the water purveyor
3161 that must be approved by King County. (Map 12 depicts the boundaries of the ((i))_Island's
3162 largest Group A water purveyors.) The smaller Group B systems provide water to less than 15
3163 service connections and have plans that must be approved by Washington State Department of
3164 Health. There are currently 23 Group A systems and approximately 134 active Group B systems
3165 on Vashon-Maury Island. The majority of ((i))_Island residents get their drinking water through
3166 either a Group A or Group B public water connection. Group B systems are owned and
3167 operated by property owners. Operators have the responsibility to the other consumers to
3168 provide a continuous supply of safe drinking water. Meeting the responsibilities may include
3169 sampling and resolving problems, responding to emergencies, and conducting routine
3170 maintenance. Management of Group B drinking water systems is solely the responsibility of the
3171 property owners based on the requirements of a well use agreement. No government entity
3172 provides oversight of these systems.

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Map 12
Vashon-Maury Island 2017 Water Purveyors



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3178 Numerous hydrological and water supply capacity studies have been completed on the
3179 ((i))Island's two major aquifers and other surface water sources. Water purveyors also have
3180 their own comprehensive water plans. (A partial list of these resources is shown at the end of
3181 this ~~((section))~~ chapter.) This plan does not attempt to duplicate or reiterate these technical
3182 documents. Rather, it addresses those policies that intersect land use, development, and
3183 domestic water supply. The Growth Management Act and Washington's Municipal Water Law
3184 require consistency between water plans and land use plans, and these policies are meant to
3185 bridge these two areas. The Vashon-Maury Island Groundwater Protection Committee plays a
3186 crucial role in helping to prioritize and execute many of these se policies and actions.
3187

3188 **King County Water District 19**

3189

3190 As the largest water purveyor on the ((i))Island and the water district that serves the Vashon
3191 Rural Town, King County Water District 19's policies and priorities have a marked influence on
3192 building and development. The District is independent of King County government, adopts and
3193 enforces ~~((their))~~ its own policies, and is subject to Washington State statutes and rules. During
3194 the formation of this plan, several core assumptions were made about Water District 19's
3195 domestic water source and delivery infrastructure:
3196

- 3197 1. The District authorizes new water connections based on historical water consumption
3198 averages for different types of users.
3199
- 3200 2. A water system declares a moratorium when insufficient water resources are available to
3201 meet expected demand. Since 1996, the District has operated with a moratorium on new
3202 water connections. Water District 19 estimates the moratorium waiting list for new water
3203 units may be served and closed out by 2023 or 2024.
3204
- 3205 3. In 2017, the District estimates capacity to provide an average of 14 new water
3206 connections per year through 2036.
3207
- 3208 4. The District policy is to gradually release water to new customers in order to allow
3209 careful monitoring of system-wide peak-day demand and to ensure adequate capacity is
3210 maintained in the system.
3211
- 3212 5. Identifying and securing new sources of drinking water beyond the District's existing
3213 wells is not anticipated within the horizon of this plan.
3214

3215 There are more than 1,000 private, exempt wells on the ((i))Island. Most of these wells are
3216 outside the boundaries of a Group A or Group B water purveyor, and it is the responsibility of
3217 each well owner to test water quality and monitor the integrity of these drinking water supplies.
3218 They also represent a critical source of information about the ((i))Island's groundwater. With the
3219 concerns surrounding the sole source aquifer, a useful amount of data about groundwater could
3220 be obtained from private wells. Unfortunately, at this time, there are not resources to complete a
3221 comprehensive study and conduct additional monitoring. Instead, Policy F-5 calls for
3222 ((expanded outreach and partnership with well owners to perform a well monitoring
3223 study))continued monitoring of private wells consistent with what is already conducted.
3224

3225 Under current Board of Health rules, rainwater catchment may be collected and used as a
3226 potable water source when an individual well is not an option and as a supplemental water
3227 source when undue hardship exists. Policy F-6 promotes expanded education about ~~((use of~~
3228 ~~harvested rainwater as an important))~~ water conservation tools, including harvesting of
3229 rainwater. Presently, desalination is not an option for individual potable water use in King
3230 County. Board of Health codes would need to be updated to allow this type of water use.
3231

3232 **Wastewater – Rural and Shoreline Areas**

3233
3234 On-site sewage (septic) systems (OSS) and public sanitary sewers are the two primary methods
3235 of wastewater disposal. On Vashon-Maury Island, ~~((OSS is))~~ on-site sewage systems are, by
3236 far, the most common method. ~~((and these))~~ On-site sewage systems are almost exclusively
3237 owned and maintained by private property owners. Vashon Sewer District, a quasi-public entity
3238 established in 1947, operates the sewer collection system which, in 2017, had 428 connections.
3239 ~~((See~~ ~~((below))~~ later in this chapter for more discussion about Vashon Sewer District.) The 2016
3240 King County Comprehensive Plan states that on-site treatment systems in the Rural Area and
3241 Natural Resource Land areas should be designed and built as ~~((“))~~permanent methods of
3242 sewage disposal.~~((”))~~ With few exceptions, the use of public sewers in the Rural Area or on
3243 Natural Resource Lands is prohibited.²⁷ ~~((See King County Comprehensive Plan Policies F-260~~
3244 ~~and F-264.))~~
3245

3246 King County’s role with wastewater ~~((in the rural and shoreline areas))~~ on Vashon-Maury Island
3247 is the permitting and inspection of private on-site sewage systems during design and installation
3248 of a new, repair, or replacement system. The Environmental Health Services ~~((d))~~Division of
3249 Seattle-~~((and))~~King County Public Health is the lead agency for these activities. Policy~~((ies))~~ F-
3250 8 ~~((and F-9))~~ encourages King County and the Vashon-Maury Island Groundwater Protection
3251 Committee to ~~((work with the Department of Ecology and create incentives for))~~ conduct
3252 targeted public outreach on this topic, and Policy F-9 encourages King County to protect the
3253 water quality of ~~((especially in and around))~~ Quartermaster Harbor~~((and its watershed))~~.
3254

3255 **“Greening” Vashon’s Wastewater Infrastructure**

3256
3257 Depending upon soil type, groundwater level, slope, and other factors, alternatives to traditional
3258 ~~((OSS))~~ on-site sewage system disposal methods may be necessary or simply preferred on the
3259 grounds of enhanced sustainability. Community input received for this plan indicated a strong
3260 interest in the expanded use of alternative systems ~~((like))~~ such as composting and incinerating
3261 toilets. This is a long-standing environmental and public health goal on the ~~((i))~~Island, dating to
3262 the 1970s or earlier. Many alternative systems are permitted by Seattle-King County Public
3263 Health and the Washington State Department of Health ~~((and King County))~~ and are in use
3264 today.
3265

3266 Currently, 100~~((%))~~ percent of the ~~((i))~~Island’s septage (waste solids from septic tanks) is
3267 transported off-~~((i))~~Island for disposal. King County determined several years ago that the costs
3268 of transporting septage were less than upgrading the Vashon ~~((t))~~Treatment ~~((p))~~Plant. ~~((The~~
3269 ~~Department of Natural Resources and Parks/ Wastewater occasionally revisits the cost/benefit~~
3270 ~~ratio to factor in new economic realities.))~~ Policy F-10 promotes reducing the amount of septage

²⁷ Policies F-260 and F-264, 2016 KCCP, Ordinance 18427

3271 ~~transported off the Island. ((this as a routine assessment with the goal of increasing the amount~~
3272 ~~of septage that can be treated on island.))~~

3273
3274 A key opportunity identified in this plan is to create viable alternatives to individual ((OSS)) on-
3275 site sewage systems, particularly in neighborhoods outside of Vashon Sewer District's service
3276 area boundaries where lot sizes are small and systems are failing. Many of these are located
3277 within Marine Recovery Areas, which designate where shellfish growing areas are closed due to
3278 bacterial pollution. Spring Beach, Harbor Heights, Tahlequah, and Glen Acres are examples of
3279 such areas. Since 2010, Seattle-King County Public Health has been engaged in some of this
3280 work with property owners, but there is a need to further evaluate costs and locations where
3281 community on-site sewage systems or other types of systems may work. Policy F-((42))11 ((is))
3282 would highlight this need ((an ambitious but critical next step in the "greening" of how
3283 wastewater is treated along shorelines and areas of clustered housing)). Rationale for this policy
3284 ((and its action)) includes:

- 3285
3286 • The 2016 King County Comprehensive Plan ((Policy CP-1243 encourages the use of
3287 demonstrated new and alternative on-site sewage treatment technologies, with priority
3288 on Marine Recovery Areas)) states that King County should proactively work with
3289 property owners to address failing systems.²⁸
- 3290
3291 • Health codes require that community systems be maintained by a public agency.
3292 However, Vashon Sewer District is not currently capable of assuming more community
3293 systems. More alternatives need to be explored.
- 3294
3295 • The 2005 Vashon-Maury Island Watershed Plan, which was adopted by the Vashon-
3296 Maury Island Groundwater Protection Committee, calls for a public education program
3297 that supports this policy.
- 3298
3299 • Climate change is expected to ((impact)) affect many shoreline on-site sewage systems.
3300 These systems are typically limited by space and soil conditions, and their failure has a
3301 significant impact on the marine environment. Innovative solutions will be required to
3302 address these challenges.
- 3303
3304 • The Marine Recovery Area ((MRA)) includes 257 sites with on-site sewage systems. If
3305 the ((MRA)) Marine Recovery Area or other shoreline areas are downgraded by the
3306 state, due to failing systems, it triggers a requirement in state law, RCW 90.72.045, that
3307 directs ((county legislative bodies)) King County to form a Shellfish Protection District
3308 ((SPD)) and implement a shellfish protection program ((SPP)) to address the
3309 suspected causes of pollution threatening water quality over the affected shellfish beds.

3310
3311 While there is a pressing need for a comprehensive ((i))Island-wide study, action on Policy F-
3312 ((42))11 ((is prioritized in this plan beyond the year 2021 primarily)) must be deferred because
3313 Seattle-King County Public Health's ((OSS)) on-site sewage system ((P))program ((has no))
3314 does not currently have a sustainable funding source for its general oversight of ((OSS)) on-site
3315 sewage system ((O))operation and ((M))maintenance. That agency must focus its efforts on the

²⁸ Policy E-499j, 2016 KCCP, Ordinance 18427

3316 most critical ((OSS)) on-site sewage system issues that ((impact)) affect public health and the
 3317 environment.

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((Table 28

Policy No.	Policy	Implementing Action	Action Priority
F-1	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.	N/A	Ongoing
F-2	The following conditions must be evaluated in determining the adequacy of water service for any proposed boundary adjustments to the major Water Purveyors Service Area: A Local Service Area boundary adjustment should not be allowed if the resulting development would adversely impact domestic water supplies which serve existing or previously approved uses; No boundary adjustment shall be allowed unless a Group A public water system is available and is technically adequate to serve the proposed development.	N/A	Ongoing
F-3	As an additional requirement for the comprehensive plans of public water systems on Vashon-Maury Island, King 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.	N/A	Ongoing
F-4	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.	N/A	Ongoing
F-5	King County, with Vashon-Maury Groundwater Protection Committee support, should conduct a study of existing private wells on Vashon and Maury Islands. This study should consider water quantity and water quality monitoring of private wells.	Implement a study of exempt wells on island. This study should result in a more accurate estimate of the number of wells, water quality, and usage.	2
F-6	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 and water rationing in emergencies.	N/A	Ongoing
F-7	The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate ways to provide or enhance incentives to implement water conservation.	N/A	Ongoing))

3321

- 3322 F-1 Island water resources should continue to be the sole water-supply source
3323 in the future. The plan discourages importing water for domestic uses from
3324 off the ((i))Island.
3325
- 3326 F-2 The following conditions ~~((must))~~ shall be evaluated in determining the
3327 adequacy of water service for any proposed boundary adjustments to the
3328 major Water Purveyors Service Area:
3329 a. A Local Service Area boundary adjustment should not be allowed if the
3330 resulting development would adversely impact domestic water supplies
3331 which serve existing or previously approved uses; and
3332 b. No boundary adjustment shall be allowed unless a Group A public
3333 water system is available and is technically adequate to serve the
3334 proposed development.
3335
- 3336 F-3 As an additional requirement for the comprehensive plans of public water
3337 systems on Vashon-Maury Island, King County shall ask that information
3338 be included assessing the ability of existing and potential water sources to
3339 meet anticipated population growth. Planned expansion of the water
3340 system should be prohibited if the analysis reveals a risk to the adequacy
3341 of service including quality of water being provided to current users.
3342
- 3343 F-4 King County should include water quality monitoring and reporting in the
3344 scope of work for new low impact development projects on public
3345 properties to the maximum extent practical.
3346
- 3347 F-5 King County, with Vashon-Maury Island Groundwater Protection
3348 Committee ~~((support))~~ assistance, should ~~((conduct a study of existing))~~
3349 continue monitoring private wells on Vashon and Maury Islands. This
3350 ~~((study))~~ monitoring should consider water quantity and water quality
3351 monitoring of private wells.
3352
- 3353 F-6 King County should develop an on~~((-))~~going ((i))Island-wide education
3354 program to inform Islanders about groundwater resources, drinking water
3355 supplies, water availability, and water quality issues. The education
3356 program should include alternative water supply choices such as water
3357 retention, rain water harvesting, use of ~~((gray water))~~ greywater, deepening
3358 of wells, groundwater recharge and water rationing in emergencies.
3359
- 3360 F-7 The Vashon-Maury Island Groundwater Protection Committee, with King
3361 County support, should evaluate ways to provide or enhance incentives to
3362 implement water conservation.
3363
- 3364 F-8 The Vashon-Maury Island Groundwater Protection Committee should focus
3365 on outreach and education efforts to protect water quality.
3366

3367 **F-9 King County should protect water quality at Quartermaster Harbor**~~((should~~
3368 ~~request Ecology assistance to develop a Total Maximum Daily Load water~~
3369 ~~quality improvement plan to reduce point and nonpoint pollution sources~~
3370 ~~to Quartermaster Harbor if the harbor water quality is listed as a Category 5~~
3371 ~~polluted water body on the 2010 Washington State Water Quality~~
3372 ~~Assessment))~~
3373

3374 **Wastewater – Vashon Rural Town**
3375

3376 Both the Vashon Rural Town and the Vashon Sewer District are anomalies within
3377 unincorporated King County, in that the ~~((t))~~ Rural Town is one of only three such areas to have
3378 this land use designation and is King County's only ~~((unincorporated))~~ Rural ~~((t))~~ Town approved
3379 for public sewer service (King County Code 13.24.035.B). The Vashon Sewer District and the
3380 ~~((wastewater treatment plant))~~ Vashon Treatment Plant were established and ~~((operational))~~
3381 began operating prior to King County's earliest ~~((e))~~ Comprehensive ~~((p))~~ Plans and ~~((, as such,~~
3382 ~~are able to))~~ continue operations. ~~((That being said,))~~ However, the 2016 King County
3383 Comprehensive Plan ~~((Policies F-258 and R-508))~~ places limits on expansion of the sewer
3384 system²⁹ ~~((as stated in))~~ which is supported by Policy F-12). Rural Towns are prohibited from
3385 being enlarged to facilitate the provision of sewers.
3386

3387 ~~((There is a direct relationship between the Rural Town boundary shown on the land use map of~~
3388 ~~this plan and the service area for Vashon Sewer District.))~~ The County and the Vashon Sewer
3389 District have established a local service area for portions of Vashon-Maury Island. The purpose
3390 and intent of demarcating a local service area for sewer is to provide for a predictable sewer
3391 system over time from a land use perspective. ~~((While the District has a corporate boundary that~~
3392 ~~has existing sewer lines which extend beyond the Rural Town, the District's service area is~~
3393 ~~identical to the Rural Town area.))~~ It should be noted, however, that the identification of this
3394 local service area has no connection to sewer service actually being available, or planned for in
3395 the future ~~((, by the District))~~. Whether or not the District requires annexation of the property to
3396 the District as a condition of service is a decision of the District at the time of a sewer
3397 connection request.
3398

3399 The highest priority action related to sewer service in the Rural Town (Policy F-~~((46))~~14) relates
3400 to maintenance and improvements of the existing sewer lines that outflow to the ~~((treatment~~
3401 ~~plant))~~ Vashon Treatment Plant on ~~((Gorsuch Road))~~ SW 171st Street. The Vashon Sewer
3402 District is guided by a general sewer plan, which is updated on a periodic~~((al))~~ basis. The~~((se))~~
3403 plan~~((s))~~ provides baseline information, such as flow monitoring, capacity needs, and condition
3404 assessment where maintenance concerns are identified. Inflow and infiltration (I/I) concerns the
3405 penetration of water into sewer pipes, which has negative impacts on the wastewater treatment
3406 plant. If significant ~~((H))~~ inflow and infiltration is identified, measures to reduce ~~((H))~~ inflow and
3407 infiltration can be implemented, freeing up capacity at the plant.
3408

²⁹ Policies F-258 and R-508, 2016 KCCP, Ordinance 18427

3409 **Solid Waste**

3410
 3411 King County's Department of Natural Resources and Parks, Solid Waste Division operates
 3412 the Vashon Recycling and Transfer Station on Westside Highway SW. The facility includes a
 3413 scalehouse, recycling area, and transfer building. Waste is collected and transported, and
 3414 recyclable materials are separated and distributed to local, national, or international markets. An
 3415 estimated 142 tons of garbage are exported from Vashon-Maury Island to the Cedar Hills
 3416 Regional Landfill near Maple Valley each week, amounting to more than 7,400 tons of waste per
 3417 year. Significant amounts (estimates are more than 70 percent) of both organic and
 3418 inorganic waste is disposed of, which can be more efficiently recycled, reused, or composted.

3419
 3420 The processing and transportation of waste contributes greenhouse gas emissions to the
 3421 atmosphere. The Island offers a unique environment in which to study
 3422 and learn lessons about composting and solid waste stream reduction that may be applied in
 3423 other parts of King County. In October 2015, the Solid Waste Division, working with Zero Waste
 3424 Vashon (a local nonprofit organization), started a pilot program to collect yard and food waste
 3425 for composting at the transfer station.

3426
 3427 In 2016, the Solid Waste Division provided a \$30,000 grant to another organization, Impact
 3428 Bioenergy. The objectives of this project are to create and utilize a software
 3429 tool to facilitate the diversion of edible and inedible food waste from disposal, to conduct
 3430 a feedstock assessment, and finally, to conduct a feasibility study for a
 3431 community-digester operating system for Vashon Island. Policy F-15 supports innovative uses of waste
 3432 products that are generated on the Island.

(Table 29)

Policy No.	Policy	Implementing Action	Action Priority
F-8	The Vashon-Maury Island Groundwater Protection Committee should focus outreach and education efforts to protect water quality.	Implement educational programs that monitor water quality and reduce potential pollution sources. Programs may include volunteer stream invertebrate monitoring, pesticide reduction education, septic pollution, well head protection and reducing stormwater runoff.	4
F-9	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.	N/A	3
F-10	King County should seek to reduce the amount of septage transported off island	Perform routine evaluations of the Vashon wastewater treatment plant with a long-term goal to equip it for	Ongoing

		accepting island septage.	
F-11	The preferred reuse of wastewater is by using drip irrigation as an on-site sewage system. King County should consider development of regulations allowing the recycle and reuse of greywater from residential systems and encourage greywater use for subsurface irrigation consistent with existing State regulations.	<ul style="list-style-type: none"> a. Seek funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems b. Educate residents of existing permitted uses for greywater c. Pursue code amendments by the King County Board of Health to allow permitting of Greywater Reuse for Irrigation 	
F-12	King County should perform a comprehensive island wide study of on-site sewage systems, evaluate the impacts of sea-level rise on shoreline septic systems, evaluate the need for community systems or other wastewater solutions, and identify a system to pump out OSS in shoreline areas that are not accessible by a pumper truck or purchase a portable pump-out trailer.	Seek grant funding to execute this septic system study. Said study should evaluate all treatment options: group systems, community systems, conveyance to Vashon Sewer District and/or the treatment plan, local package wastewater treatment systems such as MBRs, etc.	3))

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F-10 King County should seek to reduce the amount of septage transported off the ((i))Island.

~~**((F-11 The preferred reuse of wastewater is by using drip irrigation as an on-site sewage system. King County should consider development of regulations allowing the recycle and reuse of greywater from residential systems and encourage greywater use for subsurface irrigation consistent with existing State regulations.))**~~

F-((12))11 King County should perform a comprehensive ((i))Island-wide study of on-site sewage systems, evaluate the impacts of sea-level rise on shoreline septic systems, evaluate the need for community systems, ((or)) other wastewater solutions, and/or ((identify a system to pump out OSS in shoreline areas that are not accessible by a pumper truck or purchase a portable pump out trailer)) on-site sewage systems pumping options for hard to access shoreline properties.

3456

Vashon-Maury Island Services Provided by King County		
King County is responsible for providing the following services, many of which are mandated by the Washington State Constitution, and others which the County elects to provide.		
Animal and Pest Control	Environmental Health	Noxious Weeds <u>Services</u>
Assessor and Tax Incentive Programs	Farm and Agricultural Assistance	Parks and Trails
Building Permits	((Flood Management and Protection))	Public Defense
Code Enforcement	Forest Financial and Technical Assistance	Public Health
Developmental Disabilities <u>Services</u>	Groundwater Protection	((Public Safety)) <u>Law Enforcement</u>
Disease Prevention and Surveillance	Habitat Protection and Restoration	Roads
District Court Services	Health Referral Services	<u>Rural Economic Development Assistance</u>
Elections	((Housing Repair and Finance)) <u>Affordable Housing</u>	Solid Waste
Emergency Management	Medical Examiner	Transit ((/Metro))
Employment and Education Resources	Mental Health and Substance Abuse	Veterans <u>Services</u>
		Wastewater Treatment

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((Table 30

Policy No.	Policy	Implementing Action	Action Priority
F-13	The existing public sewer system in the Vashon Rural Town cannot be expanded to serve land beyond the boundaries of the town, except as provided in Comprehensive Plan Policy F-258 and as consistent with Title 57 RCW.	N/A	Ongoing
F-14	When considering future boundary adjustments to the Vashon Sewer District Service Area, demonstration shall be required that sewer service would not be made available to, or result in, adverse impacts to agricultural lands, floodplains, wetlands, or other critical areas. Under King County Code, critical areas include groundwater recharge areas and wildlife habitat areas.	N/A	Ongoing
F-15	King County should perform an evaluation of the potential uses of reclaimed water on Vashon-Maury Island rather than discharge to Puget Sound. The County should perform	N/A	3

	an evaluation of the existing wastewater treatment plant to determine how best to serve identified water reuse needs. Reuse or land application of Biosolids should also be evaluated.		
F-16	The Vashon Sewer District should evaluate inflow and infiltration (I/I) within the sewer system that conveys flows to the Wastewater Treatment Plant.	a. Seek grant funding b. The Vashon Sewer District will coordinate with King County Wastewater Treatment District to scope and conduct an I/I study.	2
F-17	King County will continue to partner with island organizations and businesses to improve public education, recycling, and waste reduction.	Analyze results of the Impact Bioenergy assessment and feasibility study in late 2018/early 2019 and determine next steps that will have the greatest impact on reducing the island's solid waste stream.	2))

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F-((13))12 The existing public sewer system in the Vashon Rural Town cannot be expanded to serve land beyond the boundaries of the town, except as provided in the King County Comprehensive Plan ((Policy F-258)) and as consistent with Title 57 RCW.³⁰

~~**((F-14** — When considering future boundary adjustments to the Vashon Sewer District Service Area, demonstration shall be required that sewer service would not be made available to, or result in, adverse impacts to agricultural lands, floodplains, wetlands, or other critical areas. Under King County Code, critical areas include groundwater recharge areas and wildlife habitat areas.))~~

F-((15))13 King County should perform an evaluation of the potential uses of reclaimed water on Vashon-Maury Island rather than discharge to Puget Sound. The County should perform an evaluation of the existing wastewater treatment plant to determine how best to serve identified water reuse needs. Reuse or land application of Biosolids should also be evaluated.

F-((16))14 King County supports efforts by the ((The)) Vashon Sewer District ((should)) to evaluate inflow and infiltration (I/I) within the sewer system that conveys flows to the Vashon Wastewater Treatment Plant.

³⁰ Policy F-258, 2016 KCCP, Ordinance 18427

3485 **F-~~(17)~~15** King County ~~((will))~~ **shall** continue to partner with ~~((i))~~ island organizations
3486 and businesses to improve solid waste public education, recycling, and
3487 waste reduction.
3488

3489 **Other Service, Facility and Utility-Related Resources for Vashon-Maury Island**

3490
3491 Below is a list of other ~~((functional))~~ plans and resources related to the provision of services and
3492 utilities on Vashon-Maury Island. ~~((These documents contain more detailed and technical~~
3493 ~~information for how specific services are planned, funded and rendered.))~~ Copies of the
3494 documents are available at the respective agency office or ~~((web site))~~ website.
3495

- 3496 • Vashon-Maury Island Water Resources – A Retrospective of Contributions and
3497 Highlights, 2013, King County Water and Land Resources Division ~~((WLRD))~~
- 3498 • VMI Reconnaissance Report, July 2004, WLRD Vashon-Maury Island Watershed Plan,
3499 June 2005, King County Water and Land Resources Division ~~((WLRD))~~
- 3500 • Quartermaster Harbor Nitrogen Management Study: Final Study, 2014, WLRD
- 3501 • King County On-Site Septic System Management Plan, 2007
- 3502

Chapter 11 Implementation

Context, Opportunities and Challenges

The purpose of this section is to outline a ~~((functional,))~~ useable framework to translate ~~((general))~~ the policies outlined in this plan into specific ~~((, tangible))~~ actions.

~~((Scores of worthy))~~ Many possible issues and actions emerged ~~((when thinking))~~ during the process of developing this plan about the future of ~~((a))~~ the small, diverse community ~~((like))~~ of Vashon-Maury Island.

Deciding how, when, and where to use finite resources to address those issues is the central task of

implementation, presenting both challenge and opportunity. It is a challenge because the needs are ever-present, there are competing interests, and we live in a period of reduced federal, state, and local funding for community development. But it is also an opportunity to reexamine and evaluate current programs and spending and to potentially leverage new knowledge, local assets, and creative partnerships in the years ahead.

~~((Three objectives in the King County Strategic Plan shed light on the critical role that implementation has in a community plan:~~

- ~~• Support community infrastructure and collaborative land-use planning that is responsive to the needs of residents, businesses, services, schools and cities with potential annexation areas (Strategy 3.c of Economic Growth and Built Environment goal);~~
- ~~• Provide the public with choices about which services King County delivers within existing resources and for which services they would like to provide additional funding (Objective 3 of Financial Stewardship goal); and~~
- ~~Clearly define the services King County will provide, to whom, and at what level, focusing on quality, timeliness, and cost (Strategy 3.a of Financial Stewardship goal.)~~

CSA subarea plans ~~((Plans))~~ offer a practical vehicle to help carry out the ~~((se objectives))~~ goals and vision adopted by King County for its work as a government.³¹ This Vashon-Maury Island CSA Subarea Plan outlines policies and associated actions to address each of the goals King County adopted:

- Mobility
- Health and Human Services
- Economic Vitality
- Safety and Justice
- Accessible, Affordable Housing
- Healthy Environment

³¹ Motion 14317

KEY TOPICS IN THIS CHAPTER

- *Process and Key Terms*
- *Plan Concepts with Countywide Implications*
- *Implementation Tables*

- 3548 • Efficient, Accountable Regional and Local Government

3549
3550 The ~~((y))~~ plan will allow King County to define and potentially adjust some of the services it
3551 provides, while providing the County a way to hear from community members and understand
3552 community needs and priorities~~((and the plans also provide the community an avenue to~~
3553 ~~express and prioritize its service needs to elected officials))~~.

3554 **Process and Key Terms**

3555
3556
3557 ~~((Figure 15 shows the process used to formulate the))~~ Many of the policies and actions ~~((of))~~ in
3558 this plan are contingent on budgetary appropriation in order to be implemented. Some actions
3559 may be able to be achieved through current County funding. Implementation of new actions
3560 that are not able to be addressed under current resources will be subject to whether additional
3561 funding can be obtained, either through Council approval of appropriations in future King County
3562 budgets or from outside funding sources.. Several terms of note for the imlementation of this
3563 plan include: ~~((The graphic also explains how actions are prioritized and what criteria is used to~~
3564 ~~identify the most appropriate and realistic timeframes for each action. Other key terms in this~~
3565 ~~section are:))~~

- 3566
3567 • **Budget. ~~((--))~~** Every two years, a proposed King County budget is prepared and
3568 submitted by the County Executive to the King County Council. The Council holds ~~((the~~
3569 ~~then hold))~~ public hearings, makes amendments, and ultimately adopts a ~~((the))~~ budget.
3570 The biennial budget, which is used to ~~((set))~~ implement policy and strategic priorities for
3571 ~~((e))~~ County government, has two types of funds: dedicated funds and the General Fund.
3572 Dedicated funds are collected for a specific purpose and, by law, can only be used for
3573 those purposes. For example, bus fares must go towards paying for transit, and sewer
3574 fees towards paying for wastewater treatment. Dedicated funds account for more than
3575 80~~((%))~~ percent of the total budget. The General Fund pays for all other county services,
3576 more than 70~~((%))~~ percent of which support state-mandated criminal justice and public
3577 safety services. If new King County financial or staff resources are necessary for
3578 implementation of this plan, any proposed action ~~((in a CSA Plan must))~~ would need to
3579 be included in and supported by the budget. While the action items listed later in this
3580 chapter have been drafted to reflect current funding assumptions, ~~((D))~~ due to the current
3581 structural revenue limitations of the General Fund and ~~((the state-mandated priorities for~~
3582 ~~these monies))~~ and other dedicated levy funds, new actions in the plan that require
3583 additional ~~((General Fund))~~ spending ~~((are))~~ will be carefully scrutinized in future county
3584 budgets to determine if they are already covered by existing department programs or if
3585 new funds must be sought before they can be implemented.

- 3586
3587 • **Policy and Action. ~~((--))~~** Policies specify the intent and desired outcome of King County
3588 related to its services. ~~((while a))~~ Actions are the specific tools used and/or steps taken to
3589 execute policy. Many ~~((ore than half))~~ of the ~~((policies))~~ actions in this plan are
3590 categorized as Ongoing, and link to existing King County departments, plans, or
3591 programs. Ongoing policies typically guide how or when to support activities that may
3592 occur or may be proposed at an undefined time (e.g. collaborate with Tribes on a future
3593 study) versus those activities that are planned to occur and have a discrete start and end
3594 date (e.g. perform an environmental analysis by the year 2020). ~~((For this reason, the~~
3595 ~~Ongoing items have no corresponding actions.))~~

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- **Priority.** ~~(--)~~ All actions not categorized as Ongoing are prioritized in one of three ways:
 - Short-term (Priority 1) – begin implementation within two years after plan adoption in 2018 and 2019;³²
 - Mid-term (Priority 2) – begin implementation not sooner than three or later than five years after plan adoption in 2020 through 2022; or
 - Long-term (Priority 3) – begin implementation not sooner than ~~((five))~~six or later than eight years after plan adoption in 2023 through 2025.

~~((Note: Until a CSA Plan is actually adopted by the King County Council, the priorities listed should be understood as preferred or recommended priorities and may be modified by the Council depending on available staffing and budgetary resources.))~~
- **Responsible Party.** ~~(--)~~ Each action has an identified lead responsible party, which is responsible for initiating and managing the action ~~((through its life cycle))~~. The majority of actions require collaborative partnerships ~~((in order to execute them))~~. Supporting parties assist the lead party, providing ~~((e))~~ research and expertise as needed, ~~((and))~~ but typically contribute less time to implement the action. The lead and supporting parties may be a specific King County division within a larger King County department (e.g. ~~((DNR/P))~~ King County Department of Natural Resources and Parks, Wastewater Treatment Division). Actions for which the proposed responsible party is a ~~((or another))~~ private or quasi-public organization that is not controlled by King County have been listed in Appendix A.

Plan Concepts with Potential Countywide Implications

Throughout the plan development process, Community Advisory Group members and others put forward new project ideas, alternative approaches to development, and/or potential code amendments that had broad appeal for Vashon-Maury Island but could not be implemented under this plan because of time constraints, financial ~~((es))~~ limitations, or other reasons. Many of the concepts require a more lengthy and comprehensive evaluation than ~~((what))~~ was possible within the scope of this type of plan. CSA subarea plans ~~((Plans))~~ are localized and have policies and actions that pertain to a single unincorporated area. Policies that apply across all of King County are ~~((houses))~~ compiled in the King County Comprehensive ~~((p))~~ Plan or regional plans and are not duplicated in CSA subarea plans ~~((Plans))~~. Similarly, the King County Code, including the International Building Code, the International Fire Code, and other ~~((ordinances))~~ regulations, also have countywide jurisdiction and application.

An example of this for Vashon-Maury Island relates to Accessory Dwelling Units (ADU). Islanders voiced strong support for amending King County’s ADU code provision in order to streamline and incentivize construction of these housing units, driven in part by the desire for increased affordable housing stock. Since the ADU provisions (located in King County Code Chapter 21A.08) are enforced countywide and changes to this code section would have implications ~~((e))~~ for all of unincorporated King County, amending this section of King County Code as a component of only the Vashon-Maury Island plan was not possible. However, ideas like this were collected and are included in Appendix ~~((D))~~ E for reference ~~((and potential~~

³² Depending on grants or funding availability, other emergent issues, or economic factors, some refinement and further prioritization of these Priority 1 actions may be warranted.

3641 review)) during the development of CSA subarea plans ((Plans)) in other areas. The premise of
3642 this exercise is to honor the creative work and ideas that emerge from a community-based
3643 conversation related to potential code or policy amendments and to have a mechanism in the
3644 CSA subarea plans ((Plans)) for recording and tracking these ideas over time. As future
3645 countywide code or policy amendments are prepared, the list in Appendix ((D))E can provide
3646 background material and context.

3647
3648 **Vashon-Maury Island (VMI) CSA Subarea Plan Workplan Items**

3649
3650 Adoption of this subarea plan occurred after almost two years of community engagement and
3651 plan development. As a result, this plan reflects the significant progress that has been made to
3652 address many of the important issues that arose during that process. However, additional work
3653 is still needed to further refine some of the planning elements and local regulations for Vashon-
3654 Maury Island. While most of those issues will be able to be addressed during the next plan
3655 update that is currently scheduled to occur in 2024, some items may need to be resolved
3656 sooner. At a minimum, the following Workplan items will continue to be reviewed by the County
3657 for possible amendment prior to the scheduled plan update.

3658
3659 Each Workplan item includes a summary description, general timeline and anticipated
3660 outcomes. When transmitting to the Council the required report, study, ordinance, and/or
3661 motion in any of the items outlined below, the transmittal shall be in the form of a paper original
3662 and an electronic copy filed with the clerk of the Council, who shall retain the original and
3663 provide an electronic copy to all Councilmembers, the Council chief of staff, the policy staff
3664 director and the lead staff for the transportation, economy and environment committee, or its
3665 successor.

3666
3667 **VMI CSA Workplan Action 1: P-suffix Conditions**

3668 During community outreach and development of the subarea plan, the need to
3669 update property specific, or p-suffix, development conditions on Vashon-Maury
3670 Island arose. Conditions VS-P28 and VS-P29, which apply to specific parcels
3671 within the Vashon Rural Town, were reviewed during plan development and the
3672 Executive's transmitted 2017 subarea plan included proposed changes to these
3673 two conditions. Council review of the proposed changes to the conditions
3674 identified several policy issues in need of further review and potential refinement.
3675 Additionally, the Council identified the need to comprehensively review all of the
3676 existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted
3677 changes to VS-P28 and VS-P29 will not be adopted in 2017.

3678
3679 Instead, this Workplan action item directs an Interbranch Team to
3680 comprehensively review, and propose updates as appropriate, all p-suffix
3681 conditions and special district overlays for Vashon-Maury Island. This review will
3682 include: 1) review of the legislative history and current status of each existing p-
3683 suffix condition and special district overlay and evaluation of its consistency with
3684 the Vashon-Maury Island subarea plan as adopted by the County, as well as
3685 other adopted laws, rules and policies, 2) evaluation of any changes needed to
3686 accommodate farmer's markets within the Rural Town, and 3) updates to
3687 conditions for marijuana uses to reflect consistency with other unincorporated
3688 areas of King County and taking into consideration the marijuana industry studies

3689 underway by the Executive required by Ordinance 18326. The review of the p-
3690 suffix conditions and special district overlays, and any proposed changes shall
3691 include community outreach to be completed by the Executive. This outreach
3692 shall specifically include notification the property owners impacted by the current
3693 p-suffix conditions and special district overlays and any proposed changes – both
3694 to the property owners of conditioned parcels and adjacent property owners.

- 3695
- 3696 • Timeline: A Vashon-Maury Island P-Suffix Conditions Report and proposed
3697 ordinance to implement the recommendations in report shall be transmitted to the
3698 Council for consideration by December 31, 2018.
- 3699
- 3700 • Outcomes: The Interbranch Team shall develop and the Executive shall file with the
3701 Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include
3702 identification of recommended amendments to the p-suffix conditions and special
3703 district overlays. The Executive shall also file with the Council an ordinance adopting
3704 updates to the p-suffix conditions and special district overlays as recommended in
3705 the Report.
- 3706
- 3707 • Lead: The Department of Permitting and Environmental Review shall lead an
3708 Interbranch Team including the Office of Performance, Strategy and Budget, Council
3709 staff, and the Prosecuting Attorney’s office. Other departments may need to
3710 participate depending on the requirement of the p-suffix condition and special district
3711 overlay requirements. Executive staff shall update and coordinate with the
3712 Councilmember office(s) representing Vashon-Maury Island throughout the
3713 community planning process.
- 3714
- 3715

3716 **VMI CSA Workplan Action 2: Sewer Local Service Area**

3717 Portions of Vashon-Maury Island have an established “local service area” (LSA)
3718 that allows for the provision of sewer service within certain areas of the island.
3719 Adoption of the LSA dates back to at least 1986, with the adoption of the Vashon
3720 Community Plan in Ordinance 7837. Subsequent to the adoption of that plan,
3721 the Growth Management Act (GMA) was passed, which defined provision of
3722 sewer as an urban service. Provision of sewer service outside the urban growth
3723 boundary is tightly restricted. Because there was already sewer service on
3724 portions of Vashon-Maury Island, this existing LSA was continued in the County’s
3725 planning documents and code provisions (such as in K.C.C. Title 13). With the
3726 adoption of the Vashon-Maury Island subarea plan, as well as the adoption of the
3727 affordable housing incentive SDO, future development is anticipated, some of
3728 which would desire or rely on sewer service. However, the legislative history of
3729 the LSA is unclear, and for the Rural Town area, the LSA boundary does not
3730 match the boundaries of the Rural Town.

3731

3732 This Workplan item directs an Interbranch Team to review the legislative history
3733 of the LSA on Vashon-Maury Island, and determine what the current LSA
3734 boundary is. This work shall include: 1) review of the past ordinances adopting,
3735 and/or repealing, various land use planning and sewer planning documents
3736 (including Vashon Sewer District plans), 2) evaluation of GMA and other

3737 applicable legal limitations on modifying the boundaries of the LSA and the Rural
3738 Town, 3) proposing an ordinance to officially adopt the correct LSA boundary,
3739 and 4) evaluation of the effects of this correct LSA boundary on the existing land
3740 use designations, zoning and affordable housing SDO. If review by the Utilities
3741 Technical Review Committee is required, this shall be completed by the
3742 Executive prior to transmittal of the report and accompanying proposed
3743 ordinance.

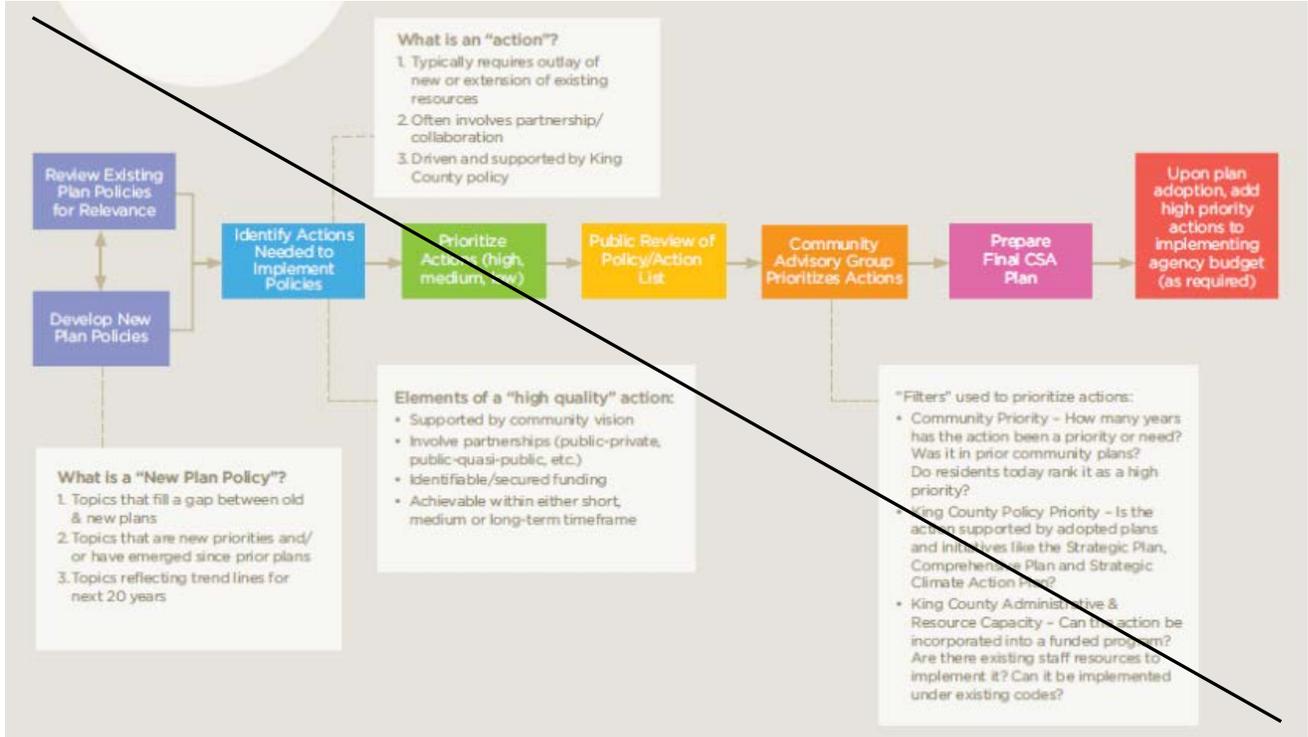
- 3744
- 3745 • Timeline: A Vashon-Maury Island Sewer Local Service Area Report and proposed
3746 ordinance to implement the recommendations in report shall be transmitted to the
3747 Council for consideration by June 30, 2019.

 - 3748
 - 3749 • Outcomes: The Interbranch Team shall develop and the Executive shall file with the
3750 Council the Vashon-Maury Island Sewer Local Service Area Report, which shall
3751 include identification of recommended amendments to the King County Code. The
3752 Executive shall also file with the Council an ordinance adopting updates to the Code
3753 as recommended in the Report.

 - 3754
 - 3755 • Lead: Department of Permitting and Environmental Review shall lead an interbranch
3756 team including the Prosecuting Attorney's office, Council staff, and the Department of
3757 Natural Resources and Parks, including coordination with the Utilities Technical
3758 Review Committee. Work with the Vashon Sewer District will be required. Executive
3759 staff shall update and coordinate with the Councilmember office(s) representing
3760 Vashon-Maury Island throughout the community planning process.
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~~((Figure 15
 Policy and Action Development Work Flow))~~



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Implementation Tables

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~~((There are 78 policies and 41 associated actions in this plan. As noted in Figure 15, plan policies are both new and derived from the 1986 Vashon Community Plan and 1996 Vashon Town Plan. The))~~ While developing the policies and actions listed in this plan, the Community Advisory Group reviewed each policy from ~~((the))~~ prior ~~((plans))~~ community planning efforts to determine if it had been accomplished, was duplicated in the Comprehensive Plan, was no longer relevant or applicable, or ~~((if it needed to))~~ should be combined with a similar policy to prevent overlap or conflict. ~~((Appendix A lists all policies from the two prior plans that were not carried forward and the reason(s) for each decision.))~~ New policies were prepared for topics and community needs not adequately covered under prior plans and/or which address trend lines for the next ~~((ten to twenty))~~ 20 years.

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To better understand the priorities that emerged from the process and the relationship of the short-, mid-, and long-term priorities to other plan topics, the following tables group ~~((all policies and))~~ the proposed actions according to their level of priority ~~((-1, 2, 3, or Ongoing))~~. As noted above, ~~((There are 14 short-term or))~~ Priority 1 actions ~~((which, as noted above,))~~ are targeted to begin implementation within two years of plan adoption. Depending on grants or funding availability, ~~((weather-related disasters))~~ other emergent issues, or ~~((other))~~ economic factors, some refinement and further prioritization of these Priority 1 actions may be warranted. The acronyms shown in the "Responsible Party" columns are defined in the footnote at the end of the tables.

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**((Table 31
 Priority 1 Actions (Short-Term)**

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
Rural Area and Natural Resource Lands	R-2	Proportionately, Vashon-Maury Island has a high percentage of acres enrolled in King County's Public Benefit Rating System (PBRS) program. In concert with King County's current use taxation program, public education and outreach regarding land and natural resource stewardship should be offered to PBRS enrollees to enhance environmental benefits.	Develop enhanced methods of public outreach and education to better assist Vashon-Maury Island's PBRS participants with forestry, agricultural, and other land stewardship improvements, including topics, tools and property owner forums.	DNRP/ WLRD	
	R-9	King County will support the Vashon Island Grower's Association's goal to create a food hub to serve and assist (i) island growers with marketing, distribution, and other services that can leverage the capacities of small and medium size farms.	a. Depending upon results of the Vashon Island Grower's Association feasibility study and identification of a potential location, King County staff will coordinate with the community on permitting and infrastructure needs. b. Where feasible, King County will help to identify capital and/or operations funding for the food hub.	VIGA	DPER DNRP/ WLRD
	R-10	King County will support the work of the Vashon Island Grower's Association and similar island organizations to secure a more permanent location and to expand and redevelop the Vashon Farmer's Market in a safe, compatible and accessible manner.	a. King County staff will coordinate with the community on permitting and infrastructure needs for the farmer's market. b. Where feasible, King County will help to identify capital and/or operations funding for the farmer's market.	VIGA	DPER DNRP/ WLRD
Housing and Human Services	H-5	Increasing the inventory of housing that is affordable to very low, low, and moderate income populations on the island is a high community need and priority. One barrier to constructing affordable housing is the lack of land suitable and zoned for high density residential. King County should support increasing incentives to allow for higher density residential in the Rural Town, if it meets the following	Expand the Residential Density Incentives for affordable housing currently listed in KCC 21A.34 for the Rural Town.	DPER	DCHS

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		criteria: a. is within a sewer and water service areas; b. provides a mix of housing that is affordable to families with incomes of <u>80((%)) percent</u> AMI or below and <u>60((%)) percent</u> AMI or below; c. complies with KCC 20.22.150.			
	H-6	To help increase the island's inventory of affordable housing, accessory dwelling units should continue to be permitted on single family residential lots per KCC 21A.08.030 and should be allowed as either attached or detached units whenever minimum setbacks, water and wastewater standards can be met. King County should consider new options to streamline and simplify the ADU permitting process.	Research and draft amendments to the ADU section of the King County Code and DPER policy on the following topics: a. Allow an applicant to request a waiver from the off-street parking requirement; b. Allow park model homes as ADUs; c. Create a suite of registered ADU plans for attached and detached ADUs to expedite the building permit process and reduce plan check fees; and d. Allow detached ADUs on lots sizes <5k sq. ft if minimum building setbacks and maximum impervious surface area standards are met.	DPER* (*See Appendix D for more detail.)	
Environment	E-4	King County, with Vashon-Maury Island Groundwater Protection Committee support, should continue monitoring groundwater and surface water on Vashon-Maury Island.	King County should continue to expand, if feasible, the monitoring of surface water and groundwater quality. King County shall continue reporting the results of this monitoring to VMIGPC.	DNRP/ WLRD	VMIGPC
	E-5	Vashon-Maury Island comprises almost <u>50((%)) percent</u> of King County's total shoreline miles. As such, it has a high exposure to potential impacts of sea level rise related to climate change. King County should develop a suite of climate change adaptation and mitigation strategies for the island to better prepare not only waterfront properties and infrastructure but other sensitive and vulnerable upland properties for expected climate change	1. King County will coordinate with island property owners, hazard mitigation specialists, engineers, and other key stakeholders to develop policy and public education tools targeted for use on Vashon-Maury Island, considering such topics as: a. Creating disincentives for new construction that is located in projected sea-level rise zones; b. Determine if some flood-district and flood hazard reduction	#1 – DPER #2 DNRP/ WLRD	

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		impacts. King County supports the development of public education, targeted communications, and regulatory tools to help achieve this objective.	tools for riverine areas can or should be applied in marine zones c. Other Vashon-specific items derived from the sea level rise strategy being developed by DNRP/WLRD staff. 2. King County will pursue a permanent funding source for routine monitoring of marine shoreline changes. Data collected from said monitoring will be used to support future climate change mitigation and adaptation interventions.		
Parks, Open Space and Cultural Resources	P-2	King County supports and will continue to be an active partner with the Vashon Park District and Vashon Maury Island Land Trust in ensuring high-quality public parks and recreational services and facilities continue to be provided on the island.	To consolidate ownership, improve maintenance, and provide for improved land management schemes, develop a mid-to-long-term strategy that supports mutually beneficial exchanges between Vashon Park District, the Vashon Maury Island Land Trust and King County Parks. Consider special lease agreements, underutilized parcels, and related issues.	DNRP/ Parks	VPD VMILT
	P-3	King County supports improved and expanded public access to the island's shoreline where sensitive habitats are not disturbed.	a. King County should analyze its publicly-held property and road right of way to identify any potential opportunities for increasing public shoreline access or transferring to other agencies. b. DOT/Roads and DNRP/Parks staff to develop a set of criteria to identify opportunities for appropriate shoreline access. c. Cooperate with Vashon Park District to include any District-owned parcels or surplus land in a future shoreline access analysis.	DOT/Road Services DNRP/ Parks	VMILT VPD
	P-10	Arts Programming—To expand the role, presence, and influence of the arts throughout Vashon-Maury Island, it is important to develop an island-specific strategy which identifies talent, programs, and	a. Form a committee of resident artists, a 4Culture representative and others to develop an Arts Master Plan. b. Develop a formal program matching professional island	CBO	4Culture

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		other arts programming opportunities. King County supports a proactive and organized initiative to develop a long-term Arts Master Plan for Vashon-Maury Island.	<p>artists with apprentices wishing to develop their skills. A focus could be on mentoring and education to young people and those who cannot afford classes.</p> <p>c. Identify opportunities to improve diversity in arts programming.</p>		
Transportation	T-2	Some form of public transportation service such as ridesharing, pedicabs, community vans, mobile vehicle matching, or on-island shuttle buses should be made available to residents who reside in remote areas beyond Metro's fixed-route bus lines.	<p>a. Implement the Community Van program which provides Metro vans for local prescheduled group trips that are arranged by a Community Transportation Coordinator and driven by volunteer drivers to meet community-identified transportation needs.</p> <p>b. Promote mobile carpool matching services that help people find one-time carpools in real time.</p>	DOT/Metro	
	T-9	Vashon Rural Town should be designed and maintained to accommodate all modes of transportation, including nonmotorized users.	King County will review the standards for roads in the Rural Town for compatibility with nonmotorized uses and also identify potential nonmotorized infrastructure improvement needs for inclusion in the 2020 update to the Transportation Report. Community input will be included in this review.	DPER	DOT/Road Services
Services, Facilities and Utilities	F-8	The Vashon-Maury Island Groundwater Protection Committee should focus outreach and education efforts to protect water quality.	Implement educational programs that monitor water quality and reduce potential pollution sources. Programs may include volunteer stream invertebrate monitoring, pesticide reduction education, septic pollution, well head protection and reducing stormwater runoff.	VMIGPC	DNRP/ WLRD DPER KCD))

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**((Table 32
 Priority 2 Actions (Mid-Term))**

Plan-Category	Policy No.	Policy	Implementing-Action	Responsible-Party	
				Lead	Support
Rural Area and Natural Resource Lands	R-11	Farmland preservation on Vashon-Maury Island requires strategies that go beyond traditional approaches to protecting agricultural lands. Parcel sizes are typically smaller and there is no Agricultural Production District. King County commits to coordinate with property owners, the Vashon Maury Island Land Trust, and other organizations to ensure productive and valuable farmland on the island remains protected.	King County's Farmland Protection Program will work with local partners to explore opportunities for additional farmland protection on Vashon-Maury Island. Given the island's limited groundwater supply, such a strategy should examine water rights and ensure that lands preserved for agriculture contain adequate water supply.	DNRPAW LRD	DPER KCD
	R-12	As an officially designated "Rural Area" of King County where rural economic development and agricultural enterprises are intended to locate and strongly encouraged, agritourism is an industry with expansion potential for the island. King County will work with property owners, non-profit organizations, the Washington Department of Agriculture, and others to facilitate agritourism-related activities on Vashon-Maury Island that are consistent with its character and values.	Review King County Code 21A and other pertinent policies for opportunities to streamline and create positive incentives for agritourism activities. Support on-farm events that feature agricultural values and landscapes but do not detract from long-term commercial viability of agricultural businesses.	DPER	DNRPAWLRD DPH
Housing and Human Services	H-7	King County should work with property owners, housing developers, property managers, and architects to support healthy home environments, including universal design features and similar accommodations in existing and new dwelling units.	Research universal design educational tools and partnerships and examine potential code or policy incentives to improve the accessibility of owner-occupied and rental dwellings (e.g. residential designer/contractor workshops, expedite building permits that contain universal design features, etc.).	DPER	Home builders

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
Parks, Open Space and Cultural Resources	P-4	The Tramp Harbor dock/pier has significant historic, economic, and recreational community value. King County is supportive of Vashon Park District's ongoing maintenance of the docks in a safe, attractive, and functional state. King County should work with the Vashon Park District, Washington Department of Natural Resources, and other key stakeholders to ensure the Tramp Harbor facility is well-maintained and complies with all state and federal regulations.	a. Vashon Park District and King County Parks will continue to partner to secure a state appropriation to upgrade the Tramp Harbor dock, including removal of creosote, pylon safety improvements, and other improvements. b. Coordinate on lease relationships with the Washington Department of Natural Resources. c. Solicit community input on dock design and desired activities.	VPD	DNRP/Parks DNR
	P-7	The community desires a Regional Trail that provides commuters, students, and recreationalists with access to commercial areas, transit services, schools and other destinations. King County should explore the feasibility of a new Regional Trail or other active transportation facilities that connects the Vashon and Maury Island communities with the north and south ferry terminals and respective ferry routes. Investigate the feasibility of Regional Trails or other active transportation facilities that achieve the following: a. Connect residential, employment, and commercial centers and other important community destinations; and b. Connect the north and south ferry terminals.	Form an interdepartmental and interagency working committee to assess the physical, environmental, financial and design feasibility for a new Regional Trail or other active transportation facility.	DNRP/Parks	DOT/Road Services VMILT
	P-8	An island-wide network of soft-surface, multi-use, backcountry trails is envisioned for pedestrians, bicyclists and equestrians that connects several open space, park and community destinations. Trail corridors should be established and designed based upon the	Form a working committee to: a. Scope, identify funding for, and conduct a feasibility study to expand the existing backcountry trail network. b. Pursue voluntary public easements across private	DNRP/Parks	DNRPAWLRD VMILT CBO

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		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.	lands in order to connect public trails. e. Upgrade DNRP's current program to promote donations from willing land owners (similar to conservation easements).		
	P-11	Artful Signage — Incorporating artistic elements into the physical structure and/or design of signs across the island is an effective way to display local art, raise public awareness about local talent and businesses, invest in island artists, and improve wayfinding. Community-based arts organizations should pursue grants and partnerships for constructing or improving signs.	Pursue grants and partnerships for constructing or improving the following signs: • "Welcome to Vashon Island" signage at North End and Tahlequah Ferry Docks • Vashon Town Markers/Welcome Signs • Neighborhood Markers/Welcome Signs for Burton, Dockton, Ellispert and other community centers • Directional signs for the intersection of Bank Road and Vashon Hwy. • Welcome and interpretative markers/signs at parks, forests and beaches	CBO	4Culture
	P-12	Public Art — Public art enhances community character and diversity, sparks imagination, and provides a direct cultural experience for its viewers. King County supports and encourages the creative incorporation of art into the public and private spaces of Vashon-Maury Island.	Seek out opportunities to install permanent and temporary public art, including: • Play local music on bus routes 118/119, possibly curated by Voice of Vashon Radio • Use creative design elements such as paint, tile and texture at public crosswalks and squares • Purchase and display local art inside and/or outside government facilities • Display local artist work on public library computers and screen savers	CBO	4Culture Various impacted agencies

Plan-Category	Policy No.	Policy	Implementing-Action	Responsible-Party	
				Lead	Support
			<ul style="list-style-type: none"> ■ Solicit local artist involvement in the design and/or review of new or expanded government buildings ■ Install island art on bike racks and benches at select/visible locations 		
	P-14	King County will partner with the Vashon-Maury Island Heritage Association and other preservation organizations to identify sites that are deemed to be of significant historic value and to promote designation of additional historic properties to the King County Landmarks program.	Recommend eligible, historically significant structures from the "historic sites" list in Appendix C for nomination to the National and State Registers of Historic Places and/or for designation as King County Landmarks.	VMIIHA	KCLC
	P-15	Historic sites that meet national, state or county standards should be safeguarded through land use designation compatible with the site's historic character, and flexible regulations and standards that promote preservation and reuse. New construction and additions should be compatible in design, mass, and scale with the area's historic character.	Upon property owner notification and consent, create a map to catalog the locations of historically significant properties on the island.	VMIIHA	KCLC
Transportation	T-11	King County will strive to ensure the airfield retains its important travel and emergency planning function while balancing the safety, noise, and aesthetic interests of neighborhood residents.	In collaboration with the King County Airport District #1, perform a standard airport/land use compatibility appraisal to ensure minimum FAA guidelines and other safety precautions are in place for future development within a 1-mile radius of the runway.	DPER	KCAD VIF&R
Services, Facilities and Utilities	F-5	King County, with Vashon-Maury Groundwater Protection Committee support, should conduct a study of existing private wells on Vashon and Maury Islands. This study should consider water quantity and water quality monitoring of private wells.	Implement a study of exempt wells on island. This study should result in a more accurate estimate of the number of wells, water quality, and usage.	DNRPAW LRD	VMIGPC
	F-11	The preferred reuse of wastewater is by using drip	a. Seek funding opportunities to provide financial help to	DPH	DPER

Plan-Category	Policy No.	Policy	Implementing-Action	Responsible-Party	
				Lead	Support
		irrigation as an on-site sewage system. King County should consider development of regulations allowing the recycle and reuse of greywater from residential systems and encourage greywater use for subsurface irrigation consistent with existing State regulations.	<p>property owners interested in installing drip on-site sewage systems.</p> <p>b. Educate residents of existing permitted uses for greywater</p> <p>c. Pursue code development by the King County Board of Health to allow permitting of Greywater Reuse for Irrigation</p>		
	F-16	King County and the Vashon Sewer District should evaluate inflow and infiltration (I/I) within the sewer system that conveys flows to the Wastewater Treatment Plant.	<p>a. King County/WTD and Vashon Sewer District shall partner to scope and conduct an I/I study.</p> <p>b. Seek grant funding.</p>	VSD	DNRP/ Wastewater
	F-17	King County will continue to partner with island organizations and businesses to improve public education, recycling, and waste reduction.	Analyze results of the Impact Bioenergy assessment and feasibility study in late 2018/early 2019 and determine next steps that will have the greatest impact on reducing the island's solid waste stream.	DNRP/Sol id Waste	CBO))

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**((Table 33
 Priority 3 Actions (Long-Term))**

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
Land Use	LU-5	In order to foster walkability and housing affordability in the Vashon Rural Town, King County will use the flexibility that is allowed under the code when enforcing off-street parking requirements.	<p>a. Conduct an analysis of existing and projected off-street parking demands within the Vashon Rural Town to document potential impacts on road and pedestrian safety, congestion, housing affordability, and related opportunities and threats. Explore the benefits and risks of a Special District Overlay derived from the Parking Reduction Zone that reduces off-street parking requirements.</p> <p>b. Develop standard criteria and findings for making parking waiver decisions.</p>	DPER	
Rural Area and Natural Resource Lands	R-4	King County recognizes the important and unique role that Rural Neighborhood Commercial Centers have for islanders and encourages their economic viability and the continued historic, neighborhood-scale character of these centers.	<p>a. Conduct community and property owner outreach in Burton to assess the needs and benefits of rezoning parcels that are contiguous to existing Neighborhood Business zones for the purpose of eliminating nonconforming uses.</p> <p>b. Conduct a market analysis of the need and demand for small-scale, multi-family residential uses in Burton.</p>	DPER	PSB
	R-7	King County should allow applications for rezones to an "Agriculture" zone on parcels down to 5 acres in size on Vashon-Maury Island when requested by property owners and where compatibility standards can be met.	<p>a. Perform a comparative analysis of "A" and "RA"-zoned parcels on the island, examining issues such as farm worker housing, stormwater regulations, permit timeframes, current use tax advantages, and different types of production and land uses. Consider amending the current use program to assist Vashon's predominantly small acreage operations that are within "RA" zones.</p> <p>b. Examine the feasibility of</p>	DPER	DNRPAWLR D DOA

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
			creating agricultural clusters on Vashon-Maury Island to designate priority agricultural lands that are outside of an Agricultural Production District.		
	R-13	Recognize and encourage community gardens as an important use of open space resources, particularly in higher density residential areas, in small commercial centers, and in locations with less access to affordable food and other services.	Convene a planning committee of ((citizens))residents, social service providers, the WSU Master Gardeners program, and others to explore the feasibility of and possibly launch a community garden program.	VSSN	VIGA CBO WSU Extension
Housing and Human Services	H-3	Apartments, townhouses, cottages, and other types of higher density housing should locate in the Vashon Rural Town. Such multi-family uses should be incentivized as infill development where they are structurally compatible with the neighborhood and are hooked up to central sewer and Class A water systems.	Assess the King County zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer District for innovative opportunities to simplify and streamline multi-family infill development on both vacant and underdeveloped parcels.	DPER	VSD WD19
Parks, Open Space and Cultural Resources	P-6	The existing public boat launch site adjacent to the State of Washington north ferry terminal should be preserved and improved to become a more functional boat launch at the north end of Vashon Island.	a. Determine the legal description and property ownership of the existing launch site, including access to the site. b. Identify partners and formalize an inter-agency agreement to assess the launch site, safety, parking and create recommendations for potential improvements.	VPD	DNRP/Parks
Transportation	T-10	King County should seek opportunities to evaluate the demand, financial feasibility and operational needs of water taxi service expansion to Vashon Island.	Examine the projected demand, the financial and operational feasibility of expanding water taxi service to Vashon Island.	DOT/ Water Taxi	
Services, Facilities and Utilities	F-9	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.	N/A	DNRPAW LRD	DOE
	F-12	King County should perform a	Seek grant funding to execute	DPH	DNRPAW/LR

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		comprehensive island-wide study of on-site sewage systems, evaluate the impacts of sea-level rise on shoreline septic systems, evaluate the need for community systems or other wastewater solutions, and identify a system to pump out OSS in shoreline areas that are not accessible by a pumper truck or purchase a portable pump-out trailer.	this septic system study. Said study should evaluate all treatment options: group systems, community systems, conveyance to Vashon Sewer District and/or the treatment plan, local package wastewater treatment systems such as MBRs, etc.		D DNRPA/wastewater VSD
	F-15	King County should perform an evaluation of the potential uses of reclaimed water on Vashon-Maury Island rather than discharge to Puget Sound. The County should perform an evaluation of the existing wastewater treatment plant to determine how best to serve identified water reuse needs. Reuse or land application of Biosolids should also be evaluated.		DNRP/ Water Treatment Division Wastewater	VSD))

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**((Table 34
 Ongoing Policies**

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Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
Land Use	LU-1	All land use policies and regulations for Vashon Island 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		Any affected department	
	LU-2	In order to fully utilize existing services including sewers, Class I water, public transportation, and shopping, Vashon Rural Town is planned to accommodate the most intensive residential, commercial and industrial development on the Island.		Any affected department	
	LU-3	Development in the Rural Town should maintain the rural nature and service orientation of Vashon and Center with compact, pedestrian-friendly development.		Any affected department	
	LU-4	The area between the south end of Vashon Town Core and Vashon Center on Vashon Highway SW should retain the existing low density residential zones and low impact uses to create visual relief and separation between the commercial nodes, mitigate against strip-type development, and to allow for development of single family housing in the Rural Town.		DPER	
	LU-6	Future industrial development on the island should occur only within the Rural Town where there is sewer and water service, appropriately zoned land, and nearby access to Vashon Highway. Said uses should be clustered south of SW 178th St and west of Vashon Hwy SW.		DPER	
	LU-7	King County will support Vashon-Maury Island residents, health care services, community-based organizations, foundations, and other agencies in their efforts to identify a long-term, stable funding source and location for a medical care facility and other social service activities on the island.		Any affected department	
	Rural Area and Natural Resource Lands	R-1	All of Vashon-Maury Island is recognized as a Rural Area.		Any affected department
R-3		King County should promote preservation of at least 65((%)) percent forest cover on rural residential zoned parcels. The 65((%)) percent forest cover goal may be adjusted for parcels less than 2 ½ acres in size. Dispersion of stormwater 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. King County will work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact		DPER	DNRPAWLR D

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		development practices that protect and enhance native vegetation and soils and reduce impervious surface area.			
	R-5	Intertidal shellfish habitat on Vashon-Maury 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.		DNRP/ WLRD	DPER
	R-6	King County and the King Conservation District will continue to promote environmentally sensitive agricultural practices through Farm Management Plans and other tools. This includes reducing animal load impacts on groundwater and surface water resources.		DNRP/ WLRD KCD	DPER
	R-8	Food processing operations are an integral part of creating a viable local agricultural economy and are deemed compatible with the island's rural environment. Food processing plants of appropriate size and scale shall continue to be permitted uses or conditional uses in the "A" zones.		DPER	
Housing and Human Services	H-1	In the Rural Area (RA) zones, preserving a healthy diversity of housing types, sizes, and price levels helps to meet the diverse demographic needs of the island. While protecting the low density RA zones, King County shall encourage and support a wide variety of single family residential dwellings.		DPER	
	H-2	A residential density of one home per 10 acres: a. Shall be maintained on areas 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.		DPER	
	H-4	King County should ensure that established, single family residential subdivisions in the Rural Town are allowed to retain their low density character and zoning.		DPER	
Environment	E-1	This plan strongly supports the continued protection of critical areas on Vashon-Maury Island and enforcement of all federal, state, and local regulations intended to protect or mitigate damage to or by these areas.		Any affected department	
	E-2	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, especially in areas highly susceptible to contamination or near public water supplies.		DNRP/ WLRD DPER	VMIGPC
	E-3	To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained		DPER	DNRP/ WLRD

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		in residential or similarly non-intensive uses at low densities. Assess the effectiveness of Special District Overlay 140 by examining parcels that have been developed under this provision and determine if any modifications and/or enforcement changes are needed.			VMIGPC
Parks, Open Space and Cultural Resources	P-4	Working forests, critical fish and wildlife habitats, and other key natural area lands across the island will be considered for parks and/or open space acquisition by King County and other conservation organizations.	DNRP/ Parks		VMILT CBO
	P-5	Additional water-related natural areas should be acquired along the saltwater shorelines of Vashon-Maury Island. These lands should be retained as passive, natural areas. King County/DNRP has ongoing programs that identify parcels with high ecological value on the island and acquire them for long-term public benefit.	DNRP/ WLRD		VMILT CBO
	P-9	Art, in all its forms and expressions, plays an influential role in the local culture and public image of Vashon-Maury Island. King County should support proactive integration of the arts into the island's public and private spaces as a high priority, especially where such projects invest in and support island artists.		Any affected department	
	P-13	Community Events — King County will work with the Vashon-Maury Island community to ensure access to both public and private spaces for festivals, fairs, performing and visual arts is maintained and utilized to their full potential.		Any affected department	
	P-16	The preservation and sensitive rehabilitation of historic or culturally significant sites in the Vashon Rural Town should be encouraged in order to maintain the Town's character and to preserve tangible links to the Town's history.	VMIIHA		KCLC DPER
	P-17	Dockton and Burton are historically significant neighborhood centers for Vashon-Maury Island. Each of these centers has a distinct quality and scale that contributes to the cultural heritage of their locale. New development and redevelopment in these neighborhood centers should be compatible with their historic character.	DPER		
	P-18	King County supports collaboration with the Muckleshoot and Puyallup Tribes and other groups of cultural significance on Vashon-Maury Island to identify areas of particular cultural importance, including archaeological sites, so they can be protected.		Any affected department	
Transportation	T-1	Except in the Rural Town, new roads should not be constructed on Vashon-Maury Island until other viable multimodal alternatives have been implemented or determined infeasible.	DOT/ Road Services		DPER
	T-3	A high priority goal of this plan is to create a more sustainable island transportation system through a reduction in motorized vehicle trips. How people travel to and from the two Washington State Ferries?	DOT/ Metro		

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		terminals is a key element in meeting the trip reduction goal. More incentives should be provided for passenger versus automobiles on the ferry system and Metro bus connections to and from the terminals should be continually monitored and strengthened. Encourage use of incentives distributed through the promotion of real-time ridesharing through the Alternative Service program to reduce drive-alone rates on the island by making it easy to share the ride to/from the ferries.			
	T-4	Park and Ride lot maintenance should be encouraged at the Vashon facilities of Ober Park, Valley Center, Tahlequah and the North end parking lot at the ferry terminal. Continue to perform quarterly utilization counts of King County park and ride lots on the island. Make the results of said assessments readily accessible to park and ride lot customers.		DOT/ Metro	
	T-5	Metro will continue to serve and evaluate connectivity to the island's major activity centers for fixed routes #118 and #119.		DOT/Metro	
	T-7	Traffic calming devices as well as road landscaping, public art, and other design elements are encouraged in the Town Core where they do not negatively impact travel safety, overall traffic flow, or impede emergency vehicle access.		Any affected department	
	T-8	New roads or road improvements required for new development in Vashon Rural Town should be rural in character and use a rural road section consistent with the King County Road Design and Construction Standards, except in the Town Core. Roadway sections within the Town Core typically includes curb, gutter, and sidewalk. When required, the roadway drainage improvements shall meet the requirements of the King County Surface Water Design Manual.		DPER DOT/ Road Services	
	T-9	Sidewalks in the Vashon Town Core need to facilitate continuous, smooth, predictable and safe pedestrian travel to key destinations such as grocery stores, the Post Office, Vashon Landing, the library, and other public services. New sidewalks and gaps in existing sidewalk connectivity will be constructed on both sides of the roads identified on Figure 14 as part of permitting and development activity. King County will continue to require private property owners to construct sidewalks at the time of permit application for new development or substantial redevelopment.		DPER DOT/ Road Services	
Services, Facilities and Utilities	F-1	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.		Any affected department	
	F-2	The following conditions must be evaluated in determining the adequacy of water service for any proposed boundary adjustments to the major Water Purveyors Service Area: A Local Service Area boundary adjustment should not be allowed if the resulting development would adversely impact domestic water		Any affected department Water Purveyors	

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		supplies which serve existing or previously approved uses; No boundary adjustment shall be allowed unless a Group A public water system is available and is technically adequate to serve the proposed development.			
	F-3	As an additional requirement for the comprehensive plans of public water systems on Vashon-Maury Island, King 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.		DPER DNRP/ WLRD	
	F-4	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.		DPER DNRP/ WLRD	
	F-6	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 and water rationing in emergencies.		DNRP/ WLRD	VMIGPC
	F-7	The Vashon-Maury Island Groundwater Protection Committee, with King County, support should evaluate ways to provide or enhance incentives to implement water conservation.		VMIGPC	DNRP/ WLRD
	F-10	King County should seek to reduce the amount of septage transported off island. Perform routine evaluations of the Vashon wastewater treatment plant with a long-term goal to equip it for accepting island septage.		DNRP/ Wastewater	
	F-13	The existing public sewer system in the Vashon Rural Town cannot be expanded to serve land beyond the boundaries of the town, except as provided in Policy F-258 and as consistent with Title 57 RCW.		DNRP/ WLRD DPER	VSD
	F-14	When considering future boundary adjustments to the Vashon Sewer District Service Area, demonstration shall be required that sewer service would not be made available to, or result in, adverse impacts to agricultural lands, floodplains, wetlands, or other critical areas. Under King County Code, critical areas include groundwater recharge areas and wildlife habitat areas.		DNRP/ WLRD DPER	VSD))

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Table 7
Implementation – Priority 1 Actions (Short-Term, 2018-2019)

Policy No.	Priority 1 Implementing Action – 2018-2019	Responsible Party	
		Lead	Support
Chapter 5: Rural Area and Natural Resource Lands			
R-2	King County should seek grant funding to ((D)) develop enhanced methods of public outreach and education to better assist Vashon-Maury Island's PBRs participants with forestry, agricultural, and other land stewardship improvements, including topics, tools and property owner forums.	DNRP/WLRD	--
Chapter 6: Housing and Human Services			
H-5	((Expand the Residential Density Incentives for affordable housing currently listed in KCC 21A.34 for the Rural Town.)) King County shall implement, evaluate, and report on the affordable housing incentive Special District Overlay (SDO) in K.C.C. 21A.38. King County should revise the SDO as indicated by the County's evaluation of the SDO's use, benefits, and impacts.	DPER	DCHS
H-6	((a--)) King County shall r((R)) research and consider drafting amendments to the Accessory Dwelling Unit (ADU) section of the King County Code ((and DPER policy on the following topics: b. Allow an applicant to request a waiver from the off-street parking requirement; c. Allow park model homes as ADUs; d. Create a suite of registered ADU plans for attached and detached ADUs to expedite the building permit process and reduce plan check fees; and e. Allow detached ADUs on lots sizes <5k sq. ft if minimum building setbacks and maximum impervious surface area standards are met)).	DPER	--
Chapter 7: Environment			
E-5	1. King County ((will)) shall coordinate with island property owners, hazard mitigation specialists, engineers, and other key stakeholders to develop policy and public education tools targeted for use on Vashon-Maury Island, considering such topics as: a. Creating disincentives for new construction that is located in projected sea-level rise zones; b. ((Determine if some flood district and flood hazard reduction tools for riverine areas can or should be applied in marine zones)) In coordination with other King County departments and agencies, DPER	#1 – DPER #2 – DNRP/ WLRD	

Policy No.	Priority 1 Implementing Action – 2018-2019	Responsible Party	
		Lead	Support
	<p>shall research regulatory approaches for reducing flood hazards in marine zones; and</p> <p>c. Other Vashon-specific items derived from the sea level rise strategy being developed by DNRP/WLRD staff.</p> <p>2. King County ((will)) shall pursue a permanent funding source for routine monitoring of marine shoreline changes. Data collected from said monitoring ((will)) shall be used to support future climate change mitigation and adaptation interventions.</p>		
Chapter 8: Parks, Open Space & Cultural Resources			
P-3	<p>a. King County should analyze its publicly-held property and road right-of-way to identify any potential opportunities for increasing public shoreline access or transferring to other agencies.</p> <p>b. DOT/Roads and DNRP/Parks staff ((tø)) shall develop a set of criteria to identify opportunities for appropriate shoreline access.</p> <p>c. King County shall c((€)) cooperate with Vashon Park District to include any District-owned parcels or surplus land in a future shoreline access analysis.</p>	<p>DOT/Road Services DNRP/Parks</p>	<p>VMILT VPD</p>
Chapter 9: Transportation			
T- ((2)) <u>1</u>	<p>King County should provide additional alternative services for Island residents, such as:</p> <p>a. Implement the Community Van program which provides Metro vans for local prescheduled group trips that are arranged by a Community Transportation Coordinator and driven by volunteer drivers to meet community-identified transportation needs.</p> <p>b. Promote mobile carpool matching services that help people find one-time carpools in real time.</p>	DOT/Metro	--
Chapter 10: Services, Facilities and Utilities			
F-8	The VMIGPC should ((t)) implement educational programs that monitor water quality and reduce potential pollution sources. Programs may include volunteer stream invertebrate monitoring, pesticide reduction education, septic pollution, well head protection and reducing stormwater runoff.	VMIGPC	DNRP/WLRD DPER KCD
F- ((47)) <u>15</u>	King County shall ((A)) analyze results of the Impact Bioenergy assessment and feasibility study in late 2018/early 2019 and determine next steps that will have the greatest impact on reducing the ((i)) Island's solid waste stream.	DNPR/SWD	CBO

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Table 8
Implementation – Priority 2 Actions (Mid-Term, 2020-2022)

Policy No.	Priority 2 Implementing Action – 2020-2022	Responsible Party	
		Lead	Support
Chapter 5: Rural Area and Natural Resource Lands			
R-((44))9	King County’s Farmland Protection Program ((will)) shall work with local partners to explore opportunities for additional farmland protection on Vashon-Maury Island. Given the island’s limited groundwater supply, such a strategy should examine water rights and ensure that lands preserved for agriculture contain adequate water supply.	DNRP/WLRD	DPER KCD
R((42))10	a. King County shall ((R)) review King County Code 21A and other pertinent policies for opportunities to streamline and create positive incentives for agritourism activities. (Ensure that special on-farm events are permitted uses.) b. King County shall ((S)) support on-farm events that feature agricultural values and landscapes but do not detract from long-term commercial viability of agricultural businesses.	DPER	DNRP/WLRD DPH
Chapter 6: Housing and Human Services			
H-7	King County shall ((R)) research universal design educational tools and partnerships and examine potential code or policy incentives to improve the accessibility of owner-occupied and rental dwellings (e.g. residential designer/contractor workshops, expedite building permits that contain universal design features, etc.).	DPER	Homebuilders
Chapter 8: Parks, Open Space & Cultural Resources			
P-2	To consolidate ownership, improve maintenance, and provide for improved land management schemes, King County shall develop a mid-to-long-term strategy that supports mutually beneficial exchanges between Vashon Park District, the (Vashon-Maury)Vashon-Maury Island Land Trust and King County Parks((-Consider)) including <u>consideration</u> of special lease agreements, underutilized parcels, and related issues.	DNRP/Parks	VPD VMILT
P-7	King County should ((F)) form an interdepartmental and interagency working committee to <u>seek funding to conduct a feasibility study that would assess the physical, environmental, financial and design feasibility for a new Regional Trail or other active transportation facility.</u>	DNRP/Parks	DOT/Road Services VMILT

Policy No.	Priority 2 Implementing Action – 2020-2022	Responsible Party	
		Lead	Support
P-8	<p>King County should f(F)orm a working committee to <u>seek funding to:</u></p> <p>a. Scope, identify funding for, and conduct a feasibility study to expand the existing backcountry trail network, <u>including reviewing whether trails are appropriate on state and County-owned land that is subject to forest management plans in areas that are logged</u>((-)); and</p> <p>b. Pursue voluntary public easements across private lands in order to connect public trails, <u>potentially by exploring changes to existing King County conservation easement programs.</u></p> <p>((c. Upgrade DNRP's current program to promote donations from willing land owners (similar to conservation easements))).</p>	DNRP/Parks	DOT/Road Services VMILT CBO
P-12	<p>King County shall <u>evaluate</u> ((Seek out)) opportunities to install permanent and temporary public art <u>in County buildings and facilities, such as</u>((,-including)):</p> <ul style="list-style-type: none"> • ((Play local music on bus routes 118/119, possibly curated by Voice of Vashon Radio)) • Use creative design elements such as paint, tile and texture at public crosswalks and squares • Purchase and display local art inside and/or outside government facilities • ((Display local artist work on public library computers and screen savers)) • Solicit local artist involvement in the design and/or review of new or expanded government buildings • Install island art on ((bike)) <u>bicycle racks and benches at select/visible locations.</u> 	((CBO)) <u>Any affected department</u>	((4Culture))
Chapter 9: Transportation			
T- ((9)) <u>8</u>	<p>King County ((will)) <u>should</u> review the standards for roads in the Vashon Rural Town for compatibility with nonmotorized uses and ((also identify)) potential nonmotorized infrastructure improvement needs ((for inclusion in the 2020 update to the Transportation Needs Report. Community input will be included in this review)) <u>as part of future countywide policy and needs analyses.</u></p>	((DPER)) DOT/Road Services	--
T- ((44)) <u>10</u>	<p>In collaboration with the King County Airport District #1, <u>King County shall</u> perform a standard airport/land use compatibility appraisal to ensure minimum FAA guidelines and other safety</p>	DPER	KCAD VIF&R

Policy No.	<u>Priority 2 Implementing Action – 2020-2022</u>	Responsible Party	
		Lead	Support
	precautions are in place for future development within a 1-mile radius of the runway.		
Chapter 10: Services, Facilities and Utilities			
((F-11	a. Seek funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems b. Educate residents of existing permitted uses for greywater c. Pursue code amendments by the King County Board of Health to allow permitting of Greywater Reuse for Irrigation	DPH	DPER))

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Table 9
Implementation – Priority 3 Actions (Long-Term, 2023-2025)

Policy No.	Priority 3 Implementing Action – 2023-2025	Responsible Party	
		Lead	Support
Chapter 4: Land Use			
((LU-5	King County Department of Permitting & Environmental Review will consistently enforce the provisions of P-suffix VS-P28.	DPER	--))
LU- ((6))5	<p>a. King County shall develop criteria for marking parking reduction waiver decisions.</p> <p>b. King County shall develop proposed amendments to the King County Code that require a site-specific parking study when reducing existing parking spaces.</p> <p>c. King County shall ((C))conduct an analysis of existing and projected off-street parking demands within the Vashon Rural Town to document potential impacts on road and pedestrian safety, congestion, housing affordability, and related opportunities and threats. <u>The analysis should</u> ((E))explore the benefits and risks of a potential Special District Overlay derived from the Parking Reduction ((Zone)) Priority Area shown in Map 4 that reduces off-street parking requirements. <u>In addition to the parcels in Map 4, King County should evaluate inclusion of other parcels, such as multifamily housing, in the potential Special District Overlay.</u></p> <p>((Develop standard criteria and findings for making parking waiver decisions.))</p>	DPER	
((Chapter 5: Rural Area and Natural Resource Lands			
((R-7	<p>a. Perform a comparative analysis of “A” and “RA”-zoned parcels on the island, examining issues such as farm worker housing, stormwater regulations, permit timeframes, current use tax advantages, and different types of production and land uses. Consider amending the current use program to assist Vashon’s predominantly small acreage operations that are within “RA” zones.</p> <p>b. Examine the feasibility of creating agricultural clusters on Vashon-Maury Island to designate priority agricultural lands that are outside of an Agricultural Production District.</p>	DPER	DNPRWLRD DOA))
Chapter 6: Housing and Human Services			
H-3	King County shall ((A)) assess the King County ((zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer	DPER	VSD WD19

Policy No.	Priority 3 Implementing Action – 2023-2025	Responsible Party	
		Lead	Support
	District) Code for innovative opportunities to simplify and streamline multi-family infill development on both vacant and underdeveloped parcels.		
Chapter 9: Transportation			
T-((40))9	King County should seek funding to ((E))examine the projected demand, the financial and operational feasibility of expanding water taxi service to Vashon Island.	DOT/Marine (Water Taxi)	--
Chapter 10: Services, Facilities and Utilities			
F-6	King County should seek funding to evaluate countywide actions to further water quality education, assistance, and programs, such as: a. Seeking funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems; b. Educating residents of existing permitted uses for greywater; and c. Drafting proposed code amendments for the King County Board of Health to consider allowing greywater reuse for irrigation.	((DNRPAWLRD)) DPH	((VMIGPG)) DPER
F-((42))11	King County should ((S))seek grant funding to execute this septic system study. Said study should evaluate all treatment options, such as: group systems, community systems, conveyance to Vashon Sewer District and/or the treatment plan, and local package wastewater treatment systems such as ((MBRs)) membrane bioreactors((-ete)).	((DPH)) DNRP	((DNRPAWLRD DNRPAWTD)) VSD

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Table 10
Implementation – Ongoing Actions

Policy No.	Ongoing Implementing Action	Responsible Party	
		Lead	Support
Chapter 4: Land Use			
LU-1	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
LU-2	<u>King County shall implement policy direction through the King County Code.</u>	Any affected department	--
LU-3	<u>King County shall implement policy direction through the King County Code.</u>	Any affected department	--
LU-4	<u>King County should consider this policy when reviewing proposed changes to land use designations and/or zoning classifications.</u>	DPER	--
LU-((7)) <u>6</u>	<u>Implementation should occur through King County development regulations, permit review, and evaluation of proposed change to land use designations and/or zoning classifications.</u>	DPER	--
Chapter 5: Rural Area and Natural Resource Lands			
R-1	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
R-3	King County ((will)) <u>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 areas.</u>	DPER	DNRP/WLRD
R-4	((a.— Conduct community and property owner outreach in Burton to assess the needs and benefits of rezoning parcels that are contiguous to existing Neighborhood Business zones for the purpose of eliminating nonconforming uses. b.— Conduct a market analysis of the need and demand for small-scale, multi-family residential uses in Burton.)) <u>Implementation should occur through ongoing King County departmental activities.</u>	DPER	PSB
R-5	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
R-6	<u>Implementation should occur through ongoing King County departmental activities, as well as through any current or future Interlocal Agreements with the King Conservation District.</u>	DNRP/WLRD ((KCD))	DPER KCD

Policy No.	Ongoing Implementing Action	Responsible Party	
		Lead	Support
((R-8	Food processing operations are an integral part of creating a viable local agricultural economy and are deemed compatible with the island's rural environment. Food processing plants of appropriate size and scale shall continue to be permitted uses or conditional uses in the "A" zones.	DPER	--))
Chapter 6: Housing and Human Services			
H-1	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
H-2	King County shall implement policy direction through the King County Code and when evaluating proposed changes to zoning classifications.	DPER	
H-4	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
H-8((LU-8))	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
Chapter 7: Environment			
E-1	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
E-2	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
E-3	King County shall ((A)) assess the effectiveness of Special District Overlay 140 by examining parcels that have been developed under this provision and determine if any modifications and/or enforcement changes are needed.	DPER	DNRP/WLRD VMIGPC
E-4	((King County should continue to expand, if feasible, the monitoring of surface water and groundwater quality.)) King County shall continue reporting the results of ((this)) surface water and groundwater quality monitoring to VMIGPC.	DNRP/WLRD	VMIGPC
E-6	Implementation should occur through ongoing King County departmental activities.	DPER	--
Chapter 8: Parks, Open Space & Cultural Resources			
P-1	King County, in coordination with the Vashon-Maury Island Land Trust((?)) and other partners, shall ((will)) continue to explore options to accelerate habitat protection and conservation((using both traditional and non-traditional tools)).	DNRP/Parks	VMILT CBO
P-5	King County((/DNRP)) has ongoing programs that identify parcels with high ecological value on	DNRP/WLRD	VMILT CBO

Policy No.	Ongoing Implementing Action	Responsible Party	
		Lead	Support
	the island and acquire them for long-term public benefit.		
P-15	((Upon property owner notification and consent, create a map to catalog the locations of historically significant properties on the island.)) <u>Implementation should occur through King County development regulations, permit review, and evaluation of proposed changes to land use designations and/or zoning classifications.</u>	DPER	--
P-17	<u>Implementation should occur through permit review and evaluation of proposed changes to land use designations and/or zoning classifications.</u>	DPER	--
P-18	<u>Implementation should occur through ongoing King County departmental activities.</u>	DPER	--
Chapter 9: Transportation			
T-((3)) <u>2</u>	a. King County should ((E))encourage ((use of incentives distributed through the)) promotion of real-time ridesharing through ((the Alternative Service program)) <u>alternative services programs</u> to reduce drive-alone rates on the island by making it easy to share the ride to/from the ferries. b. <u>King County should continue to perform quarterly utilization counts of King County park and ride lots on the Island. The results of these assessments should be made available to the public.</u>	DOT/Metro	--
T-((4)) <u>3</u>	((Continue to perform quarterly utilization counts of King County park and ride lots on the island. Make the results of said assessments readily accessible to park and ride lot customers.)) <u>Implementation should occur through ongoing King County departmental activities.</u>	DOT/Metro	--
T-((5)) <u>4</u>	<u>Implementation should occur through ongoing King County departmental activities.</u>	DOT/Metro	--
T-((6)) <u>5</u>	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
T-((7)) <u>6</u>	King County ((will)) <u>shall</u> continue to require private property owners to construct sidewalks at the time of permit application for new development or substantial redevelopment.	DOT/Metro	--
T-((8)) <u>7</u>	<u>Implementation should occur through ongoing King County departmental activities.</u>	DOT/Metro	--

Policy No.	Ongoing Implementing Action	Responsible Party	
		Lead	Support
Chapter 10: Services, Facilities and Utilities			
F-1	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
F-2	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
F-3	Implementation should occur through ongoing King County departmental activities.	DPER DNRP/WLRD	--
F-4	Implementation should occur through ongoing King County departmental activities.	DPER DNRP/WLRD	--
F-5	((Implement a study of exempt wells on island. This study should result in a more accurate estimate of the number of wells, water quality, and usage.)) Implementation should occur through ongoing King County departmental activities.	DNRP/WLRD	VMIGPC
F-7	Implementation should occur through ongoing King County departmental activities.	VMIGPC	DNRP/WLRD
F-10	((Perform routine evaluations of the Vashon wastewater treatment plant with a long term goal to equip it for accepting island septage.)) Implementation should occur through ongoing King County departmental activities.	DNRP/WTD	--
F-((43))12	Implementation should occur through ongoing King County departmental activities.	DNRP/WLRD DPER	--
((F-14	N/A	DNRP/WLRD DPER	VSD))
F-((45))13	Implementation should occur through ongoing King County departmental activities.	DNRP/WTD	--

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3835 **Responsible Party Acronyms**

3836
3837 4Culture = 4Culture King County Cultural Development Authority (~~(Arts Organization)~~)
3838
3839 CBO = Community-Based Organizations (i.e., Neighborhood and Business Associations(~~(-)~~),
3840
3841 Faith-Based Organizations, Philanthropic Organizations)
3842
3843 DCCHS = King County Department of Community and Human Services
3844
3845 DNR = Washington State Department of Natural Resources
3846
3847 DNRP = King County Department of Natural Resources and Parks (Parks and Recreation Division, Solid
3848 Waste Division (SWD), Water and Land Resources Division (WLRD), Wastewater Treatment Division
3849 (WTD))
3850
3851 DOA = Department of Assessments (King County Assessor)
3852
3853 DOE = Washington State Department of Ecology
3854
3855 DOT = King County Department of Transportation (Metro Transit, Road Services Division, Marine Division
3856 (Water Taxi))
3857
3858 DPER = King County Department of Permitting and Environmental Review
3859
3860 DPH = Public Health – Seattle and King County (~~(Department of Public Health)~~) (Environmental Health
3861 Division)
3862
3863 KCAD = King County Airport District 1 (Vashon)
3864
3865 KCD = King Conservation District
3866
3867 KCLC = King County Landmarks Commission
3868
3869 PSB = King County Office of Performance, Strategy and Budget (~~(Office)~~)
3870
3871 VIF&R = Vashon Island Fire and Rescue
3872
3873 VIGA = Vashon Island Grower(~~(s)~~)s Association
3874
3875 VMIGPC = (~~(Vashon-Maury)~~)Vashon-Maury Island Groundwater Protection Committee
3876
3877 VMIHA = (~~(Vashon-Maury)~~)Vashon-Maury Island Heritage Association
3878
3879 VMILT = (~~(Vashon-Maury)~~)Vashon-Maury Island Land Trust
3880
3881 VPD = Vashon Park District
3882
3883 VSD = Vashon Sewer District
3884
3885 VSSN = Vashon Social Services Network
3886
3887 WD19 = Water District 19

APPENDICES

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**((Vashon-Maury Island CSA Plan))
 Appendix A**

Table 11
Implementation – Actions with Responsible Parties Other than King County

Policy No.	Implementing Action	Responsible Party	
		Lead	Support
Priority 1 – 2018-2019			
Chapter 5: Rural Area and Natural Resource Lands			
R-((9))7	<p><u>Implementation should occur through community-led efforts and activities.</u></p> <p><u>King County support actions are as follows:</u></p> <p>a. Depending upon results of the Vashon Island Grower((:))s Association feasibility study and identification of a potential location, King County staff ((will)) shall coordinate with the community on permitting ((and infrastructure)) needs.</p> <p>b. ((Where feasible,))King County ((will)) should help to identify capital and/or operations funding for the food hub.</p>	VIGA	<p>DPER DNPR/WLRD</p>
R-((40))8	<p><u>Implementation should occur through community-led efforts and activities.</u></p> <p><u>King County support actions are as follows:</u></p> <p>a. King County staff ((will)) shall coordinate with the community on permitting ((and infrastructure)) needs for the farmer’s market, including evaluation of potential amendments to VS-P29 that would allow farmers markets as a permitted use in the Rural Town.</p> <p>b. ((Where feasible,))King County ((will)) should help to identify capital and/or operations funding for the farmer’s market.</p>	VIGA	<p>DPER DNPR/WLRD</p>
Chapter 8: Parks, Open Space & Cultural Resources			
P-10	<p>((a. Form a committee of resident artists, a 4Culture representative and others to develop an Arts Master Plan.</p> <p>b. Develop a formal program matching professional island artists with apprentices wishing to develop their skills. A focus could be on mentoring and education to young peopleand those who cannot afford classes.</p> <p>c. Identify opportunities to improve diversity in arts programming.)</p> <p><u>Implementation should occur through community-led efforts and activities.</u></p>	CBO	<p>((4Culture))</p>

Policy No.	Implementing Action	Responsible Party	
		Lead	Support
Priority 2 – 2020-2022			
Chapter 8: Parks, Open Space & Cultural Resources			
P-4	<p>Vashon Park District and King County Parks ((will)) should:</p> <p>a. ((e)) Continue to partner to secure a state appropriation to upgrade the Tramp Harbor dock, including removal of creosote, pylon safety improvements, and other improvements((-));</p> <p>b. Coordinate on lease relationships with the Washington <u>State</u> Department of Natural Resources((-)); <u>and</u></p> <p>c. Solicit community input on dock design and desired activities.</p> <p><u>Implementation should occur through community-led efforts and activities.</u></p>	VPD	DNRP/Parks DNR
P-11	<p>Pursue grants and partnerships for constructing or improving the following signs:</p> <ul style="list-style-type: none"> • “Welcome to Vashon Island” signage at North End and Tahlequah Ferry Docks • Vashon <u>Rural</u> Town Markers/Welcome Signs • Neighborhood Markers/Welcome Signs for Burton, Dockton, Ellisport and other community centers • Directional signs for the intersection of Bank Road and Vashon Hwy. • Welcome and interpretative markers/signs at parks, forests and beaches <p><u>Implementation should occur through community-led efforts and activities.</u></p>	CBO	((4Culture))
Chapter 10: Services, Facilities and Utilities			
F- ((16)) 14	<p>((a.)) The Vashon Sewer District should ((S)) seek grant funding <u>to scope and conduct an inflow and infiltration (I/I) study. King County should provide technical assistance to support this effort.</u></p> <p>((b. The Vashon Sewer District will coordinate with King County Wastewater Treatment District to scope and conduct an I/I study))</p> <p><u>Implementation should occur through community-led efforts and activities.</u></p>	VSD	DNRP/WTB
Priority 3 – 2023-2025			
Chapter 5: Rural Area and Natural Resource Lands			
R- ((13)) 11	<p>King County supports community efforts to ((G)) convene a planning committee of ((citizens))</p>	VSSN	VIGA CBO

Policy No.	Implementing Action	Responsible Party	
		Lead	Support
	residents, social service providers, the WSU Master Gardeners program, and others to explore the feasibility of and possibly launch a community garden program. <u>Implementation should occur through community-led efforts and activities.</u>		WSU Extension
Chapter 8: Parks, Open Space & Cultural Resources			
P-6	The Vashon Park District should: a. Determine the legal description and property ownership of the existing <u>public boat launch site adjacent to the State of Washington north ferry terminal</u> , including access to the site. b. Identify partners and formalize an inter-agency agreement to assess the launch site, safety, parking and create recommendations for potential improvements. <u>Implementation should occur through community-led efforts and activities.</u>	VPD	DNRP/Parks
Ongoing			
Chapter 8: Parks, Open Space & Cultural Resources			
P-9	<u>Implementation should occur through community-led efforts and activities.</u>	((Any affected department)) CBO	--
P-13	<u>Implementation should occur through community-led efforts and activities.</u>	((Any affected department)) CBO	--
P-14	((Recommend eligible, historically significant structures from the "historic sites" list in Appendix C for nomination to the National and State Registers of Historic Places and/or for designation as King County Landmarks.)) King County supports community efforts to, upon property owner notification and consent, create a <u>map to catalog the locations of historically significant properties on the Island. Obtaining landmark designation should occur through community and preservation organizations' efforts and activities.</u> <u>Implementation should occur through community-led efforts and activities.</u>	VMIHA	KCLC
P-16	<u>Implementation should occur through community-led efforts and activities.</u>	VMIHA	KCLC DPER

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((Status of Prior Community Plan Policies

This table lists all policies and special recommendations from the 1986 Vashon Community Plan and the 1996 Vashon Town Plan that have either been accomplished since the original plan was adopted or are no longer germane due to one of the reasons identified under "Policy Status" below. All other policies and/or special recommendations from the 1986 or 1996 plans are carried forward as verbatim or amended policies in the CSA Subarea Plan.

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished / Addressed in KC Code ²	Duplicated in KC Comprehensive Plan ³	Outdated / No Longer Relevant / Not Enforceable ⁴	Merged With Another Policy ⁵
1986 Vashon Community Plan						
Land Use	V-2	Most of Vashon shall remain at low residential densities in order to maintain the Island's current rural level of development. To accommodate future growth, some of the Island's existing town centers and neighborhoods are planned for additional residential growth. The town of Vashon is planned for the most intensive residential, commercial, and industrial development.	√			√ (Land Use #1 & #5)
	V-4	A variety of residential lot sizes and housing types should be encouraged on the Island.				√ (Housing #3 & #5)
	V-5	Most of the Island's upper plateau areas are planned for low residential densities.	√			
	V-8	Some of the Island's existing towns and neighborhoods are planned for additional residential development to accommodate future growth and to continue the development of these areas as distinct communities. New residential development should be compatible with the existing density and character of these communities, and preserve the quality and quantity of Island ground water.				√ (Land Use #1 & #5)
	V-9	Burton, Docketon, and Vashon Heights are planned for single family residential development at densities which do not require sewers (less than three houses per acre).	√			
	V-14	Single family rezones for moderate income housing projects at densities up to 9 dwelling units per acre should be allowed at the Town of Vashon provided they meet other applicable community plan and county policies. These rezones should be conditioned upon HUD, Farmer's Home			√	√ (Housing #6)

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
		Administration, FHA, Veteran's Home Administration or other government agency approval or they should be for government sponsored projects.				
	V-16	Intensive commercial and industrial land uses should be concentrated at the Town of Vashon and nearby areas where water, wastewater disposal and transit services are available and adequate.	√	√ (R-505)		√ (Land Use #5 & #7)
	V-17	Small commercial centers are recognized as focal points for Vashon's communities and neighborhoods. These centers are to be maintained at their current size except that a limited expansion of the Burton business area may occur during the life of the community plan.	√	√ (R-501 & R-502)		√ (Land Use #4)
	V-18	The Town of Vashon should continue to be the major commercial business center on Vashon Island.				√ (Land Use #5)
	V-19	Mixed business and residential uses are planned in the Town of Vashon surrounding the existing business center.	√			√ (Land Use #1 & #5)
	V-20	Neighborhood business areas on Vashon Island should allow for a mix of retail and residential uses.	√	√ (R-501 & R-502)		√ (Land Use #1 & #4)
	V-21	A limited neighborhood business area should be established at Valley Center.	√			√ (Land Use #4)
	V-22	A small expansion of the business district at Burton should be allowed during the six to ten year life of the plan, subject to criteria established in this plan.	√			
	V-23	Existing neighborhood grocery stores and small nodes of business are recognized as a viable part of the identity of neighborhoods on Vashon Island. These areas include: Dockton, Tahlequah, Portage Heights Deck, Maury Island Service Station, Vashon Center, and Jack's Corner. The existing small scale and neighborhood character of business uses at these locations should be maintained.		√ (R-501)		√ (Land Use #4)
	V-25	Industrial development should have adequate access to the Vashon Highway, but it should not occur in a strip along the Highway.	√			√ (Land Use #6 & #7)

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
	V-26	Future industry should be developed in a manufacturing park setting and should not exceed light industrial uses.			√	
	V-27	Home occupations should continue to be allowed in residential areas on Vashon Island.	√			
	V-29	Sand and gravel extraction operations should continue to operate under appropriate zoning. Quarrying and mining-zoned property is planned for residential use when it is no longer needed for sand and gravel extraction.			√	
	V-31	Development should be minimized and carefully managed in development limitation areas. The most fragile, hazardous or valuable areas, including high recharge areas, Class III landslide hazard areas and wetlands, should remain largely undeveloped through application of a low density designation.	√	√ (E-502, E-503 & E-508)		√ (Nat. Res. #1)
Natural Resources	V-32	As a method of erosion control, landslide prevention and of protecting surface water quality, the removal of native vegetation should be limited in erosion hazard areas, Class III landslide hazard areas, wetlands and along fish bearing waters.	√	√ (E-502, E-503 & E-508)		
	V-33	Protect and preserve the island's wildlife habitats.	√	√ (E-401, E-403, E-432 & E-435)		
	V-34	Where fish or wildlife habitat areas occur within a proposed short plat, subdivision or planned unit development, 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.	√	√ (E-423 & E-425)		√ (Nat. Res. #1)
	V-35	Fish and wildlife habitats identified on Vashon Island and considered to be especially unique and valuable or of potential county-wide significance should receive special attention. Where these occur within a proposed plat, subdivision or planned unit development, building and land development (BALD) may require the developer to submit a special report to assess more closely the impacts of the proposal on the habitat and to	√	√ (E-423 & E-425)		√ (Nat. Res. #1)

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
		recommend specific measures to protect them.				
	V-43	As a high priority, the plan supports the nomination of two Historic districts to the national and state registers of historic places: Dockton and Burton. Redevelopment in these districts should be compatible with the historic character of these communities.			↓	
Utilities	V-46	Community (alternative) sewage systems should be allowed outside the sewer local service area established in this plan. Alternative systems should be considered prior to traditional public sewers where necessary to alleviate existing or potential health hazards. Technical and economic feasibility should be evaluated before deciding to implement an alternative sewage system.	↓ (ref. Washington DOE list of approved alternative systems)			
	V-49	A decision to grant a boundary adjustment to the LSA should not be made solely because the minimum lot size of a zone classification is too small to meet on-site wastewater disposal standards. Specifically, larger lot sizes than the minimum required by zoning should be considered as an alternative to a boundary adjustment.				↓ (Wastewater #1)
	V-54	Protection of the ground water aquifer is of primary importance to the Island. Further water quality degradation which would interfere with or become injurious to existing or planned uses should not be allowed.	↓ (ref. Vashon special district overlay #140)	↓ (E-494 thru E-497)		↓ (Land Use #2)
	V-55	Use existing domestic water supplies and water systems efficiently.			↓	
	V-56	All of Vashon Island is designated a water service area.			↓	
	V-60	King County should give special attention when reviewing building permits, short plats, subdivisions, planned unit developments and rezones to ensure that extension of water service to new customers will not reduce service to existing customers below minimum state and county standards.	↓			↓ (Water #2)
	V-62	The Seattle King County Health Department should give special attention when establishing setbacks for septic systems and	↓			

Prior Plan Category	Policy No. ¹	Policy	Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Policy Status	
					Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
		other potential pollution sources to protect domestic water supplies.				
Transportation	V-65	Public transit should be encouraged in every possible way.			√	
	V-67	Park-and-ride lot development both on the Island and at or near the ferry terminals which serve Vashon Island (Fauntleroy, Southworth, and Pt. Defiance) should be encouraged.	√			√ (Transportation #3)
	V-71	Street and highway improvements should be low-cost safety and maintenance projects wherever possible.			√	
	V-72	To retain the rural environment, four-lane roads should not be built on Vashon Island.			√	
	V-74	High-speed, passenger-only ferry service to Vashon Island should not be implemented			√	
	V-78	The impact of expansion of ferry service, particularly the impacts on roads, neighborhoods, etc., must be considered carefully.			√	
Parks and Recreation	V-81	A primary consideration in acquiring park sites and developing recreational facilities on Vashon Island should be the needs of Island residents.			√	
	V-85a	Trails on Vashon should serve bicyclists, equestrian and pedestrian uses.				√ (Parks #2)
	V-85b	Trail systems at parks and on other public lands should be encouraged on Vashon Island. Trails on public lands should be officially recognized and preserved.	√			
	V-85c	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-85e	Trails should provide multiple uses where possible, serving both recreational and commuter needs.	√			√ (Parks #2)
	V-87	King County should retain historical names for Vashon Island parks and consult the community before naming new parks.			√	
	V-89	King County should explore options for trading the northeast Vashon (Winghaven) park site for another waterfront site on the Island.			√	

Prior Plan Category	Policy No. ¹	Policy	Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Policy Status	
					Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
1996 Vashon Town Plan						
Land Use	L-3	The boundaries of the Rural Town land use (Rural Town of Vashon) shall be as described in Figure 1, amending the 1994 King County Comprehensive Plan Land Use Map.	↓	↓ (R-504)		
	L-7	Multifamily rezones for housing projects for senior or disabled citizens, or for low-income citizens, for up to twelve dwelling units per acre, should be allowed in areas zoned R-8 provided they meet other applicable Town Plan, Community Plan and Comprehensive Plan policies.	↓ (R-8 parcels in Rural Town have "Potential R-12" zoning)			↓ (Housing #6)
	L-8	Mixed business and residential uses are encouraged in the Rural Town.		↓ (R-507)		↓ (Land Use #5)
	L-11	Light industrial development should have adequate access to Vashon Highway, but is not to occur along the Highway.	↓			↓ (Land Use #6 & #7)
	L-12	Storage of heavy equipment may occur within industrially zoned land, but not along arterials.	↓			
Circulation	C-2	King County should review and consider how to help implement traffic studies which may be prepared by other agencies such as the Vashon Chamber of Commerce and the Vashon Community Council.			↓	
	C-3	A second park-and-ride facility at the southern end of Vashon should be considered, possibly along with a parcel development.				↓ (Transp. #3)
Town Green and Green Network	P-1	Along with other agencies, King County should work towards developing a Town Green as an open space focus for Vashon. The Town Green should be centrally located, walking distance from the intersection of Vashon Highway and Bank Road, at least one-half acre in size and oriented toward daylight/solar access.			↓	
	P-2	Along with other agencies and private ownerships, King County should work towards assembling a Green Network using land and/or use intensity trade-offs to secure centrally located and community benefit sites and walkways.				↓ (Transp. #1)

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished / Addressed in KC Code ²	Duplicated in KC Comprehensive Plan ³	Outdated / No Longer Relevant / Not Enforceable ⁴	Merged With Another Policy ⁵
Residential Development	R-1	New housing units, in building type and site development, should be reflective of the established development patterns of their neighborhoods.			↓	
	R-2	Only the housing types listed shall be allowed in residential zones depending on site location and layout: Single Family Detached; Single Family Attached; single family with Attached accessory Unit(s); Cottages as Accessory Units or in Clusters or Commons; Multiplexes (Duplex, Triplex, or Fourplex houses.			↓	
	R-6	New single family neighborhoods of eight or more homes should include open space oriented toward at least one street.	↓ (KC Code 21A.14.180)			

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 3920 ¹The following policy numbers were intentionally skipped in the 1986 Vashon Community Plan and do not appear on
 3921 either the prior plan or current CSA Subarea Plan lists: V-6, V-7 and V-15.
 3922 ²"Accomplished / In King County Code" refers to policies that have been completed since they were first adopted or
 3923 have been adopted by ordinance and are now in King County Code. This includes amendments to the official Zoning
 3924 Map.
 3925 ³"Duplicated in KC Comprehensive Plan" refers to policies that duplicate a policy already in the King County
 3926 Comprehensive Plan. The number shown in parentheses is the KC Comprehensive Plan policy that addresses the
 3927 same topic.
 3928 ⁴"Outdated/No Longer Relevant/Not Enforceable" refers to policies that use outdated terms, have become irrelevant
 3929 since original adoption, or cannot be enforced by King County or another agency.
 3930 ⁵"Merged With Another Policy" refers to policies that were amended and/or combined with a similar policy in the
 3931 Vashon-Maury CSA Subarea Plan. The number shown in parentheses is the CSA Subarea Plan policy that merges
 3932 and/or incorporates the old policy.
 3933

Web Links for King County Code and Comprehensive Plan

King County Code—

http://www.kingcounty.gov/council/legislation/kc_code/24_30_Title_21A.aspx

King County Comprehensive Plan—<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/2016Adopted.aspx>)

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**((Vashon-Maury Island CSA Plan))
 Appendix B**

**Table ((4))12
 Demographic Data**

Subject	2000				2010				2015			
	Vashon CDP*	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
SEX												
Total Population	10,123	100.0	1,737,034		10,624	(X)	1,931,249	(X)	11,000	100.0	2,045,756	100.0
Male	4,918	48.6	864,457	49.8	5,150	48.5	962,090	49.8	5,350	48.6	1,020,901	49.9
Female	5,205	51.4	872,577	50.2	5,474	51.5	969,159	50.2	5,650	51.4	1,024,855	50.1
AGE												
Under 5	484	4.8	105,321	6.1	409	3.8	120,294	6.2	400	3.6	126,282	6.2
5-9	656	6.5	111,162	6.4	523	4.9	113,295	5.9	510	4.6	120,439	5.9
10-14	728	7.2	109,992	6.3	711	6.7	110,789	5.7	730	6.6	114,356	5.6
15-19	673	6.6	108,261	6.2	586	5.5	117,514	6.1	580	5.3	114,940	5.6
20-24	270	2.7	116,597	6.7	284	2.7	129,822	6.7	320	2.9	134,272	6.6
25-34	766	7.6	294,443	17.0	634	6.0	312,717	16.2	650	5.9	344,357	16.8
35-44	1,774	17.5	308,823	17.8	1,189	11.2	296,790	15.3	1,220	11.1	306,778	15.0
45-54	2,319	22.9	259,136	14.9	2,075	19.5	291,132	15.1	2,150	19.5	291,710	14.3
55-59	656	6.5	83,442	4.8	1,255	11.8	126,272	6.5	1,300	11.8	134,911	6.6
60-64	470	4.6	58,085	3.3	1,086	10.2	101,945	5.3	1,150	10.4	115,351	5.6
65-74	716	7.1	88,884	5.1	1,087	10.2	71,860	5.9	1,170	10.6	138,841	6.8
75-84	479	4.7	68,348	3.9	540	5.0	64,148	3.3	560	5.1	67,696	3.3
85+	132	1.3	24,540	1.4	245	2.3	33,784	1.7	260	2.4	35,823	1.8
Median Age	43.6	(X)	35.7	(X)	50.2	(X)	36.3	(X)	51.4	(X)	37.2	(X)
RACE												
Non-Hispanic White	9,308	91.9	1,275,127	73.4	9,556	90.0	1,251,300	64.8	9,700	88.0	1,392,513	68.1
Black or African American	44	0.5	91,789	5.3	81	0.8	116,326	6.0	100	1.0	126,806	6.2
Asian and Pacific Islander	162	1.7	195,352	11.2	177	1.7	294,097	15.2	200	2.0	334,706	16.4
Native American and other	80	0.8	18,855	1.1	73	0.6	17,619	0.9	80	0.7	15,291	0.7
Hispanic or Latino	259	2.6	95,242	5.5	434	4.1	172,378	8.9	580	5.3	189,808	9.3
Two or more race	270	2.7	60,660	3.5	303	2.9	79,529	4.1	340	3.1	119,094	5.8
HOUSING OCCUPANCY												
Total housing units	4,867	100.0	742,237	100.0	5,552	100.0	851,261	100.0	5,600	100.0	871,836	100.0
Occupied housing units	4,193	86.2	710,916	95.8	4,606	83.0	788,232	92.7	4,600	82.0	819,651	94.0
Vacant housing units	674	13.8	31,321	4.2	946	17.0	62,029	7.3	1,041	18.6	52,185	6.0

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP*	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
Homeowner vacancy rate (%)	1.2	(X)	1.2	(X)	1.7	(X)	2.6	(X)	1.9	(X)	1.3	(X)
Rental vacancy rate (%)	2.6	(X)	4.2	(X)	4.8	(X)	7.4	(X)	0.0	(X)	3.4	(X)
HOUSING VALUE												
Owner-occupied units	3,342	79.7	425,436	59.8	3,674	(X)	468,539	(X)	3,649	(X)	470,632	(X)
< \$50,000	0	0	2,440	0.7	18	0.5	10,277	2.2	0	0.0	14,785	3.1
\$50,000-\$99,999	48	1.9	7,007	2.0	15	0.4	4,862	1.0	15	0.4	6,006	1.3
\$100,000-\$149,999	146	5.7	42,360	11.9	48	1.3	7,300	1.6	125	3.4	13,544	2.9
\$150,000-\$199,999	491	19	78,262	22.0	106	2.9	17,720	3.8	124	3.4	28,917	6.1
\$200,000-\$299,999	868	33.6	115,359	32.4	285	7.8	80,976	17.3	613	16.8	93,483	19.9
\$300,000-\$499,999	789	30.6	77,165	21.7	1,517	41.3	187,925	40.1	1,595	43.7	163,148	34.7
\$500,000-\$999,999	238	9.2	27,361	7.7	1,457	39.7	132,374	28.3	1,035	28.4	125,355	26.6
\$1,000,000+	0	0	5,554	1.6	228	6.2	27,105	5.8	142	3.9	25,394	5.4
Median home value (\$)	268,600	(X)	236,900	(X)	479,600	(X)	407,700	(X)	467,200	(X)	384,300	(X)
GROSS RENT												
Occupied units paying rent	850	20.3	285,480	40.2	624	(X)	305,268	(X)	1,026	(X)	339,414	(X)
< \$500	155	19.1	41,754	14.6	57	9.2	24,246	8.0	181	17.6	22,386	6.6
\$500-\$999	426	52.5	173,037	60.7	292	46.8	128,673	42.1	354	34.5	92,418	27.2
\$1,000-\$1,499	137	16.9	48,996	17.2	104	16.7	98,140	32.1	321	31.3	118,864	35.0
\$1,500+	27	3.3	15,362	5.4	171	27.4	54,209	17.8	170	16.6	105,746	31.1
Median (\$)	692	(X)	758	(X)	963	(X)	999	(X)	975	(X)	1,204	(X)
INCOME & BENEFITS												
Total households	4,196	100.0	711,235	100.0	4,374	(X)	781,977	(X)	4,757	(X)	819,651	(X)
<\$10,000	261	6.2	45,534	6.4	163	3.7	43,103	5.5	203	4.3	45,604	5.6
\$10,000-\$49,999	142	3.4	30,146	4.2	80	1.8	28,145	3.6	85	1.8	25,916	3.2
\$15,000-\$24,999	380	9.1	66,414	9.3	231	5.3	57,052	7.3	476	10.0	55,293	6.7
\$25,000-\$34,999	368	8.8	77,320	10.9	220	5.0	62,855	8.0	404	8.5	60,295	7.4
\$35,000-\$49,999	667	15.9	111,224	15.6	649	14.8	94,460	12.1	667	14.0	89,268	10.9
\$50,000-\$74,999	901	21.5	150,548	21.2	686	15.7	138,336	17.7	665	14.0	132,026	16.1
\$75,000-\$99,999	591	14.1	96,885	13.6	745	17.0	109,540	14.0	565	11.9	104,155	12.7

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP*	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
\$100,000-\$149,999	484	11.5	81,613	11.5	954	21.8	134,293	17.2	842	17.7	147,066	17.9
\$150,000-\$199,999	200	4.8	24,479	3.4	289	6.6	56,323	7.2	407	8.6	73,379	9.0
\$200,000+	202	4.8	27,072	3.8	357	8.2	57,870	7.4	443	9.3	86,649	10.6
Median household income (\$)	58,261	(X)	53,157	(X)	80,000	(X)	68,065	(X)	71,820	(X)	75,302	(X)
Mean household income (\$)	72,731	(X)	(X)	(X)	97,362	(X)	90,716	(X)	96,823	(X)	101,859	(X)
Per capita income (\$)	31,983	(X)	29,521	(X)	43,298	(X)	38,211	(X)	45,809	(X)	41,664	(X)
Persons below poverty:	601	6.0	142,546	8.4	692	7.0	196,123	10.2	584	5.7	226,204	11.1
Under 18 years	142	1.4	37,954	2.2	224	2.3	51,079	2.6	169	1.7	57,874	2.8
18-64 years	429	4.2	91,655	5.3	391	3.9	128,095	6.6	345	3.4	146,400	7.2
65 years +	30	--	129,937	--	77	--	16,949	--	70	--	21,930	--
EMPLOYMENT												
Population 16 years and over	8,111	100.0	1,389,714	100.0	8,361	(X)	1,520,352	(X)	8,848	(X)	1,662,822	(X)
In labor force	5,370	66.2	974,767	70.1	5,722	68.4	1,074,067	70.6	5,659	64.0	1,155,495	69.5
Civilian labor force	5,361	66.1	972,790	70.0	5,722	68.4	1,071,741	70.5	5,641	63.8	1,152,753	69.3
Employed	5,244	64.7	929,205	66.9	5,545	66.3	1,005,216	66.1	5,336	60.3	1,079,601	64.9
Unemployed	117	1.4	43,585	3.1	177	2.1	66,525	4.4	305	3.4	73,152	4.4
Armed Forces	9	0.1	1,977	0.1	0	0	2,326	0.2	18	0.2	2,742	0.2
Not in labor force	2,741	33.8	414,947	29.9	2,639	31.6	446,285	29.4	3,189	36.0	507,338	30.5
COMMUTING TO WORK												
Workers 16 years and over	5,144	100.0	911,677	100.0	5,328	(X)	982,438	100.0	5,200	(X)	1,059,196	(X)
Car, truck or van – drove alone	3,107	60.4	626,576	68.7	2,820	52.9	645,517	65.7	3,051	58.7	682,793	64.5
Car, truck, or van – carpoled	545	10.6	109,573	12.0	425	8.0	108,754	11.1	295	5.7	103,938	9.8
Public transportation (excluding taxi)	737	14.3	87,298	9.6	824	15.5	108,299	11.0	1,068	20.5	128,093	12.1
Walked	94	1.8	33,137	3.6	166	3.1	42,783	4.4	112	2.2	50,266	4.7
Other means	217	4.2	14,678	1.6	204	3.8	23,464	2.4	260	5.0	29,496	2.8
Worked at home	444	8.6	40,415	4.4	889	16.7	53,621	5.5	414	8.0	64,610	6.1
OCCUPATION												
Civilian employed population 16 years and over	5,244	100.0	929,205	100.0	5,545	(X)	1,005,216	100.0	5,336	(X)	1,079,601	(X)
Management, business, science, and arts	2,563	48.9	403,287	43.4	2,919	52.6	474,568	47.2	2,771	51.9	529,609	49.1

Subject	2000				2010				2015			
	Vashon CDP*	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
Service	717	13.7	119,770	12.9	605	10.9	144,394	14.4	745	14.0	168,456	15.6
Sales and office	965	18.4	244,903	26.4	1,171	21.1	229,902	22.9	932	17.5	227,966	21.1
Natural resources, construction, maintenance	507	9.7	66,939	7.2	425	7.7	67,358	6.7	359	6.7	60,331	5.6
Production, transportation, and material moving occupations	492	9.4	94,306	10.1	425	7.7	88,994	8.9	529	9.9	93,239	8.6
EDUCATIONAL ATTAINMENT												
Population 18 to 24 years	432	(X)	159,259	(X)	374	(X)	174,547	(X)	529	(X)	180,534	(X)
Less than high school graduate	148	(X)	31,793	(X)	(X)	16.8	(X)	13.6	183	34.6	22,108	12.2
High school graduate	74	(X)	38,733	(X)	(X)	45.7	(X)	25.8	107	20.2	41,747	23.1
Some college or associate's degree	174	(X)	68,000	(X)	(X)	33.9	(X)	44.0	191	36.1	81,678	45.2
Bachelor's degree or higher	36	(X)	20,733	(X)	(X)	3.6	(X)	16.6	48	9.1	35,001	19.4
Population 25 years or higher	7,350	(X)	1,188,740	(X)	7,655	(X)	1,299,736	(X)	8,021	(X)	1,435,467	(X)
Less than 9 th grade	82	(X)	40,702	(X)	(X)	0.8	(X)	3.5	105	1.3	50,130	3.5
9 th to 12 th grade, no diploma	266	(X)	75,026	(X)	(X)	2.4	(X)	4.6	298	3.7	60,353	4.2
High school graduate	1,127	(X)	227,931	(X)	(X)	13.3	(X)	17.7	1,207	15.0	236,295	16.5
Some college, no degree	1,810	(X)	280,812	(X)	(X)	18.1	(X)	20.9	1,484	18.5	282,508	19.7
Associate's degree	476	(X)	89,321	(X)	(X)	7.7	(X)	8.0	489	6.1	118,760	8.3
Bachelor's degree	2,154	(X)	316,451	(X)	(X)	34.9	(X)	28.8	2,290	28.6	425,117	29.6
Graduate or professional degree	1,435	(X)	158,497	(X)	(X)	22.7	(X)	16.4	2,148	26.8	262,304	18.3
Percent high school graduate or higher	(X)	95.3	(X)	90.3	(X)	96.7	(X)	91.9	(X)	95.0	(X)	92.3
Percent bachelor's degree or higher	(X)	48.8	(X)	40.0	(X)	57.6	(X)	45.2	(X)	55.3	(X)	47.9

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3952 *CDP=Census-designated place
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~~((Vashon-Maury Island CSA Plan))~~
Appendix ~~((B))~~C

2016 Strawberry Festival Community Survey Results
July 20, 2016

On July 16 and 17, 2016, during regular booth hours of the 2016 Vashon-Maury Island Strawberry Festival, King County staff distributed and collected a ~~((5))~~five-question community survey to festival-goers who visited the Vashon-Maury Island Community Service Area Subarea Plan booth.

~~((86))~~Eighty-six surveys were collected during the 16 hours that the booth was open. Survey participants were not screened or questioned for place of residency.

The survey was used as a tool to inform and engage the public and to collect community input on issues addressed in the CSA subarea plan ~~((Plan))~~. It was not designed as or intended to be a scientific or statistically valid survey.

1. What do you believe are the most important issues that Vashon-Maury Island will face during the next 10 years? (Choose up to 3)

	# of responses	((%)) percent
Transportation (traffic/roads/ferry system)	41	19
Recreational improvements (parks, trails, etc.)	11	5
Preserving the island's rural, small town character	37	17
Drinking water quality & quantity	21	10
Septic & sewer issues	11	5
Providing quality businesses & jobs	14	6
Social services (youth, mental health, senior services, homelessness)	19	9
Housing affordability	31	14
Climate change	12	5
Youth & education	11	5
Other ¹	11	5

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¹ Health/medical care (5), Preservation of water taxi, relax rules for small/tiny houses, becoming more of a Seattle bedroom community than a funky place, ban on ornamental use of toxic pesticides, income inequality, employment opportunities.

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2. My top 3 priorities for investing in the island’s public infrastructure are:

	# of responses	((%)) percent
More facilities for walking & biking	52	27
Increase the number of access points to the shoreline	35	18
Improve roads and intersections	29	15
Expand Metro service	45	23
Expand park and ride lots	14	7
Other ²	20	10

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² Open space, transform fuel use to all electric vehicles (keep up with innovative technology), expand walk-on ferry service (2), alternative transit services, increase water taxi service on weekends and mid-day, increase reliability of ferry, medical facilities and long-term care (2), social services, sustainable health care, self-sufficiency during mass disasters, Post Office service (2), remove rumble strips, provide more transportation access for low-income and elderly at low cost, assist commercial property owners to make the business look better (architecture theme for town), ((bike))bicycle lanes, encourage bicycling (discounts on electric ((bike))bicycle kits).

3. I support increasing the amount of multifamily housing in the Town of Vashon:

	# of responses	((%)) percent
Strongly agree	27	33
Agree	30	37
Neutral	18	22
Disagree	3	4
Strongly disagree	3	4

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4. The area between the Town of Vashon and Center should continue to be designated for low density residential in order to separate the two commercial nodes along Vashon Highway:

	# of responses	((%)) percent
Strongly agree ³	16	20
Agree	19	23
Neutral	22	27
Disagree	18	22
Strongly disagree	6	7

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³ Additional note from 1 respondent: “To do otherwise could create a commercial strip – not walkable, not in keeping with character of the island.”

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5. I support increasing the amount of land in the Town of Vashon for commercial businesses:

	# of responses	((%)) percent
Strongly agree	8	10
Agree	30	38
Neutral	20	25
Disagree	14	18
Strongly disagree	7	9

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((Vashon-Maury Island CSA Plan))
Appendix ((C))D
General List of Historic Sites³³ on Vashon-Maury Island

North Vashon – Vashon Heights	
Bunker Trail	Runs from Heights Dock to Dolphin Pt
Ferncliffe - Royce Wiese	Above Heights Dock
Alexander Golding 1910	Dolphin Point (Built for Spinster sisters)
Wingehaven Park	Twickingham Estate - Cunliffe Road
Falcon's Nest	12412 Vashon Hwy SW
Peter Woeck House	11344 SW McCormick Pl
Old Vashon Highway (The Old Vashon Highway was the first paved section of road, contract was awarded to Henry Kaiser, a concrete roadway from Heights Dock to Center - 1921)	146 th to Lande's Corner (last remaining section)
August Steen House	Vashon Hwy East side, South of Harbor Sch.
Ludwig Steen House	Vashon Hwy East side, South of August Steen
Agren House	Vashon Hwy on West side North of Cove Rd
Covey Green House site 1894	91 st Ave just North of road to Dilworth

4015

Cedarheast – Colvos - Cove – Westside	
Shingle Mill Creek	Fern Cove (Site of first Shingle Mill)
Baldwin House 1912	Fern Cove
Terkel Hanson House	Cove Road
Steen House 1910	Cove Road (Steen Lumber Mill and Railway)
Karl Steen House	115 th
Kosir Residence	115 th
Zarth Farm 1900	115 th
John and Emma Walls	Colvos Dock area (Grandfather of Milt and Larry Walls)
Cove Norwegian Methodist Church	On Hillside above Cove
Kress Store 1923 (Colvos Store)	Colvos Westside built by Trones
Columbia School	Columbia Loop Rd

4016

³³ Prepared by volunteers of the Vashon-Maury Island Heritage Association in 2016-2017. This list does not represent type of official historic designation or recognition by King County.

Vashon Rural Town and Vicinity	
Gilfillan House at Cove Rd	Vashon Hwy
Steffenson House	Vashon Hwy
Fred Weiss at Gorsuch Rd	Vashon Hwy (Moved from Vashon)
Abraham T. and Conrad Tjomsland	17011 Vashon Hwy
Mukia Farm and Barreling Plant	107 th Ave West off Bank Rd
Vashon Airport	King County Airport District No. 1 - Cove Rd
Gorsuch Store 1895	Vashon (Later Weiss Grocery, and the Vashon Hardware)
Beall - Hansen Bldg.	Vashon Main Street (Later Van Olinda Building)
Kimmel Store 1925-6	Vashon Main Street
Fred Weiss Building	Vashon Main Street (Two Story Red Brick)
Lutheran Church 1907	Vashon (Heritage Museum)
Lutheran Parsonage 1907	Vashon (Heritage)
Mace Building 1909 (was two story)	Vashon (Vashon Bank, Masonic Hall)
SJ Harmeling	1904 9518 SW Bank Rd Vashon
Eernissee Farm	Island Lumber site
Eernissee House	26418 297 th Way SW (Moved)
Presbyterian Church 1908	Vashon
Methodist Church 1908	Vashon Hwy SW
Byrd Jacobs House	Soper Rd area on bluff
Charles Jacobs House	
WS Callaway 1895	Laughlin Road (Built for Danner)
Lewis Beall 1896	Beall Road (North of Greenhouses)
Wallace Beall 1902	Beall Road (Two Story East Side)
Harrington Log House 1890	Beall Road
Harrington-Beall Greenhouse District	Beall Road

4017

Vashon Center	
Matsuda Farm	Center
IOOF Hall 1907 (Blue Heron)	Center (King County Landmark)
Allison 1905	Center Cemetery Rd
Shane House (Brothers - Art, Charley)	Cemetery Road (Nut Orchards)
Fuller Store 1892 (Therkelsen Transfer)	Center on SW corner
Kinneykinick Farm	McMurray and Chautauqua Sch Campus
Pettle Family farm	
Charles Okeefe 1883	Cemetery Rd (Mann house)

Vashon Center

Dr. Cheney Log House 1890	11808 SW Cemetery Road bottom of hill
Erickson Greider 1900	Vashon Hwy South of Phone Co Bldg (Erickson dealer for Brush Automobiles)
Silvie	Vashon Hwy South of 204 (Puz House)
Oscar Miner House	Vashon Hwy South up hill (just south of Puz)
Soike House	
Francis M Sherman 1904	Paradise Valley Three Story

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Puget Sound Chautauqua – Ellisport

George Fuller Home 1885	Ellisport Hill
Judge Claypool House	Chautauqua Dr (Lou Devine)
Florence Newman 1900	Ellisport (Across from Judge Claypool) One story
Ellis Addition to Chautauqua	Tramp Harbor Drive (hill over fishing pier)

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Quartermaster

Dugway Road (Clarke Homestead)	Dugway Road
Frank Bibbins 1908	Quartermaster
Bert Christman House 1884	Quartermaster (sits on small rise)
Christopher Columbus Sherman 1880	Monument Road (Great Grandfather) 120 acre
H. A. Stanley 1902	Quartermaster (Marjorie Stanley house)
SD Sherman 1880	Quartermaster (later Billingsly)
Wiman House 1900	Quartermaster at Monument
Quartermaster School 1890	Morgan Hill (later Sargent family)

4020

Portage Isthmus (Portage area including Kingsbury Beach)

Portage Store Post Office #1 1890	Old 2 Story to West (attached)
Portage Store 1903	Portage (large box Two Story) Van Olinda
Rendall's Store - Portage	
Portage Hotel site Portage	Sherman
AB Coe	Quartermaster (House on bank)
Ed Christman 1903	Portage (barn for hotel became house Wife - Phoebe Sherman)
Fred B Sherman 1900	Portage West of Salt water marsh (Note: RFW Martin Realty was on pilings at marsh)
Rendall's Store - Portage	
Kingsbury Road, Mill, Kingsbury Dock and Lagoon,	

	Portage Isthmus (Portage area including Kingsbury Beach)	
4021	Shoreline road to Mileta	

	Burton Historic District (See KC Historic Sites Survey)	
	First Peoples Sites	Ancient people lived on and around Quartermaster Harbor and other island sites since the earliest times
	Edson House 1890	Burton
	Burton Church 1890	Burton
	Burton Store 1892	Burton
	Burton Post Office	Burton
	Burton Hotel 1890-1900	Burton
4022	Burton Masonic Hall 1894	Burton (Woodmen of the World)

	Burton Peninsula	
	Burton High School 1904	Burton (On corner at Bayview)
	Van House Residence	Burton Peninsula
	Leathers House 1890	Burton Peninsula
	Jones House 1890	Burton Peninsula 2 story East of Leathers
	Gammell 1908	Burton Peninsula
	Tonnesson House 1910	Burton Peninsula (Stonework)
4023	Vandevanter Home 1893	Burton Peninsula

	Burton Hill	
	Methodist Church Manse	Burton (North of Vashon College site)
	Vashon College and Academy site	Burton Hill overlooking the town
	Frank Carlson House 1900	Burton Hill 107th
	BP Nelson House 1900	Burton Hill (Harbor Crest Poultry Farm)
	Thomas McNair House 1884	Burton Hill
	Magnolia Beach (Many beach homes)	
4024	Ira Case (Marjesira Inn) 1906	Magnolia Beach Post Office and Store

	South Vashon - Tahlequah, Batchelor Rd, PohIRd	
	Spinnings House	Wax Orch. Rd (Daffodill) House moved South
	Lisabeula School No. 2 1920c	Wax Orchards Rd
	Lisabeula Resort	Lisabeula Park at beach
	MirAMar Hotel	Spring Beach

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South Vashon - Tahlequah, Batchelor Rd, Pohl Rd	
Camp Sealth Log Bldg	13900 SW Camp Sealth Rd
Maidmen Homestead	14529 SW Pohl Rd

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Maury Island	
Sutter Castle 1890	24801 SW Dockton Rd Maury Island
Blanc Villa 1940	"San Souci" (Near Sutter Castle)
Point Robinson Lighthouse 1915	
Cornelius (Kenny) Larsen House	Luana Beach
Mileta House (Miles Hatch) 1890	Maury Island
Maury Community Hall 1910 c	Corner Pt Rob Rd and 240th
Carter 1900 ©	Maury Island 2 story across from Maury Hall
Maury Grade School	Corner of Pt Rob Rd and 59 th Ave
Stadler Cabin	5313 SW 244 th St
Shane (Sisters) House	Maury Park (Moved from Vashon)
Tacoma Yacht Club site	Manzanita

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Gold Beach	
Maury Cemetery	Top of Hill at Gold Beach
Pembroke Farm (Site only)	(Crest of Hill in park property)
Dockton Historic District (Many Century homes in the town of Dockton. It is also the site of early shipbuilding, repair, lumber and fishing enterprises)	(See KC Historic Sites Survey)
Dockton Store 1908	Dockton

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Manzanita – Northhill - Rosehill	
Adams Cabin	Manzanita Beach
Hake Winery	South end of Hake Road

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~~((Vashon-Maury Island CSA Plan))~~
Appendix ~~((D))E~~
CSA Subarea Plan Concepts with Potential Countywide Implication

[The purpose of this ~~((document))~~ appendix is to record and track new project ideas, alternative approaches to development, and/or potential code amendments that emerge during a Community Service Area subarea planning process but which require a more lengthy and comprehensive assessment than what is possible within the scope of a community plan. The concepts may also have countywide (vs. subarea) application. As future countywide code or policy amendments are prepared, this list may provide background material and context to reference and potentially incorporate.]

CSA: Vashon-Maury Island

Year: 2017

Topic: Accessory Dwelling Units (ADU)

Type of Amendment: King County Code (21A.08.030 Residential land uses)

Concept Details:

Background – ADUs have been permitted by right on Vashon-Maury Island (and throughout unincorporated King County) for decades. No conditional or special use permits are required. However, they have received more attention and scrutiny over the past few years as housing affordability has become an increasing concern for a greater number of people. Many jurisdictions across the U.S. have relaxed their ADU requirements in recent years as an incentive to private property owners to construct more of them. Including a policy in the CSA subarea plan ~~((Plan))~~ that specifically supports ADUs emphasizes that this housing option is important to the Vashon-Maury Island community and ~~((they))~~ that ADUs should not only be permitted, but the permitting process should be streamlined so more property owners may consider them.

Working Group Discussion - The Land Use/Housing/Community Health working group ~~((has))~~ discussed this topic at multiple meetings. There ~~((has been))~~ was general consensus that ADUs should continue to be a permitted residential use, especially within the Rural Town. There is some difference of opinion about the level of importance and focus that ADUs should play in the ~~((i))~~Island's overall affordable housing strategy. Several members ~~((have))~~ pointed to illegal ADUs on the ~~((i))~~Island as a reason why the ADU approval process needs to be simplified. One specific barrier the group identified very early in the process was the requirement by Public Health-Seattle and King County for any ADU, regardless of size, to construct a separate onsite septic system sized for a minimum of ~~((3))~~ three bedrooms. While this requirement has limited relevance in the Rural Town where Vashon Sewer District provides service, it was identified as one of the primary concerns outside the Rural Town. Public Health reviewed this policy and has modified their process to allow for an applicant to request a waiver from the minimum ~~((3))~~ three -bedroom requirement. ~~((The matrix below was requested by the working group early in their process to help clarify King County's existing ADU requirements and the matrix reflects this change by Public Health.~~

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Accessory Dwelling Units (ADU's) on Vashon-Maury Island

ADU's	Town-Center (Rural Town w/urban-zoning)		Outside of Town-Center (Rural)	
	Attached	Detached	Attached	Detached
Lot size	Allowed	Allowed on >5,000	Allowed on parcels less than and greater than minimum lot size: <ul style="list-style-type: none"> ● RA-2.5: min. lot size = 1.875 acres ● RA-5: min. lot size = 3.75 acres ● RA-10: min. lot size = 7.5 acres 	Allowed only on parcels equal or more than minimum lot size: <ul style="list-style-type: none"> ● RA-2.5: min. lot size = 1.875 acres ● RA-5: min. lot size = 3.75 acres ● RA-10: min. lot size = 7.5 acres
Maximum size of ADU unit	1,000-sf Code has exception if ADU is wholly contained in attic or basement).	1,000-sf	1,000-sf	1,000-sf
Limiting conditions		Lot with more than one primary dwelling must be attached.		Lot with more than one primary dwelling must be attached.
Septic/Public Health	Must connect to sewer	Must connect to sewer	A septic system separate from the primary dwelling is required for ADUs. The septic system minimum size requirement is for 3-bedroom structure. It requires a separate drain field and reserve drain field. However, for an onsite septic system (OSS) application designed to accommodate an ADU with two bedrooms, the designer may ask for a waiver of the 3-bedroom requirement by submitting a copy of the house floor plans, a District Waiver Request asking for consideration of an OSS designed for less than 3-bedroom minimum specified in 13.28.070 A, and a recorded notice on title specifying that the OSS is designed for two bedrooms only.	A septic system separate from the primary dwelling is required for ADUs. The septic system minimum size requirement is for 3-bedroom structure. It requires a separate drain field and reserve drain field. However, for an onsite septic system (OSS) application designed to accommodate an ADU with two bedrooms, the designer may ask for a waiver of the 3-bedroom requirement by submitting a copy of the house floor plans, a District Waiver Request asking for consideration of an OSS designed for less than 3-bedroom minimum specified in 13.28.070 A, and a recorded notice on title specifying that the OSS is designed for two bedrooms only.

ADU's	Town Center (Rural Town w/urban zoning)		Outside of Town Center (Rural)	
	Attached	Detached	Attached	Detached
Water	ADU must hook-up to Water District 19	ADU must hook-up to Water District 19	(1) If primary residence is on a private well, may share private well system, subject to quality and quantity of water. (2) If primary residence is connected to a Group B system, then ADU can connect to the Group B if a connection is available.	(1) If primary residence is on a private well, may share private well system, subject to quality and quantity of water. (2) If primary residence is connected to a Group B system, then ADU can connect to the Group B if a connection is available.
Occupancy	One unit must be owner occupied.	One unit must be owner occupied.	One unit must be owner occupied.	One unit must be owner occupied.
Parking	One additional off-street parking space shall be provided.	One additional off-street parking space shall be provided.	One additional off-street parking space shall be provided.	One additional off-street parking space shall be provided.
Entrances	Only 1 entrance per street per dwelling unit.	Only 1 entrance per street per dwelling unit.	Only 1 entrance per street per dwelling unit.	Only 1 entrance per street per dwelling unit.))

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Other ADU Topics – Below is a list of other topics related to ADUs identified by Vashon CAG members and King County DPER staff and the status of these topics. The County may wish to consider amending K.C.C. 21A.08.030 to addressing these issues raised during the subarea planning process.

Topic / Concept	Code/Statute Requirement	Status
1. Allow an applicant to request a waiver from the off-street parking requirement.	K.C.C. 21A.08.030 requires every ADU to provide 1 additional off-street parking space (beyond what is required for the primary dwelling)	<ul style="list-style-type: none"> Discussed by and generally supported by working group Discussed by staff on 12/12/16 Generally support; recommend including this change as part of a countywide ADU code amendment
2. Remove the owner occupancy requirement	K.C.C. 21A.08.030 requires either the ADU or the primary dwelling to be occupied by the property owner	<ul style="list-style-type: none"> Very limited discussion by working group Very limited discussion by staff No consensus from either CAG or staff on implications Review as part of a comprehensive ADU code amendment
3. Allow park model homes as ADUs	<ul style="list-style-type: none"> State defines park models as an RV for construction purposes (vs. manufactured home). They are only allowed for temporary recreational purposes. 	<ul style="list-style-type: none"> Very limited discussion by working group Very limited discussion by staff

Topic / Concept	Code/Statute Requirement	Status
	<ul style="list-style-type: none"> • King County does not currently allow an RV as a type of ADU or permanent dwelling unit; only in RV parks • State exemption allows park models in legally recognized manufactured home parks 	<ul style="list-style-type: none"> • Requires amendment of Washington State Labor & Industries definitions and rules
<p>4. Create a suite of registered ADU plans for attached and detached ADUs to expedite the building permit process and reduce plan check fees</p>	<ul style="list-style-type: none"> • Administrative process/ decision • Applicants can currently register their own ADU plan sets but option has not been used 	<ul style="list-style-type: none"> • No discussion by working group • Discussed by DPER management and staff on 12/12/16 • Concept has support from DPER and DCHS management • King County to pursue funding to create a set of attached and detached ADU plans that any applicant can use for obtaining a basic permit

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King County

2017 updates to
2016 King County Comprehensive Plan

LAND USE AND ZONING MAP AMENDMENTS

Land Use and Zoning Amendments

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30 Map Amendment 3: Affordable Housing Incentive Page 7

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Special District Overlay

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34 **Map Amendment # 1**

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37 **SW 260th St. (Maury Island Natural Area)**

38 **(Vashon-Maury Island Community Service Area Plan)**

39 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP
40 and KING COUNTY ZONING ATLAS

41

42 Amend Sections 28 and 29, Township 22, Range 3 as follows:

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45 **LAND USE**

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47 Change land use designation on parcels 2822039023, 2822039057, 2822039024 and
48 2822039025 from “m”, Mining to “os”, King County Open Space System

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50 **ZONING**

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52 Change zoning on parcels 2822039023, 2822039057, 2822039024 and 2822039025
53 from “M-SO” and potential zoning “RA-2.5-SO” to “RA-10-SO”

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55 **Effect: Amends land use designation from “m” to “os” and amends zoning from**
56 **Mineral with Special District Overlay-140 to Rural Area-1 dwelling unit per 10**
57 **acres with Special District Overlay-140. The “os” designation indicates King**
58 **County’s long-term objective to manage the Maury Island Natural Area as public**
59 **open space. Special District Overlay-140 is the groundwater protection SDO used**
60 **across Vashon-Maury Island in areas with high groundwater recharge capacity.**
61 **The “os” land use designation and the RA-10 zone are more accurate and**
62 **appropriate for this site since they reflect current and future public open space**
63 **plans and align with the land use and zoning of other open space parcels on**
64 **Maury Island. The sand and gravel mine in the Maury Island Natural Area is no**
65 **longer in operation and King County is nearing completion of a reclamation and**
66 **soil remediation plan, which once implemented, will improve the land as**
67 **permanent public open space.**

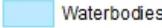
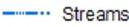
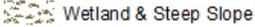
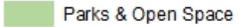
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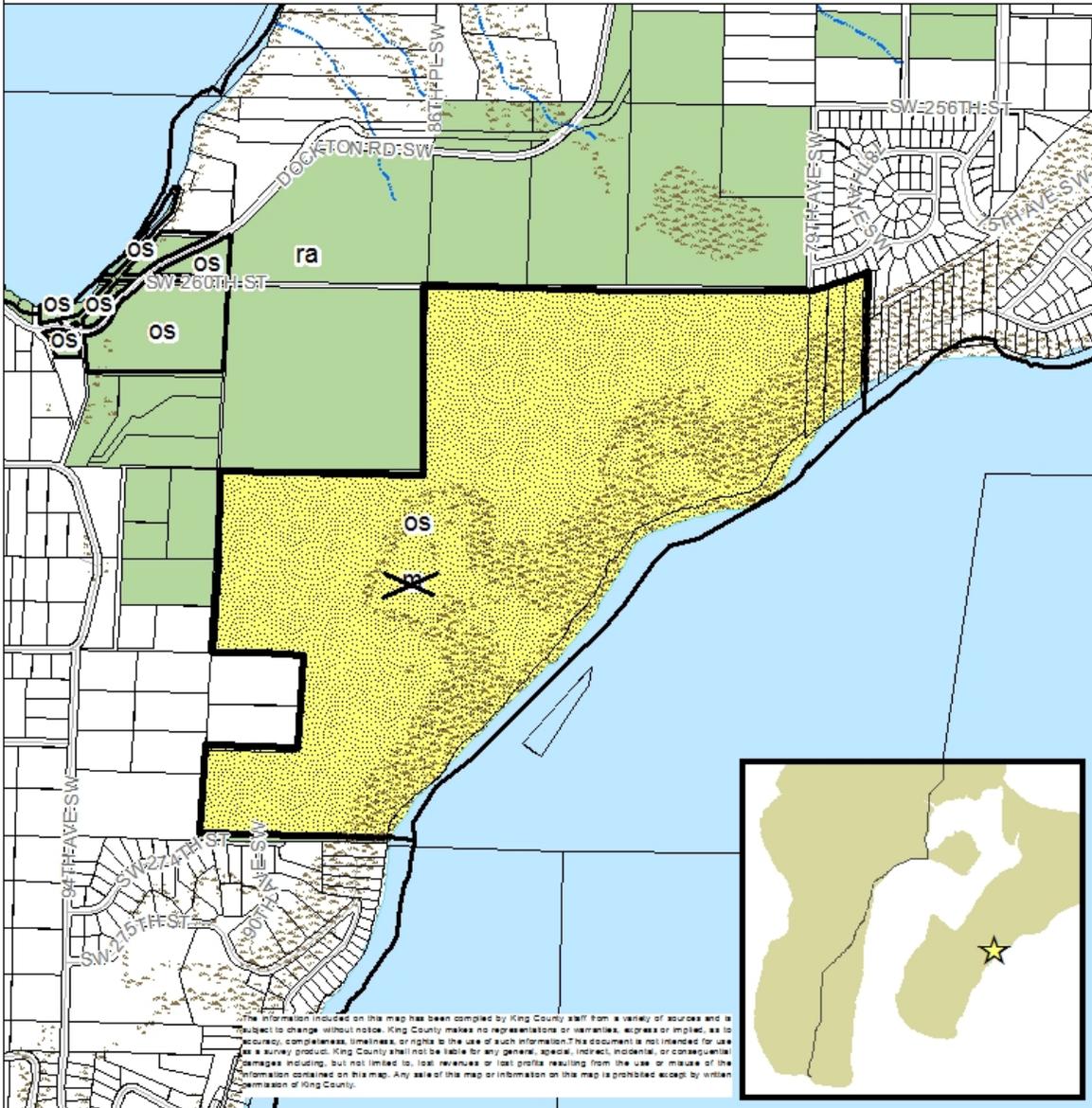
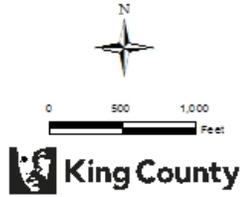
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Map Amendment #1 - Maury Island Natural Area

Land Use Map Amendment

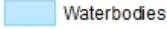
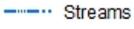
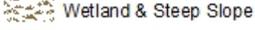
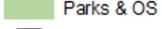
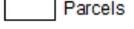
- | | | |
|---|---|-------------------------|
|  Study Area |  Waterbodies | M Mining |
|  CPLU |  Streams | OS KC Open Space System |
|  Wetland & Steep Slope |  Railroads | ra Rural Area |
|  Parks & Open Space |  Parcels | |
|  Park & Ride | | |

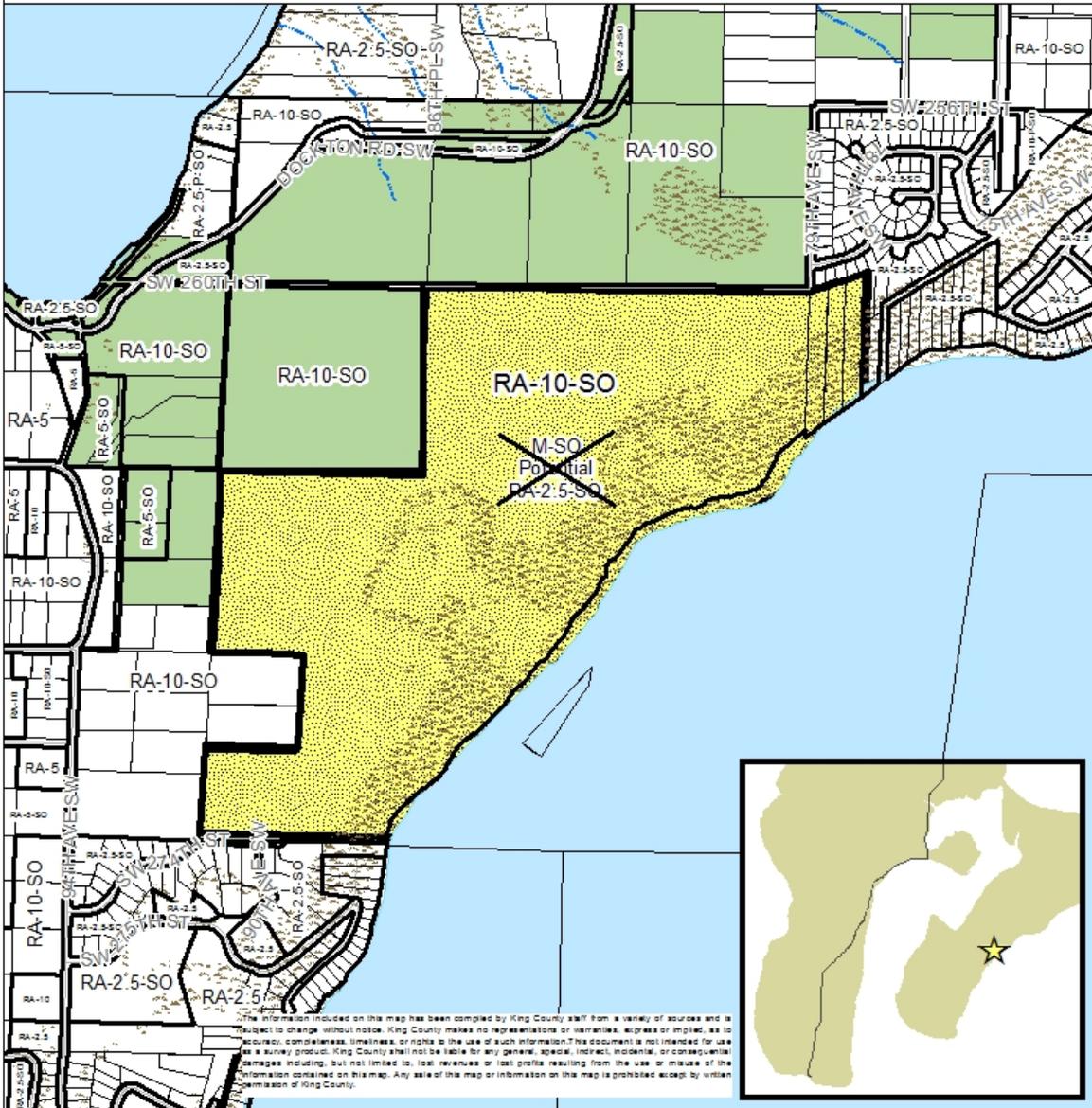


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Map Amendment #1 - Maury Island Natural Area

Zoning Map Amendment

 Study Area	 Waterbodies	RA-2.5 Rural Area, 1 DU/5 acres	  
 Zoning	 Streams	RA-5 Rural Area, 1 DU/5 acres	
 Wetland & Steep Slope	 Railroads	R-10 Rural Area, 1 DU/10 acres	
 Parks & OS	 Parcels	M Mineral	
 Park & Ride		P = parcel specific development condition	
		SO = special district overlay	



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74 **Map Amendment # 2**

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77 **Vashon Highway SW (Ober Park)**

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79 **(Vashon-Maury Island Community Service Area Plan)**

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83 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP**

84

85 Amend Section 29, Township 23, Range 3 as follows:

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88 **LAND USE**

89

90 Change land use designation on parcel 2923039044 from “op,” Other Parks to “rt,”
91 Rural Town

92

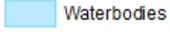
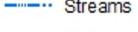
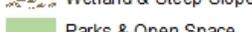
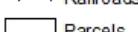
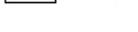
93 **Effect: Amends Land Use from “op” to “rt” on King County’s official Land Use**
94 **Map. The parcel is an “island” within the Vashon Rural Town boundary,**
95 **completely surrounded by land that is designated “rt”. Amending the Land Use to**
96 **“rt” makes the parcel’s land use consistent with the designation of the adjacent**
97 **neighborhood and eliminates the current enclave. The “rt” designation allows for**
98 **multiple zones, including the R-4-P zoning classification currently applied to this**
99 **property, and is used to recognize economic and civic activity centers in the**
100 **unincorporated Rural Area. The parcel (5.47 acres) is a multi-use community park,**
101 **owned and maintained by Vashon Park District, which contains the Ober Activity**
102 **Center and offices, improved parkland, an off-street parking lot, and the Vashon**
103 **Branch of the King County Library System.**

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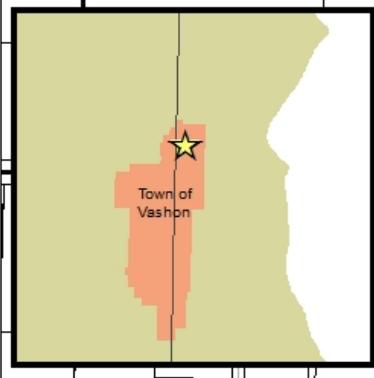
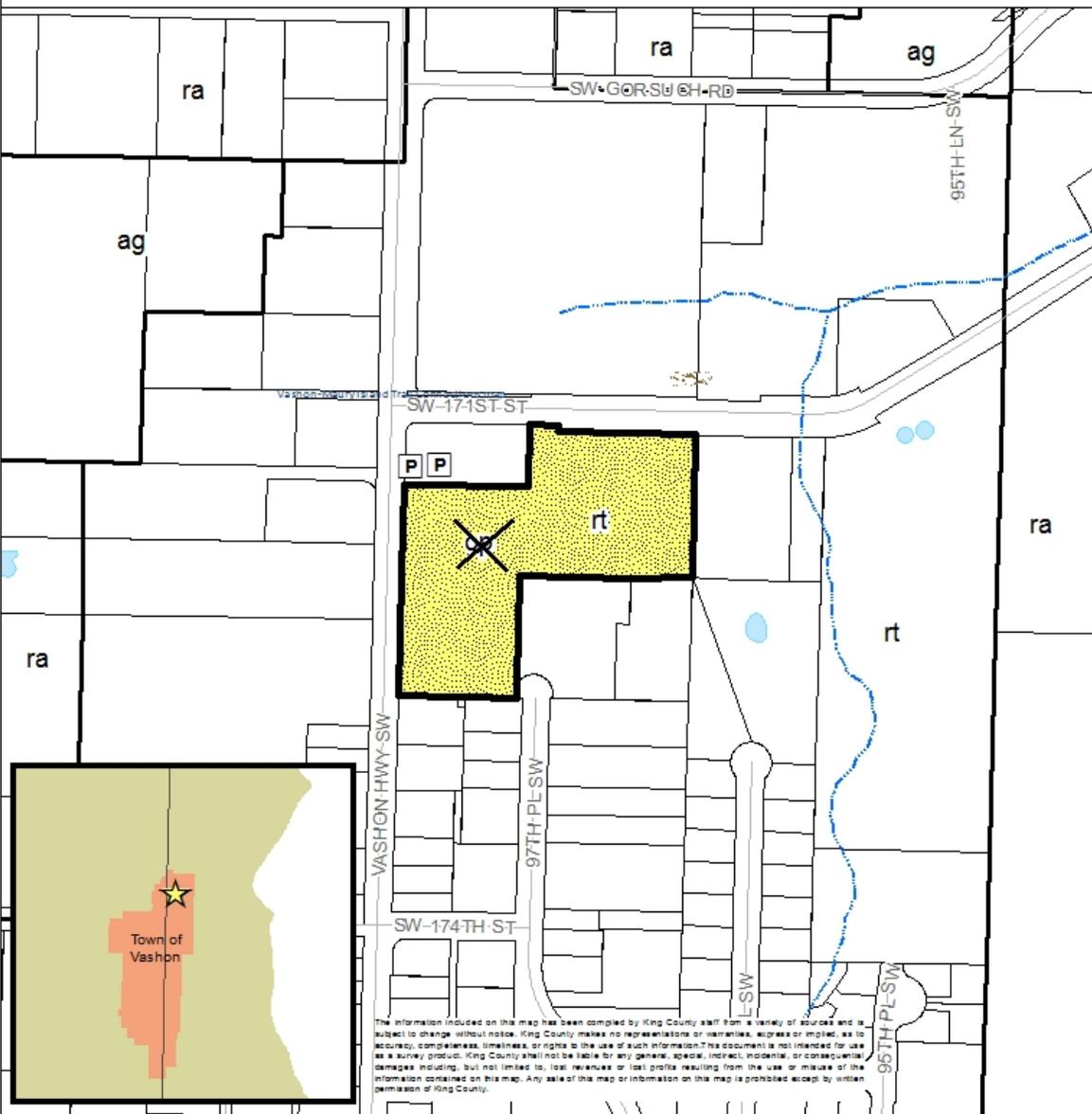
Map Amendment #2 - Ober Park

Land Use Map Amendment

 Study Area	 Waterbodies	ag Agriculture
 CPLU	 Streams	op Other Parks/Wilderness
 Wetland & Steep Slope	 Railroads	rt Rural Town
 Parks & Open Space	 Parcels	ra Rural Area
 Park & Ride		



0 150 300 Feet

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108 **Map Amendment # 3**

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111 **Vashon Rural Town (Affordable Housing Incentive Special District Overlay)**
112
113 **(Vashon-Maury Island Community Service Area Plan)**
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117 **AMENDMENT TO THE KING COUNTY ZONING ATLAS**

118
119 Amend Sections 5 and 6, Township 22, Range 3, and Sections 29, 30, 31 and 32,
120 Township 23, Range 3, as follows:

121
122 **ZONING**

123
124 Apply the Special District Overlay established in Section 6 of Proposed Ordinance
125 2017-0317 to the following parcels. Make no other changes to the land use designation
126 or zoning:
127
128

Parcel Number	Current Zoning
3023039233	R-4-P
3223039025	R-4
3223039141	R-4
3123039015	R-4-P
0522039016	R-1-SO
0522039130	R-1-SO
0522039142	R-1-SO
0522039143	R-1-SO
0522039144	R-1-SO
0522039164	R-1-SO
0622039017	R-1-SO
0855500010	R-12
0855500020	R-12
0855500030	R-12
0855500040	R-12
0855500050	R-12
0855500060	R-12
0855500070	R-12
0855500080	R-12
0855500090	R-12

Parcel Number	Current Zoning
0855500160	R-12
0855500170	R-12
0855500180	R-12
0855500190	R-12
0855500200	R-12
0855500210	R-12
0855500220	R-12
0855500230	R-12
0855500240	R-12
0855500250	R-12
0855500260	R-12
2617370010	R-4
2617370020	R-4
2617370030	R-4
2617370040	R-4
2617370050	R-4
2617370060	R-4
2617370070	R-4
2617370080	R-4
2617370090	R-4
2617370100	R-4
2617370110	R-4
2617370120	R-4
2617370130	R-4
2846200005	CB-P
2846200010	CB-P
2846200025	CB-P
2846200030	CB-P
2846200040	CB-P
2846200050	CB-P
2846200065	CB-P
2846200070	CB-P
2846200075	CB-P
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2846200100	CB-P
2846200105	CB-P
2846200110	CB-P
2846200115	CB-P

Parcel Number	Current Zoning
2923039040	R-4-P
2923039068	CB-P
2923039094	CB-P
2923039106	CB-P
2923039113	CB-P
2923039114	CB-P
2923039117	R-12
2923039121	CB-P
2923039133	R-12-P
2923039135	CB-P
2923039136	CB-P
2923039140	R-12
2923039142	R-4-P
2923039147	CB-P
2923039148	R-4-P
2923039158	CB-P
2923039159	R-12-P
2923039160	CB-P
2923039161	CB-P
2923039167	R-12-P
2923039169	R-12
2923039170	R-12
2923039171	R-12-P
2923039172	R-12
2923039174	R-12
2923039176	R-12-P
2923039183	CB-P
2923039190	R-4-P
2923039198	CB-P
2923039199	R-12-P
2923039206	R-4
2923039277	R-12-P
2923039279	R-12-P
2923039291	CB-P
2923039295	CB-P
3023039033	R-4
3023039034	R-4-P
3023039036	CB-P
3023039038	R-4
3023039039	CB-P

Parcel Number	Current Zoning
3023039041	CB-P
3023039045	R-4
3023039046	R-4-P
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3023039051	CB-P
3023039052	R-4-P
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3023039137	R-4-P
3023039138	R-4-P
3023039141	R-4-P
3023039154	R-4
3023039160	CB-P
3023039161	CB-P
3023039163	R-4-P
3023039169	R-4-P
3023039176	R-4-P
3023039185	R-4
3023039187	CB-P

Parcel Number	Current Zoning
3023039194	R-4-P
3023039201	R-4-P
3023039204	CB-P
3023039206	R-4-P
3023039227	R-4
3023039241	R-4
3023039246	R-4
3023039247	R-4
3023039248	R-4
3123039004	CB-P
3123039005	R-4
3123039006	R-4
3123039010	CB-P
3123039011	CB-P
3123039030	CB-P
3123039033	CB-P
3123039034	R-4
3123039035	CB-P
3123039039	R-1-SO
3123039042	R-8 Potential R-12
3123039053	CB-P
3123039055	CB-P
3123039059	CB-P
3123039061	CB-P
3123039067	CB-P
3123039068	R-8 Potential R-12
3123039071	CB-P
3123039072	CB-P
3123039073	R-8 Potential R-12
3123039075	CB-P
3123039079	R-8 Potential R-12
3123039083	R-8 Potential R-12
3123039085	R-4-P
3123039086	CB-P
3123039087	CB-P
3123039088	CB-P

Parcel Number	Current Zoning
3123039090	R-8 Potential R-12
3123039093	R-8 Potential R-12
3123039096	R-4-SO
3123039099	R-4-P-SO
3123039104	R-4-P
3123039107	CB-P
3123039113	R-8 Potential R-12
3123039118	R-8 Potential R-12
3123039126	CB-P
3123039127	R-8 Potential R-12
3123039128	R-8 Potential R-12
3123039129	R-8 Potential R-12
3123039130	CB-P
3123039131	CB-P
3123039132	R-8/CB Potential R-12
3123039134	CB-P
3123039135	CB-P
3123039140	R-4
3123039142	R-4
3123039144	R-8 Potential R-12
3123039147	R-4
3123039149	R-4
3123039150	R-4
3123039169	R-8-P Potential R-12-P
3123039170	R-4-P-SO
3123039171	R-4-P-SO
3123039172	R-4-P-SO
3123039184	R-4-P-SO
3123039185	R-4-P-SO
3123039186	R-4-P-SO
3123039187	R-4
3123039188	R-4

Parcel Number	Current Zoning
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3223039018	CB-P
3223039019	CB-P
3223039020	CB-P
3223039021	CB-P
3223039022	CB-P
3223039023	CB-P
3223039024	CB-P
3223039026	R-4
3223039076	CB-P
3223039083	CB-P
3223039091	CB-P
3223039092	CB-P
3223039099	R-4
3223039103	CB-P
3223039106	R-4
3223039107	R-4
3223039112	CB-P
3223039113	CB-P
3223039114	CB-P
3223039119	R-4
3223039126	R-4
3223039129	R-4
3223039133	CB-P
3223039170	R-4
3223039196	R-4-SO
3223039199	R-4
3223039208	R-4
3223039214	R-4
8883500000	CB-P
8884400010	CB-P
8884400020	CB-P
8884400040	R-12-P

129
130

131 Apply the Special District Overlay established in Section 6 of Proposed Ordinance
 132 2017-0317 to only the portion of the following parcels indicated in the chart and on the
 133 accompanying map. Make no other changes to the land use designation or zoning:
 134

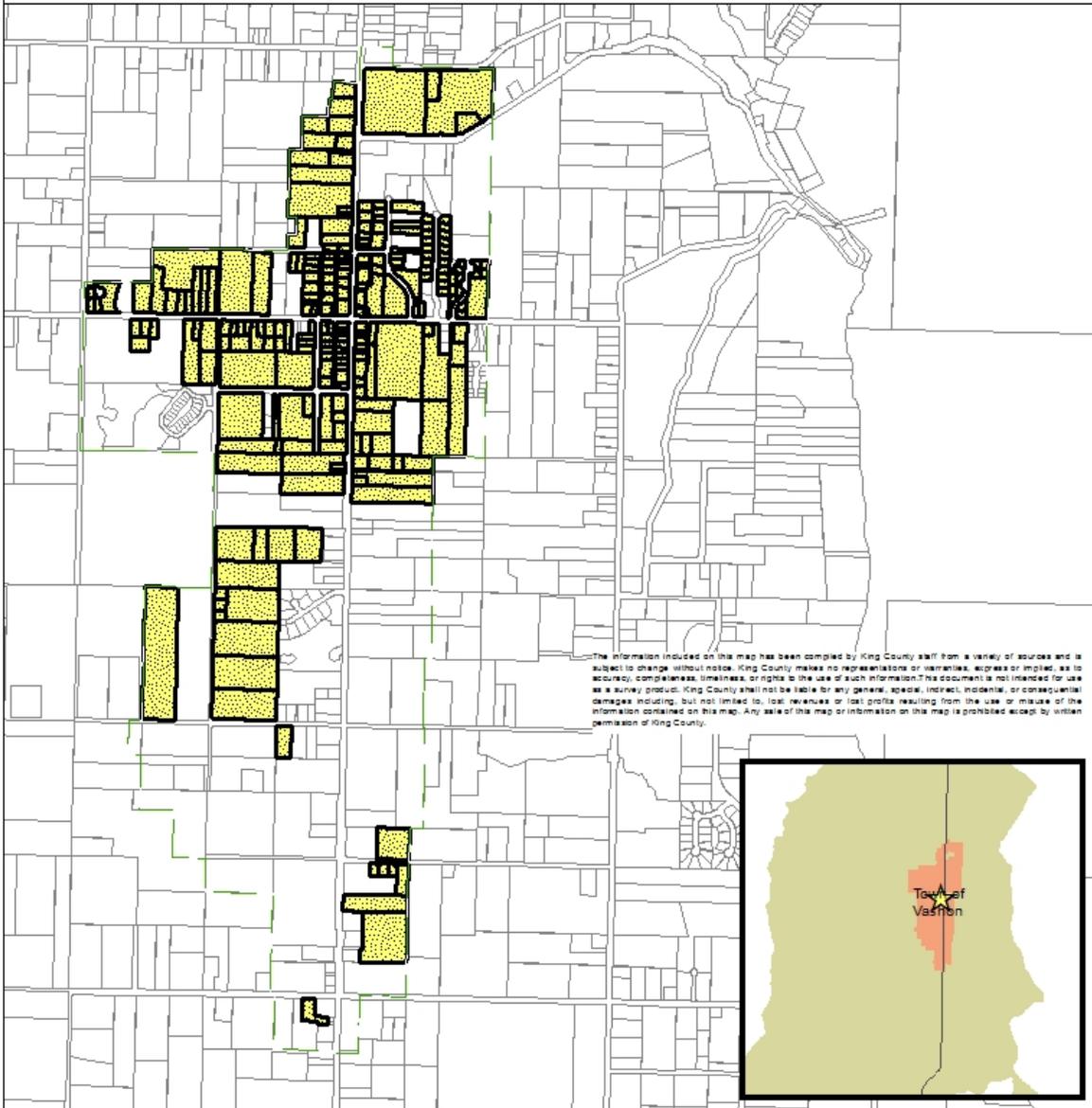
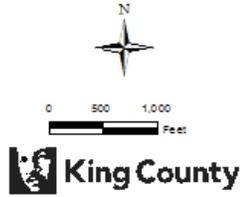
Parcel Number	Current Zoning	Portion
3223039183	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4 (access easement/pipestem only)
3023039096	CB-P and RA-5	Only on the portion that is within the Rural Town and zoned CB-P
3023039078	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3023039233	R-4-P and RA-5	Only on the portion that is within the Rural Town and zoned R-4-P
3223039025	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3223039141	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3123039015	R-4-P and R-1	Only the portion that is zoned R-4. Excludes portion zoned R-1

135
 136 **Effect:** Amends the zoning atlas to apply the Affordable Housing Incentive
 137 Special District Overlay to all or a portion of 246 parcels within the Vashon Rural
 138 Town.
 139

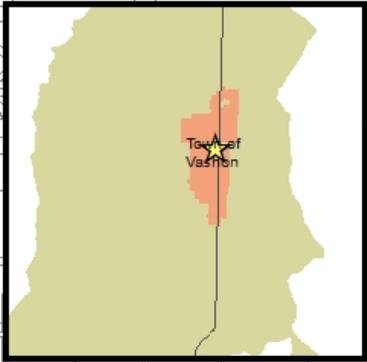
Map Amendment #3 - Affordable Housing Incentive Special District Overlay

Zoning Map Amendment

-  Rural Town - Land Use Designation
-  Parcels With SDO Applied
-  Parcels



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King County

Attachment C
Proposed Ordinance 2017-0317

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

October 2, 2017

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

21
22 CHAPTER 11 COMMUNITY SERVICE AREA SUBAREA PLANNING

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

26 **Subarea Planning Program**

27 ▪ Initiation of a new Community Service Area Subarea Planning
28 Program. Starting in 2016, this process will use the Community
29 Service Areas as the planning geography. Amendments in
30 *Chapter 11.* ((

31 ▪ ~~Adopts the Skyway West Hill Action Plan. This is an~~
32 ~~addendum to existing 1994 West Hill Community Plan.~~))

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

36 Chapter 11

37 **Community Service Area Subarea Planning**

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

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

46 **F. Subarea Planning**

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

56 **RP-115 Subarea plans, including area zoning studies, provide detailed land use plans for**
57 **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

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

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

82
83 The passage of Ordinance 17319 and 17415 in 2011 replaced the Unincorporated Area Councils with the
84 Community Service Area geography. As described more fully in Chapter 11, Community Service Area Subarea
85 Planning, this geography will be used as the guiding structure for subarea planning starting in 2015.

86
87 To the extent practicable, subarea plans in unincorporated King County should be developed in close coordination
88 between the community and county staff that may have a lead or partial role in implementing the plans to ensure
89 clearer expectations on how and whether community recommendations in a subarea plan are feasible for
90 implementation and within what type of timeframe. This type of coordination, supported by the financial analysis
91 noted in the following policy, is critical to all subarea and functional plans in order to evaluate the resources required
92 and the time frame necessary for full implementation. Plan alternatives and costs should be clearly understood and
93 plans should be financially achievable.

94
95 **RP-116 King County should identify the financial costs and public benefits of proposed**
96 **subarea and functional plans prior to adoption to ensure that implementation can be**
97 **appropriately prioritized.**

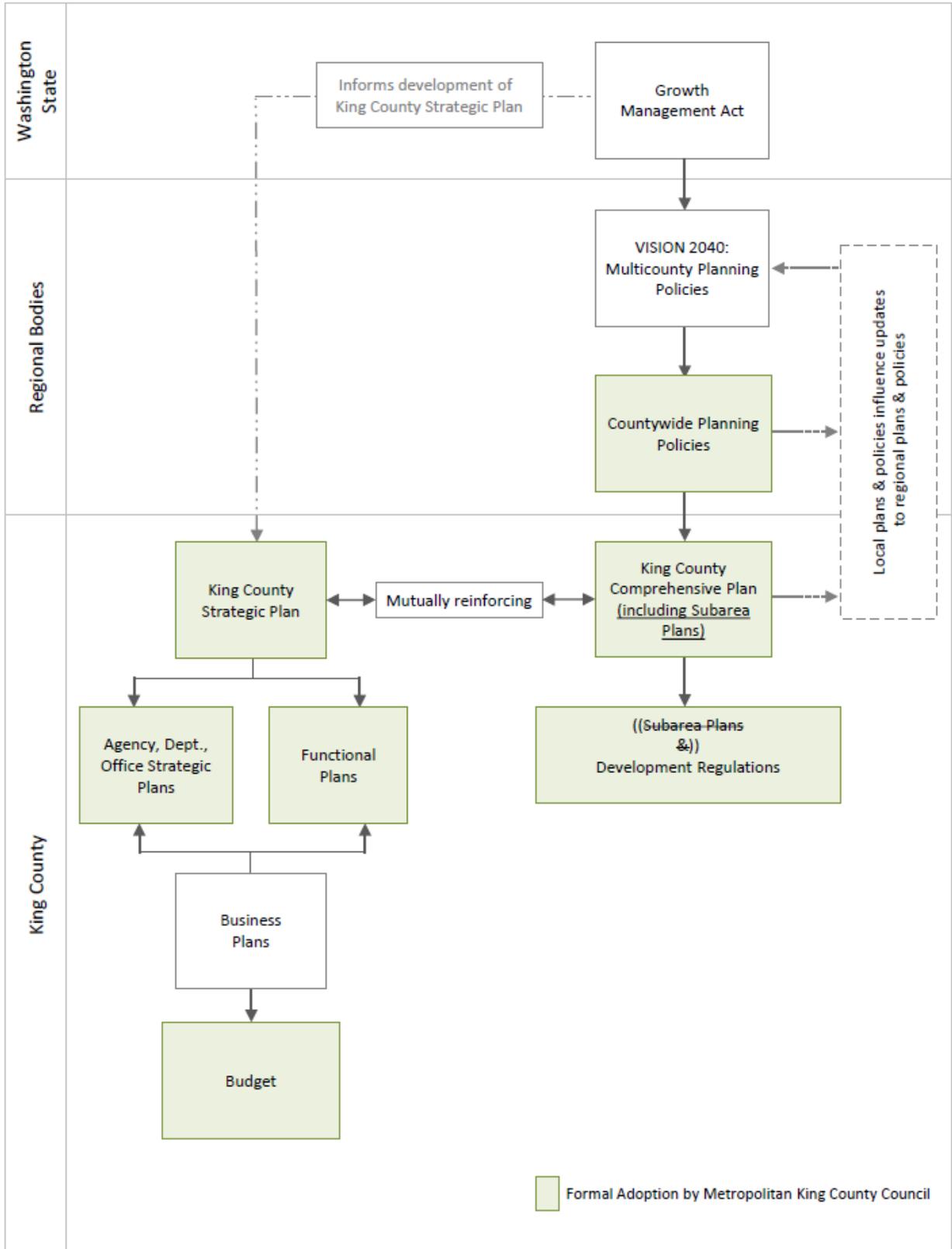
98

99 In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes
100 other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the
101 establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of
102 upzoning in urban unincorporated areas. Subarea studies are focused on specific areas of the County, but do not
103 look at the range of issues that a subarea plan would include. In some cases, an area zoning and land use study may
104 suffice to meet the requirements of the policies. In addition, there are Site Specific Land Use Amendments³ and
105 Zone Reclassifications,⁴ which are site specific processes that involve County staff review and recommendations, a
106 public hearing and recommendation by a Hearing Examiner and a decision by County Council. These must be
107 consistent with the Comprehensive Plan or proposed with amendments during the Plan update process.
108

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

⁴ Per King County Code 20.08.160-Reclassification

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



111

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

114

115 **Chapter 11: Community Service Area Subarea Planning**

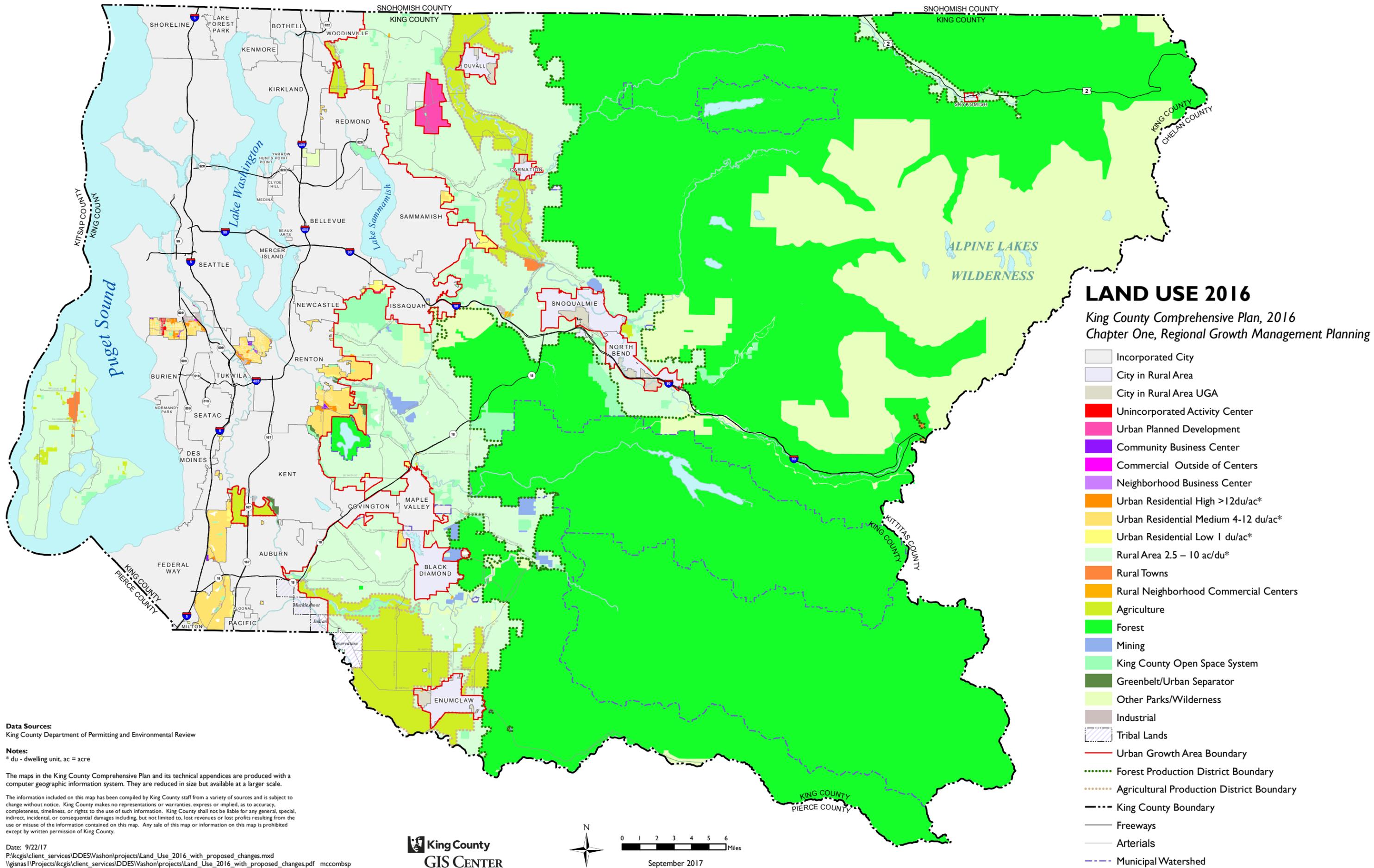
116 This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea planning
117 program that offers long-range planning services to unincorporated communities. King County's community plans
118 (except for the (~~Vashon Town,~~) West Hill(~~(,)~~) and White Center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

124

125 *In Chapter 1 Regional Growth Management Planning, after on Page 1-25, delete Land*
126 *Use 2016 map dated July 2016 and replace with Land Use 2016 map dated September*
127 *2017 included on the next page of this Attachment.*

128

129



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.

Date: 9/22/17
 P:\kcgis\client_services\DDES\Vashon\projects\Land_Use_2016_with_proposed_changes.mxd
 \\gisnas1\Projects\kcgis\client_services\DDES\Vashon\projects\Land_Use_2016_with_proposed_changes.pdf mccomb



September 2017

131 *In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-3, amend text as*
132 *follows:*
133

134 **3. Rural Area and Communities**

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

137
138 King County's Rural Area, including communities such as the Hobart Plateau, Vashon-Maury Island, the
139 Snoqualmie Valley, and the Enumclaw Plateau, are characterized by low-density residential development, farms,
140 ranches, forests, watersheds crucial for both fisheries and flood hazard management, mining areas, small cities and
141 towns, historic sites and buildings, archaeological sites, and regionally important recreation areas. These rural uses
142 complement and support the more extensive resource uses in the designated Natural Resource Lands. The location
143 of the Rural Area between the Urban Growth Area and the designated Natural Resource Lands helps to protect
144 commercial agriculture and timber from incompatible uses.

145
146 *In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-5, amend text as*
147 *follows:*
148

149 **B. Rural Character**

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

160
161

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

164
165 The Rural Area geography is generally located east of the Urban Growth Area, with the exception of the entirety of
166 Vashon-Maury ((Islands))Island. Within the Rural Area, three land use categories are primarily applied: Rural Area
167 (encompassing the Rural 2.5, Rural 5, Rural 10, and Rural 20 zones), allowing a range of low-density residential
168 developments, forestry, farming, livestock uses, recreation and a range of traditional rural uses; Rural Town,
169 recognizing historical settlement patterns and allowing commercial uses to serve rural residents; and Rural
170 Neighborhood Commercial Centers, allowing small-scale convenience services for nearby rural residents.

171
172 ***In Chapter 3 Rural Areas and Natural Resource Lands, starting on Page 3-18, amend***
173 ***text and policy as follows:***

174
175 ~~((R-307 For Vashon-Maury Island, a residential density of one home per 10 acres:~~

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

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

180
181 Although King County intends to retain low residential densities in the Rural Area, residential development has
182 occurred in the past on a wide variety of lot sizes. Both existing homes on small lots and rural infill on vacant, small
183 lots contribute to the variety of housing choices in the Rural Area. In some cases, however, rural-level facilities and
184 services (e.g. on-site sewage disposal, individual water supply systems) may not permit development of the smallest
185 vacant lots. Policy R-309 recognizes that some of the Rural Area has already been subdivided at a density greater
186 than one lot per five acres (for example, parts of the shoreline of Vashon-Maury Island) when the original 1994
187 Comprehensive Plan was adopted, and applied a zoning category to just those properties in existence at that time.
188 Zoning to implement policies R-306 through R-309 has been applied through subarea and local plans and area
189 zoning maps.

190
191 **R-309** **The RA-2.5 zone has generally been applied to Rural Areas with an existing pattern**
192 **of lots below five acres in size that were created prior to the adoption of the 1994**
193 **Comprehensive Plan. These smaller lots may still be developed individually or**
194 **combined, provided that applicable standards for sewage disposal, environmental**
195 **protection, water supply, roads and rural fire protection can be met. A subdivision**
196 **at a density of one home per 2.5 acres shall only be permitted through the Transfer**
197 **of Development Rights from property in the designated Rural Forest Focus Areas.**
198 **The site receiving the density must be approved as a Transfer of Development**
199 **Rights receiving site in accordance with the King County Code. Properties on**
200 **Vashon-Maury ((Islands))Island shall not be eligible as receiving sites.**

201

237 ***In Chapter 5 Environment, on Page 5-67, amend text as follows:***
238

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

248
249 ***In Chapter 5 Environment, on Page 5-68, amend text as follows:***

250
251 The Marine Recovery Areas/Pollution Identification and Correction program has successfully returned portions of
252 Quartermaster Harbor to harvestable condition and is continuing work on Vashon-Maury ((Islands))Island to
253 address fecal coliform sources such as properties that have on-site sewage systems that pre-date regulatory oversight
254 systems or that have failing systems. In addition to Quartermaster Harbor, other King County commercial shellfish
255 beds that are listed as threatened or concerned are East Passage and Colvos Passage on Vashon, and Poverty Bay on
256 the mainland.

257
258 ***In Chapter 6 Shorelines, on Page 6-33, amend text as follows:***
259

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

269
270

271 ***In Chapter 6 Shorelines, on Page 6-72, amend text as follows:***
272

273 These natural processes are likely to be affected by climate change. Lowland rivers may see higher flows in the
274 autumn and winter and mid-elevation rivers may see higher winter flows. In both cases, these changes could lead to
275 more frequent flooding. The marine shorelines around Vashon(~~(and Maury Islands))~~-Maury Island and the
276 Duwamish Estuary may also see effects due to sea-level rise. Increased sea elevations will make development and
277 infrastructure in low-lying areas more susceptible to flooding due to high tides and storms. Waves will encroach
278 further onto low-lying beaches and cause greater beach erosion, threatening or damaging low-lying structures. At
279 the same time steep slopes may receive increased moisture due to predicted changes in precipitation patterns,
280 potentially resulting in an increase in landslides that may cause property destruction and threaten human safety.
281

282 ***In Chapter 6 Shorelines, on Page 6-75, amend policy as follows:***
283

284 **S-778** King County should notify all prospective developers of new development along
285 Vashon(~~(and Maury Islands))~~-Maury Island that their development may be impacted
286 by sea-level rise and should encourage all such new development to be set back a
287 sufficient distance to avoid the need for shoreline protection during the expected life
288 of the development.
289

290 ***In Chapter 6 Shorelines, on Page 6-77, amend policy as follows:***
291

292 **S-785** King County should encourage replaced structural shoreline stabilization located on
293 Vashon(~~(and Maury Islands))~~-Maury Island to be relocated outside of the 100-year
294 floodplain whenever possible. The edge of the 100-year floodplain is consistent with
295 a two-foot sea-level rise.
296

297 ***In Chapter 8 Transportation, on Page 8-30, amend policy as follows:***
298

299 **T-315** King County should preserve its identified Heritage Corridors through context
300 sensitive design, planning, and maintenance, as exemplars of historic and scenic
301 character. The corridors include: Cedarhurst Road/Westside Highway (Vashon
302 Island), Dockton Road (Vashon-Maury (~~(Islands))~~Island), Green Valley Road
303 (Auburn-Black Diamond), Issaquah-Fall City Road (Snoqualmie Valley), Old Cascade
304 Scenic Highway (Stevens Pass), Osceola Loop (Enumclaw Plateau), Old Sunset
305 Highway (Snoqualmie Pass), West Snoqualmie River Road (Snoqualmie Valley), and
306 West Snoqualmie Valley Road/Carnation Farm Road (Snoqualmie Valley). In-kind
307 replacement of road and roadside features and the use of materials that complement
308 the character of each corridor should be utilized to the extent that is practicable and
309 meets safety needs. King County should encourage adjacent property owners,
310 through outreach efforts, to similarly support the preservation of these corridors.
311

312 *In Chapter 9 Services, Facilities and Utilities, on Page 9-26, amend policy as follows:*
313

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

320
321 *In Chapter 9 Services, Facilities and Utilities, on Page 9-35, amend text and policy as*
322 *follows:*

323
324 ~~((King County has prepared a climate change scenario map for Vashon-Maury Island based on studies from the~~
325 ~~University of Washington's Climate Impacts Group as well as the most current data on storm induced velocity wave~~
326 ~~action. This map estimates an increase in total water level ranging from 0.5 to 6.0 feet based on an assumed two foot~~
327 ~~sea level rise over the next 100 years.~~

328
329 ~~**F-292** King County should encourage property owners on Vashon-Maury Island to~~
330 ~~**consider the estimated increase in water level reflected on the best available sea**~~
331 ~~**level mapping and information when constructing new structures or making**~~
332 ~~**substantial improvements to existing structures.))**~~

333
334 *In Chapter 10 Economic Development, starting on Page 10-15, amend text as follows:*
335

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

346
347

348 *In Chapter 11 Community Service Area Planning, on Page 11-1, amend title as follows:*
 349

350 **Chapter 11 – Community Service Area Subarea Planning**

351
 352 *In Chapter 11 Community Service Area Planning, on Page 11-3, amend text as follows:*
 353

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

362
 363 *In Chapter 11 Community Service Area Planning, on Page 11-4, amend text as follows:*
 364

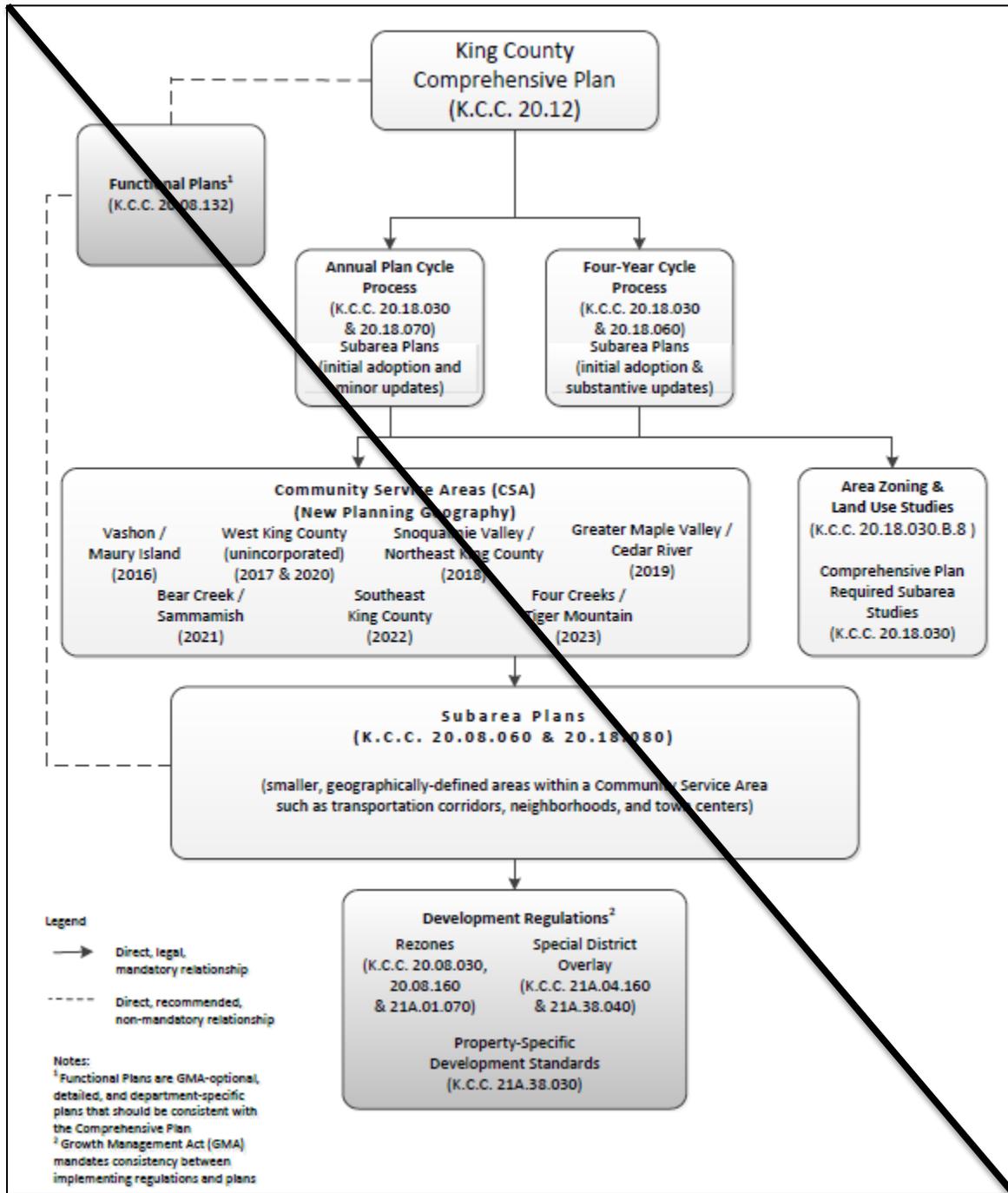
Year	Community Service Area	Other Planning
2016	(West King County CSA –) Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County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

365
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 368
 369

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))



370
 371

372 *In Chapter 11 Community Service Area Planning, on Page 11-7, amend text as follows:*
373

374 Although the community plans (except for the (~~Vashon Town Plan,~~) West Hill(~~(s)~~) and White Center) are no
375 longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical
376 information about King County's communities and other information that provides background for the policies
377 listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect. The
378 following sections of this chapter will be updated, as appropriate, to reflect the new Community Service Area
379 subarea plans as they are adopted.
380

381 *In Chapter 11 Community Service Area Planning, starting on Page 11-38, amend text*
382 *and policies as follows:*
383

384 **VI. Vashon(~~(+)~~)-Maury Island Community Service Area**

385 (~~The Vashon/Maury Island Community Service Area has identical boundaries to the original Vashon Community~~
386 ~~Planning Area. The name is updated to include the Maury Island section of Vashon Island. The "Vashon Town~~
387 ~~Center Plan" is a separately adopted subarea plan (1996) that covers only the Rural Town of Vashon. The 1986~~
388 ~~Vashon Community Plan includes policies that address the remainder of the islands.~~
389

390 In 2014 the population in the Vashon/Maury Island CSA was approximately 11,000. In 2010, the CSA had an
391 estimated 5,550 housing units.
392

393 **Background**

394
395 The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns
396 about Vashon Maury Island's water supply, which consists of local rain fed aquifers, a revision to the plan was set
397 for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April
398 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the
399 Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation
400 of the entire planning area as rural.
401

402 In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies
403 and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was
404 adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth
405 Management Act. The policies below are the issue or area specific policies retained from the 1986 plan.
406

407 **Vashon Policies**

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447

~~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~~

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

451
452 ~~CP-608 Intertidal shellfish habitat on Vashon Island shall be protected for its key role in the~~
453 ~~marine food chain, to protect public health, and to assure long-term productivity.~~
454 ~~King County shall explore effective means to protect this fisheries resource.~~

455
456 ~~CP-609 Island water resources should continue to be the sole water supply source in the~~
457 ~~future. The plan discourages importing water for domestic uses from off the Island.~~
458 ~~(V-52)~~

459
460 ~~CP-610 Land uses and development densities should be planned so that demands on the~~
461 ~~Island's groundwater resources do not exceed its capacity to provide adequate~~
462 ~~supplies without deterioration of quality. In order to achieve this, ongoing research~~
463 ~~and monitoring as recommended in the Vashon Maury Island Water Resources~~
464 ~~Study should be conducted. (V-53)~~

465
466 ~~CP-611 Protection of the groundwater aquifer is of primary importance to Vashon Island.~~
467 ~~Further water quality degradation which would interfere with or become injurious to~~
468 ~~existing or planned uses should not be allowed. (V-54)~~

469
470 ~~CP-612 To protect domestic water resource, areas deemed highly susceptible to~~
471 ~~groundwater contamination and watersheds should be maintained in residential or~~
472 ~~similarly nonintensive uses at low densities. (V-57)~~

473
474 ~~CP-613 As an additional requirement for the comprehensive plans of public water systems~~
475 ~~on Vashon Island, the county shall ask that information be included assessing the~~
476 ~~ability of existing and potential water sources to meet anticipated population growth.~~
477 ~~Planned expansion of the water system should be prohibited if the analysis reveals a~~
478 ~~risk to the adequacy of service including quality of water being provided to current~~
479 ~~users. (V-59)~~

480
481 ~~CP-614 Special consideration should be given to the impacts of new development on the~~
482 ~~Island's groundwater resources. This should apply to major developments,~~
483 ~~development in areas highly susceptible to contamination, or development near~~
484 ~~public water supplies. (V-61)~~

485
486 ~~CP-615 Park and Ride lot development both on the Island and at or near the ferry terminals~~
487 ~~which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be~~
488 ~~encouraged. (V-67)~~

489

- 490 ~~CP-616~~ Provide a safe and efficient system of commuter and recreational routes for
491 bicyclists, pedestrians, and equestrians. (V-69)
492
- 493 ~~CP-617~~ Street and highway improvements should be low-cost safety and maintenance
494 projects wherever possible. (V-71)
495
- 496 ~~CP-618~~ Additional water-related parks and beaches should be acquired along the saltwater
497 shorelines of Vashon-Maury Islands. These parks should be retained as passive,
498 natural areas. (V-83)
499
- 500 ~~CP-619~~ Additional park sites should be acquired in the island's most environmentally
501 sensitive natural areas. These sites should be retained as passive, open space
502 areas allowing only those uses that would be compatible with sensitive areas. (V-84)
503
- 504 ~~CP-620~~ A public trail system should be identified and encouraged for preservation on
505 Vashon Island. (V-85)
506
- 507 ~~CP-621~~ Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses.
508 (V-85a)
509
- 510 ~~CP-622~~ Trail systems at parks and on other public land should be encouraged on Vashon
511 Island. Trails on public lands should be officially recognized and preserved. (V-85b)
512
- 513 ~~CP-623~~ If and when county and state-owned land on Vashon is logged, trails should be
514 preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone
515 should be left when logging occurs. (V-85c)
516
- 517 ~~CP-624~~ Voluntary dedication of trails should be encouraged when land is developed for
518 more intensive uses. (V-85d)
519
- 520 ~~CP-625~~ Trails should provide multiple uses where possible, serving both recreational and
521 commuter needs. (V-85e)
522
- 523 ~~CP-626~~ Trail corridors on Vashon Island should be established and designed based upon
524 the following criteria:
525 a. Connect park and open space areas;
526 b. Provide access to shoreline areas, particularly public parks;
527 c. Incorporate views and other special features of scenic, historic, or
528 archaeological interest;
529 d. Traverse development limitation areas where not incompatible with hazard
530 or fragile natural areas;
531 e. Follow streambanks and ravines;

- 532 f. ~~Follow undeveloped rights-of-way or alongside existing roads; and~~
533 g. ~~Provide access to and connect schools. (V-85f)~~

534
535 ~~CP-627 The quantity and quality of Vashon-Maury Islands' groundwater supply should be~~
536 ~~monitored, along with building permit and subdivision data, to determine if planned~~
537 ~~densities can be achieved. If new information indicates the groundwater supply is~~
538 ~~endangered, the County shall take immediate steps to ensure new development~~
539 ~~does not impair the groundwater supply.~~

540
541 **Groundwater Management**

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

550
551 ~~CP-628 King County should work with residential builders and developers on Vashon-Maury~~
552 ~~Island to encourage the use of low impact development practices that protect and~~
553 ~~enhance native vegetation and soils and reduce impervious surface. King County~~
554 ~~should promote preservation of at least 65% forest cover on rural residential zoned~~
555 ~~parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres~~
556 ~~in size. Dispersion of runoff from impervious surfaces into native vegetation in~~
557 ~~accordance with the Surface Water Design Manual shall be the preferred method of~~
558 ~~stormwater management in the Rural Area.~~

559
560 ~~CP-629 King County should include water quality monitoring and reporting in the scope of~~
561 ~~work for new low impact development projects on public properties to the maximum~~
562 ~~extent practical.~~

563
564 In June 2011 the Vashon Maury Island Groundwater Protection Planning Committee recommended new policies to
565 be incorporated into the Comprehensive Plan to further the objectives of the Vashon Maury Island Watershed Plan
566 and Vashon Maury Island Groundwater Protection Plan concerning sustainability of the islands groundwater,
567 streams and marine waters.

568
569 ~~CP-630 The Vashon-Maury Island Groundwater Protection Committee, with King County~~
570 ~~support should:~~
571 ~~a. Complete and implement measures for the sustainability of water quality,~~
572 ~~water quantity and ecosystem health on Vashon-Maury Island;~~

- 573 ~~b. Report the findings to the community; and~~
- 574 ~~c. Evaluate the results to help guide ongoing watershed management~~
- 575 ~~activities.~~

576

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

585

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

591

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

600

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

606

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

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

613

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

619

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

624

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

630

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

636

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

644

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

651

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

655
656 ~~CP-637~~ ~~King County should evaluate the use of greywater as a supplemental source of water~~
657 ~~supply for non-potable uses both interior and exterior on Vashon-Maury Island.~~

658
659 ~~Public Health – Seattle & King County (PHSKC) is considering rule changes to permit use of harvested rainwater~~
660 ~~for potable supply. This evaluation should consider both the potential benefits, and possible land use and~~
661 ~~environmental impacts associated with such changes pertaining to Vashon-Maury Island. Islander views should be~~
662 ~~considered by PHSKC and any water supply policy revisions in the comprehensive plan should address use of~~
663 ~~rainwater harvest in a manner that is takes into account conditions on Vashon-Maury Island, specifically including~~
664 ~~the potential for nitrate contamination from increased septic use, consistent with the interests of Group A and~~
665 ~~Group B water systems.~~

666
667 ~~CP-638~~ ~~The Vashon-Maury Island Groundwater Protection Committee, with King County~~
668 ~~support, should evaluate allowing use of harvested rainwater as both a~~
669 ~~supplemental and sole source of potable water supply for individual water supply on~~
670 ~~Vashon-Maury Island under the following conditions:~~

- 671 ~~a. Any location outside of the designated service area for an existing Group A~~
672 ~~or Group B water system; and~~
673 ~~b. Within the service area of an existing Group A or Group B water system~~
674 ~~when the system cannot provide potable water in a “timely and reasonable~~
675 ~~manner.” Where an existing Group A or Group B water system can provide~~
676 ~~fire flow if necessary, allow separate services for “potable” water and fire~~
677 ~~flow, ensuring effective cross-connection control.~~

678
679 ~~There are approximately 1,200 known wells on Vashon-Maury Island and approximately 50 of those wells supply~~
680 ~~water for Group A water systems. Water produced by Group A water systems is tested routinely for compliance~~
681 ~~with drinking water standards and the results are reported to the State Department of Health. All Group A water~~
682 ~~systems will also report the annual quantity of water they produce from their supply source wells. The monitoring~~
683 ~~performed for Group A water systems protects the public health of their water users and will provide the data~~
684 ~~necessary for water resource sustainability monitoring.~~

685
686 ~~Of the remaining 1,150 wells, approximately 150 supply Group B water systems (2-15 connections) and the~~
687 ~~remainder are individual water supplies, most for potable use. Public Health Seattle King County requires that~~
688 ~~Group B and individual water supply wells (and springs) be tested for nitrate, fecal coliform and arsenic at the time~~
689 ~~the water system is approved for construction but ongoing monitoring is not required for individual wells and~~
690 ~~ongoing testing, while required per code for Group B systems is not enforced. The lack of periodic monitoring and~~
691 ~~metering for Group B water systems and individual water supplies leaves the public health of their water users at risk~~
692 ~~and creates a significant gap in the data needed for comprehensive monitoring of water resource sustainability.~~

693
694 ~~CP-639 ————— The Vashon-Maury Island Groundwater Protection Committee, with King Count~~
695 ~~support, should evaluate the need and potential sources of funding to establish~~
696 ~~management programs for individual water systems and Group B water systems on~~
697 ~~Vashon-Maury Island to periodically monitor water quality and promote water~~
698 ~~conservation in conjunction with water system and well owners.~~
699

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

705
706 As a result King County is unable to get formal Ecology approval and implementation funding for the
707 Vashon-Maury Island Watershed Plan. Vashon Island should develop a pathway to secure Ecology assistance on
708 watershed plan implementation funding.
709

710 ~~CP-640 ————— The Vashon-Maury Island Groundwater Protection Committee, with King County~~
711 ~~support, should evaluate options to develop a pathway to secure Ecology assistance~~
712 ~~on watershed plan implementation funding and seek formal Ecology and King~~
713 ~~County recognition or adoption of the Vashon-Maury Island Watershed Plan.~~
714

715 **Watershed Planning**

716 For the past 25 years, through several community planning processes, the Island community has been proactive in
717 protecting its water supply. There is broad recognition of the shared responsibility for this common resource, and
718 recognition that each water use can affect the quantity and quality of the water supply of others. Although in many
719 areas of the Island there is not a current problem with water quality and quantity, planning and preparation to secure
720 and protect Island water resources is warranted.
721

722 The principal reasons for preparing a watershed plan in 2005 was that there is uncertainty about the amount and
723 availability of groundwater, a local trend showing increasing nitrates in some wells, potential for degradation of
724 Island streams and potential for contamination of the Island sole source aquifer. The Vashon-Maury Island
725 Watershed Plan completed on June 6, 2005 intends to protect and assure the water supply by making and
726 implementing specific recommendations on water quantity and quality issues affecting the Island.
727

728 In April 2007 the Vashon-Maury Island Groundwater Protection Planning Committee recommended the following
729 priority action items in the Vashon-Maury Island Watershed Plan be incorporated into the 2008 King County
730 Comprehensive Plan as follows:
731

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

738
739 ~~CP-642~~ ~~King County shall seek funding and work with state agencies to encourage removal~~
740 ~~of old or failing residential fuel storage tanks on Vashon-Maury Island.~~

741
742 ~~CP-643~~ ~~King County should encourage the use of demonstrated new and alternative on-site~~
743 ~~septic treatment technologies on Vashon-Maury Island with priority on Marine~~
744 ~~Recovery Areas.~~

745
746 ~~CP-644~~ ~~King County should seek funding to expand the Public Health – Seattle & King~~
747 ~~County septic education program to inform property owners about septic system~~
748 ~~failures and steps they may take to ensure effective maintenance and operation of~~
749 ~~their system.~~

750
751 ~~CP-645~~ ~~King County and the Vashon-Maury Island Groundwater Protection Committee~~
752 ~~should continue to collaborate to develop an education program on pesticide and~~
753 ~~fertilizer use.~~

754
755 ~~CP-646~~ ~~King County should work with the Vashon Community to define specific actions to~~
756 ~~implement the stormwater recommendations in the 2005 Vashon-Maury Island~~
757 ~~Watershed Plan within available resources.~~

758
759 ~~CP-647~~ ~~New roads or road improvements required for new development in the town of~~
760 ~~Vashon should use a rural road section when possible, consistent with the King~~
761 ~~County Road Standards. Although the roadway section within the Vashon Town~~
762 ~~Center typically includes curb, gutter, and sidewalk, the residential roadway section~~
763 ~~throughout the Island should generally be rural in character with shoulders and an~~
764 ~~open ditch/swale on both sides of the roadway. When a roadway project exceeds the~~
765 ~~thresholds identified in Section 1.1.1 of the County's Surface Water Design Manual,~~
766 ~~flow control and treatment facilities should mitigate the impacts generated by~~
767 ~~surface and stormwater runoff. Swales should be used when ecologically~~
768 ~~appropriate to treat runoff.~~

769
770 ~~CP-648~~ ~~King County should adopt a "business district design guideline" for the Vashon~~
771 ~~Town Center calling for installation of a rural type road section with either a~~
772 ~~road/sidewalk/bio-swale configuration, or a road/swale/trail configuration, where~~

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

775
776 ~~CP-649 King County should protect the quality and quantity of groundwater on~~
777 ~~Vashon/Maury Island by measuring, monitoring, and reporting information on~~
778 ~~groundwater quality and quantity to provide the information needed to manage~~
779 ~~groundwater resources.))~~

780
781 **Plan History**

782
783 In 2016, the Vashon-Maury Island Community Service Area Subarea Plan was initiated as King County's first plan
784 developed under its reconfigured subarea planning program. The recent history of prior Vashon-Maury Island
785 community plans is as follows:

- 786
787 • 1986 Vashon Community Plan. This Island-wide plan was adopted in 1986,⁵ but was then rescinded over a
788 decade later, in 1998,⁶ due to the passage of the Washington State Growth Management Act in the early
789 1990s. At that time, some key policies from the 1986 plan that were consistent with the Growth
790 Management Act were incorporated into the King County Comprehensive Plan. These policies remained
791 in this chapter of the Comprehensive Plan through 2016 but, with the adoption of the 2017 Vashon-Maury
792 Island Community Service Area Subarea Plan, they have since been removed from the chapter.
793
794 • 1996 Vashon Town Plan.⁷ This plan focused on a smaller geography, the Rural Town, and was developed
795 consistent with the Growth Management Act. The 1996 Town Plan remained active through 2017 but,
796 with the adoption of the 2017 subarea plan, it has since been repealed.

797
798 The Island-wide 2017 Vashon-Maury Island Community Service Area Subarea Plan updates these prior policies and
799 consolidates them into a single document that aims to retain community priorities while eliminating outdated
800 and/or accomplished items. Policies and actions that are carried forward are re-assessed and re-prioritized for
801 implementation. The 2017 subarea plan (bound as a separate document) is adopted as an element of the King
802 County Comprehensive Plan.

803

⁵ Ordinance 7837
⁶ Ordinance 13273
⁷ Ordinance 12395

804 **Vision & Guiding Principles**

805

806 Vashon-Maury Island Vision

807

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

810

811 • Independence and self-sufficiency

812 • Natural environment

813 • Equity and diversity

814 • Island history

815 • Creativity and self-expression

816 • Sustainable local employment

817 • Community collaboration

818

819

820 These values are exhibited and sustained through ten guiding principles:

821

822 • Maintain the rural character of Vashon-Maury Island

823 • Encourage and protect the diversity of neighborhoods and affordable housing choices for all

824 • Guide limited growth on Vashon-Maury Island and ensure development does not over-extend basic
825 services, public safety, and infrastructure

826 • Plan the Rural Town of Vashon as the mixed use and vibrant center of the community

827 • Preserve and protect native habitats, groundwater, shorelines, open space and sensitive areas for present
828 and future generations

829 • Protect agricultural lands and support Island farmers and growers

830 • Provide a balanced and integrated multimodal transportation system that reflects environmental, economic,
831 and social considerations

832 • Preserve historic, archeological, and cultural resources

833 • Promote an environment where all people can be physically active, eat nutritious food, and live in safe and
834 healthy places

835 • Support and foster a diverse, dynamic, and sustainable rural economy

836

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

841

842 **D. West Hill – Skyway Potential Annexation Area**

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

845

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

856

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

859

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

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

877

878 *In Chapter 12 Implementation, Amendment and Evaluation, starting on Page 12-12,*
879 *amend text as follows:*
880

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

- 885 • *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every seven
886 years based on planning schedule in Chapter 11.
- 887 • *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and
888 possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an
889 ordinance that adopts the subarea plan, no later than March 1 of the year following the Community Service
890 Area's planning period.
- 891 • *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the
892 Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the
893 Councilmember office(s) representing the applicable study area throughout the community planning
894 process.
895

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24 of the special district overlay; and

25 c. for the first annual report and the final report, information of other
26 jurisdictions approaches to incentivizing development of affordable housing, and
27 evaluation of whether those approaches would be appropriate to Vashon-Maury Island.

28 d. The executive shall file three preliminary evaluation reports, and either a
29 motion accepting each report or an ordinance proposing necessary code changes to
30 further the purposes of the special district overlay. These reports shall be filed annually
31 no later than December 31, 2018, December 31, 2019, and December 31, 2020, in the
32 form of a paper original and an electronic copy with the clerk of the council, who shall
33 retain the original and provide an electronic copy to all councilmembers, the council chief
34 of staff, the policy staff director and the lead staff for the transportation, economy and
35 environment committee, or its successor. When the trigger for a final evaluation under
36 subsection B.2.a. occurs, any subsequent annual reports shall not be required; and

37 2. A draft final evaluation shall be completed within ninety days of the
38 occurrence of one the following, whichever comes first:

39 a. issuance of the first permit necessary for construction that would result in a
40 cumulative total of one hundred twenty affordable housing units within the special
41 district overlay; or

42 b. four years after the effective date of this ordinance.

43 C. The department shall produce a draft final evaluation including the
44 information required in this section.

45 D. The department shall include a public comment period for the department's
46 draft evaluation described in subsection A. of this section. The public comment period
47 shall be at least forty-five days from the date of publication in the Vashon-Maury Island
48 newspaper of record. As part of this public comment period, the department shall:

49 1. Publish notice of the draft evaluation's availability in the Vashon-Maury
50 Island newspaper of record that includes locations where the draft evaluation is available;

51 2. Request comments of the King County water district 19 and the Vashon

52 sewer district;

53 3. Request comments from any developer that has applied for approval under
54 the special district overlay provisions;

55 4. Provide a copy at the local library;

56 5. Provide an electronic copy on the department's website; and

57 6. Send electronic notice to the clerk of the council, who shall retain the original
58 email and provide an electronic copy to all councilmembers, the council chief of staff, the
59 policy staff director and the lead staff for the transportation, economy and environment
60 committee, or its successor.

61 E. After the public comment period has ended, the department shall prepare a
62 final evaluation of the special district overlay, incorporating or responding to the
63 comments received. Within sixty days of the end of the end of the public comment
64 period, the executive shall file a final evaluation report, a motion accepting the report,
65 and an ordinance that implements any proposed changes to the special district overlay, in
66 the form of a paper original and an electronic copy with the clerk of the council, who
67 shall retain the original and provide an electronic copy to all councilmembers, the council
68 chief of staff, the policy staff director and the lead staff for the transportation, economy
69 and environment committee, or its successor."

70

71 In Attachment A, on page 140, after line 3760, insert:

72 **"VMI CSA Workplan Action 3: Affordable Housing Incentives**
73 **The community's desire to increase opportunities for affordable housing**
74 **development on the Island was one of the key themes expressed during**
75 **outreach and development of the subarea plan. In response to this, the**
76 **Executive's transmitted 2016 subarea plan included creation of a new**
77 **Special District Overlay (SDO) to incentivize affordable housing**
78 **development on 246 parcels within the Rural Town of Vashon. Council's**

79 review of the transmittal identified that the proposed SDO has similar
80 provisions to the existing affordable housing incentives in the County's
81 Residential Density Incentive (RDI) code in K.C.C. chapter 21A.34. This
82 existing RDI code has been insufficient incentive, as it has not been used
83 on Vashon-Maury Island.

84
85 This Workplan item directs the Executive to further evaluate how
86 affordable housing could be either required or incentivized on Vashon-
87 Maury Island. This shall include: 1) a description of the current
88 requirements and incentives in the King County Code, or supported by
89 King County Comprehensive Plan policy, related to affordable housing; 2)
90 research from other jurisdictions' approaches to incentivizing
91 development of affordable housing, including programs or proposals that
92 are developed or implemented as a result of the Regional Affordable
93 Housing Task Force;¹ 3) evaluation of potential alternative housing
94 models (including community land trusts and ADUs) and low impact
95 building practices that could support development of affordable housing
96 while limiting environmental impacts, including potential impacts to water
97 resources; and 4) evaluation of whether the approaches, models, and
98 practices evaluated in #2 and #3 above would be appropriate for Vashon-
99 Maury Island. This report shall also evaluate the implementation of the
100 SDO being adopted as part of the subarea plan adoption, as described in
101 the evaluation section of Ordinance XXXXX (Proposed Ordinance 2017-
102 0317).

- 103
- 104 • *Timeline:* An Affordable Housing Incentives Report and proposed ordinance
105 to implement the recommendations in report shall be transmitted to the
106 Council for consideration by December 31, 2018.

 - 107
 - 108 • *Outcomes:* Executive shall develop and file with the Council the Affordable
109 Housing Incentives Report, which shall include identification of recommended
110 amendments to the King County Code. The Executive shall also file with the
111 Council an ordinance adopting to the Code as recommended in the Report.

 - 112
 - 113 • *Lead:* Department of Permitting and Environmental Review. Work with the
114 Office of Performance, Strategy and Budget and the Department of
115 Community and Human Services. The Department of Community and
116 Human Services should be consulted to ensure that programs or proposals
117 developed as part of the Regional Affordable Housing Task Force are
118 evaluated as part of this initiative. Executive staff shall update and coordinate
119 with the Councilmember office(s) representing Vashon-Maury Island
120 throughout the community planning process."
- 121

122

¹ Motions 14754, 14873, 14874

123 In Attachment A, starting on page 164, after line 3826, delete Action for H-3, and insert:

H-3	<p>a. <u>King County shall ((A)) assess the King County ((zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer District)) Code for innovative opportunities to simplify and streamline multi-family infill development on both vacant and underdeveloped parcels.</u></p> <p>b. <u>King County should evaluate and report on potential alternative housing models (including community land trusts and ADUs) and low impact building practices that could support development of affordable housing within the Vashon Rural Town while limiting environmental impacts, including potential impacts to water resources.</u></p>	DPER	VSD WD19
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124

125 In Attachment A, on page 165, before line 3827, delete Action for F-6, and insert:

F-6	<p><u>King County should seek funding to evaluate countywide actions to further water quality education, assistance, and programs, such as:</u></p> <p>a. <u>Seeking funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems;</u></p> <p>b. <u>Educating residents of existing permitted uses for greywater; and</u></p> <p>c. <u>Drafting proposed code amendments for the King County Board of Health to consider allowing greywater reuse for irrigation or other uses.</u></p>	((DNRPAWLRD)) DPH	((VMIGPC)) DPER
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126

127 **EFFECT: Amends Striking Amendment S1:**

- 128 • **In the Proposed Ordinance, this amendment would add additional evaluation**
- 129 **requirements regarding the affordable housing incentive Special District**
- 130 **Overlay (SDO). To see the proposed changes to S1, see attached for redline**
- 131 **version.**
- 132 • **In the Vashon-Maury Island CSA Subarea Plan in Attachment A to the**
- 133 **Proposed Ordinance, this amendment would:**

- 134 ○ **add a new workplan item for additional evaluation requirements**
135 **regarding the affordable housing incentive SDO;**
- 136 ○ **add sub-b in the implementing action for Policy H-3, which would**
137 **encourage the county to evaluate and report on alternative housing**
138 **models and low impact building practices; and**
- 139 ○ **would amend sub-c in the implementation action for Policy F-6, which**
140 **would include “other uses” in addition to irrigation for greywater**
141 **reuse.**

142 **See attached for a redline version of the changes to S1.**

On page 20, beginning on line 447, strike everything through page 22, line 488, and insert:

SECTION 8. A. A written evaluation of the special district overlay, as adopted in section 6 of this ordinance, shall be conducted by the executive to assess the efficacy of its scope, and standards ~~and efficacy~~ in achieving the overlay's purpose of incentivizing affordable housing within the Vashon Rural Town, and shall include recommendations to retain, amend, or repeal the special district overlay. The evaluation shall examine the advantages and disadvantages of the special district overlay, including a review of the relationship between the parcels that the special district overlay applies to and potable water supply. Other factors the evaluation shall consider include, but are not limited to: the public benefits and risks of retaining or repealing the special district overlay; the current need for affordable housing on Vashon-Maury Island; infrastructure capacity, including public roads and sewer; and potential impacts to affordable housing funding if the special district overlay is modified or eliminated. ~~The department shall produce a draft evaluation upon the occurrence of one the following, whichever comes first:~~

B. The evaluation shall include annual reports and a final report:

1. ~~Within~~ The executive shall conduct preliminary evaluations that include the information in subsection A. of this section, as well as the following information:
 - a. a list and evaluation of ongoing permit applications using the special district overlay, and feedback from those permit applicants on the efficacy of the special district overlay;
 - b. evaluation of whether any code changes are necessary to further the purpose of the special district overlay; and
 - c. for the first annual report and the final report, information of other jurisdictions approaches to incentivizing development of affordable housing, and evaluation of whether those approaches would be appropriate to Vashon-Maury Island.

d. The executive shall file three preliminary evaluation reports, and either a motion accepting each report or an ordinance proposing necessary code changes to further the purposes of the special district overlay. These reports shall be filed annually no later than December 31, 2018, December 31, 2019, and December 31, 2020, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor. When the trigger for a final evaluation under subsection B.2.a. occurs, any subsequent annual reports shall not be required; and

2. A draft final evaluation shall be completed within ninety days of the ~~department~~ ~~issuing~~ occurrence of one the following, whichever comes first:

a. issuance of the first permit necessary for construction that would result in a cumulative total of one hundred twenty affordable housing units within the special district overlay; or

~~2. Four~~ b. four years after the effective date of this ordinance.

~~B.~~ C. The department shall produce a draft final evaluation including the information required in this section.

D. The department shall include a public comment period for the ~~department's~~ department's draft evaluation described in subsection A. of this section. The public comment period shall be at least forty-five days from the date of publication in the Vashon-Maury Island newspaper of record. As part of this public comment period, the department shall:

1. Publish notice of the draft evaluation's availability in the Vashon-Maury Island newspaper of record that includes locations where the draft evaluation is available;

2. Request comments of the King County water district 19 and the Vashon sewer district;
3. Request comments from any developer that has applied for approval under the special district overlay provisions;
4. Provide a copy at the local library;
5. Provide an electronic copy on the ~~department's~~department's website; and
6. Send electronic notice to the clerk of the council, who shall retain the original email and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

~~EE~~. After the public comment period has ended, the department shall prepare a final evaluation of the special district overlay, incorporating or responding to the comments received. Within sixty days of the end of the public comment period, the executive shall file a final evaluation report, a motion accepting the report, and an ordinance that implements any proposed changes to the special district overlay, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

In Attachment A, on page 140, after line 3760, insert:

VMI CSA Workplan Action 3: Affordable Housing Incentives

The community's desire to increase opportunities for affordable housing development on the Island was one of the key themes expressed during outreach and development of the subarea plan. In response to this, the Executive's transmitted 2016 subarea plan included creation of a new Special District Overlay (SDO) to incentivize affordable housing development on 246 parcels within the Rural Town of Vashon. Council's review of the transmittal identified that the proposed SDO has similar provisions to the existing affordable housing incentives in the County's Residential Density Incentive (RDI) code in K.C.C. chapter 21A.34. This existing RDI code has been insufficient incentive, as it has not been used on Vashon-Maury Island.

This Workplan item directs the Executive to further evaluate how affordable housing could be either required or incentivized on Vashon-Maury Island. This shall include: 1) a description of the current requirements and incentives in the King County Code, or supported by King County Comprehensive Plan policy, related to affordable housing; 2) research from other jurisdictions' approaches to incentivizing development of affordable housing, including programs or proposals that are developed or implemented as a result of the Regional Affordable Housing Task Force; 3) evaluation of potential alternative housing models (including community land trusts and ADUs) and low impact building practices that could support development of affordable housing while limiting environmental impacts, including potential impacts to water resources; and 4) evaluation of whether the approaches, models, and practices evaluated in #2 and #3 above would be appropriate for Vashon-Maury Island. This report shall also evaluate the implementation of the SDO being adopted as part of the subarea plan adoption, as described in the evaluation section of Ordinance XXXXX (Proposed Ordinance 2017-0317).

- Timeline: An Affordable Housing Incentives Report and proposed ordinance to implement the recommendations in report shall be transmitted to the Council for consideration by December 31, 2018.
- Outcomes: Executive shall develop and file with the Council the Affordable Housing Incentives Report, which shall include identification of recommended amendments to the King County Code. The Executive shall also file with the Council an ordinance adopting to the Code as recommended in the Report.
- Lead: Department of Permitting and Environmental Review. Work with the Office of Performance, Strategy and Budget and the Department of Community and Human Services. The Department of Community and Human Services should be consulted to ensure that programs or proposals developed as part of the Regional Affordable Housing Task Force are evaluated as part of this initiative. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.

In Attachment A, starting on page 164, after line 3826, delete Action for H-3, and insert:

H-3	<p><u>a. King County shall ((A)) assess the King County ((zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer District)) Code for innovative opportunities to simplify and streamline multi-family infill development on both vacant and underdeveloped parcels.</u></p> <p><u>a-b. King County should evaluate and report on potential alternative housing models (including community land trusts and ADUs) and low impact building practices that could support development of affordable housing within the Vashon Rural Town while limiting environmental impacts, including potential impacts to water resources.</u></p>	DPER	VSD WD19
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In Attachment A, on page 165, before line 3827, delete Action for F-6, and insert:

F-6	<p><u>King County should seek funding to evaluate countywide actions to further water quality education, assistance, and programs, such as:</u></p> <p><u>a. Seeking funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems;</u></p> <p><u>b. Educating residents of existing permitted uses for greywater; and</u></p> <p><u>c. Drafting proposed code amendments for the King County Board of Health to consider allowing greywater reuse for irrigation or other uses.</u></p>	((DNRPA/WLRD)) DPH	((VMIGPC)) DPER
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3

October 13, 2017
New Attachment B

Sponsor: McDermott

Proposed No.: 2017-0317

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2017-0317, VERSION 1**

3 Delete Attachment B, Land Use and Zoning Map Amendments, dated October 2, 2017,
4 and insert Attachment B, Land Use and Zoning Map Amendments, dated October 13,
5 2017.

6 **EFFECT: Amends Striking Amendment S1. Replaces Attachment B with a new**
7 **version that reflects technical corrections to the parcels listed in Map Amendment 3.**

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King County

2017 updates to
2016 King County Comprehensive Plan

LAND USE AND ZONING MAP AMENDMENTS

Land Use and Zoning Amendments

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19

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21

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Table of Contents

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26 Map Amendment 1: Maury Island Natural Area Page 2

27

28 Map Amendment 2: Ober Park Page 5

29

30 Map Amendment 3: Affordable Housing Incentive Page 7

31 Special District Overlay

32

33

34 **Map Amendment # 1**

35

36

37 **SW 260th St. (Maury Island Natural Area)**

38 **(Vashon-Maury Island Community Service Area Plan)**

39 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP
40 and KING COUNTY ZONING ATLAS

41

42 Amend Sections 28 and 29, Township 22, Range 3 as follows:

43

44

45 LAND USE

46

47 Change land use designation on parcels 2822039023, 2822039057, 2822039024 and
48 2822039025 from “m”, Mining to “os”, King County Open Space System

49

50 ZONING

51

52 Change zoning on parcels 2822039023, 2822039057, 2822039024 and 2822039025
53 from “M-SO” and potential zoning “RA-2.5-SO” to “RA-10-SO”

54

55 **Effect: Amends land use designation from “m” to “os” and amends zoning from**
56 **Mineral with Special District Overlay-140 to Rural Area-1 dwelling unit per 10**
57 **acres with Special District Overlay-140. The “os” designation indicates King**
58 **County’s long-term objective to manage the Maury Island Natural Area as public**
59 **open space. Special District Overlay-140 is the groundwater protection SDO used**
60 **across Vashon-Maury Island in areas with high groundwater recharge capacity.**
61 **The “os” land use designation and the RA-10 zone are more accurate and**
62 **appropriate for this site since they reflect current and future public open space**
63 **plans and align with the land use and zoning of other open space parcels on**
64 **Maury Island. The sand and gravel mine in the Maury Island Natural Area is no**
65 **longer in operation and King County is nearing completion of a reclamation and**
66 **soil remediation plan, which once implemented, will improve the land as**
67 **permanent public open space.**

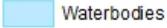
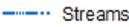
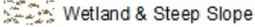
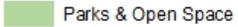
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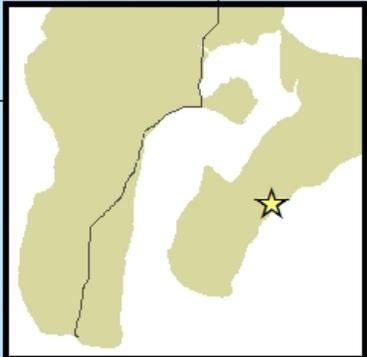
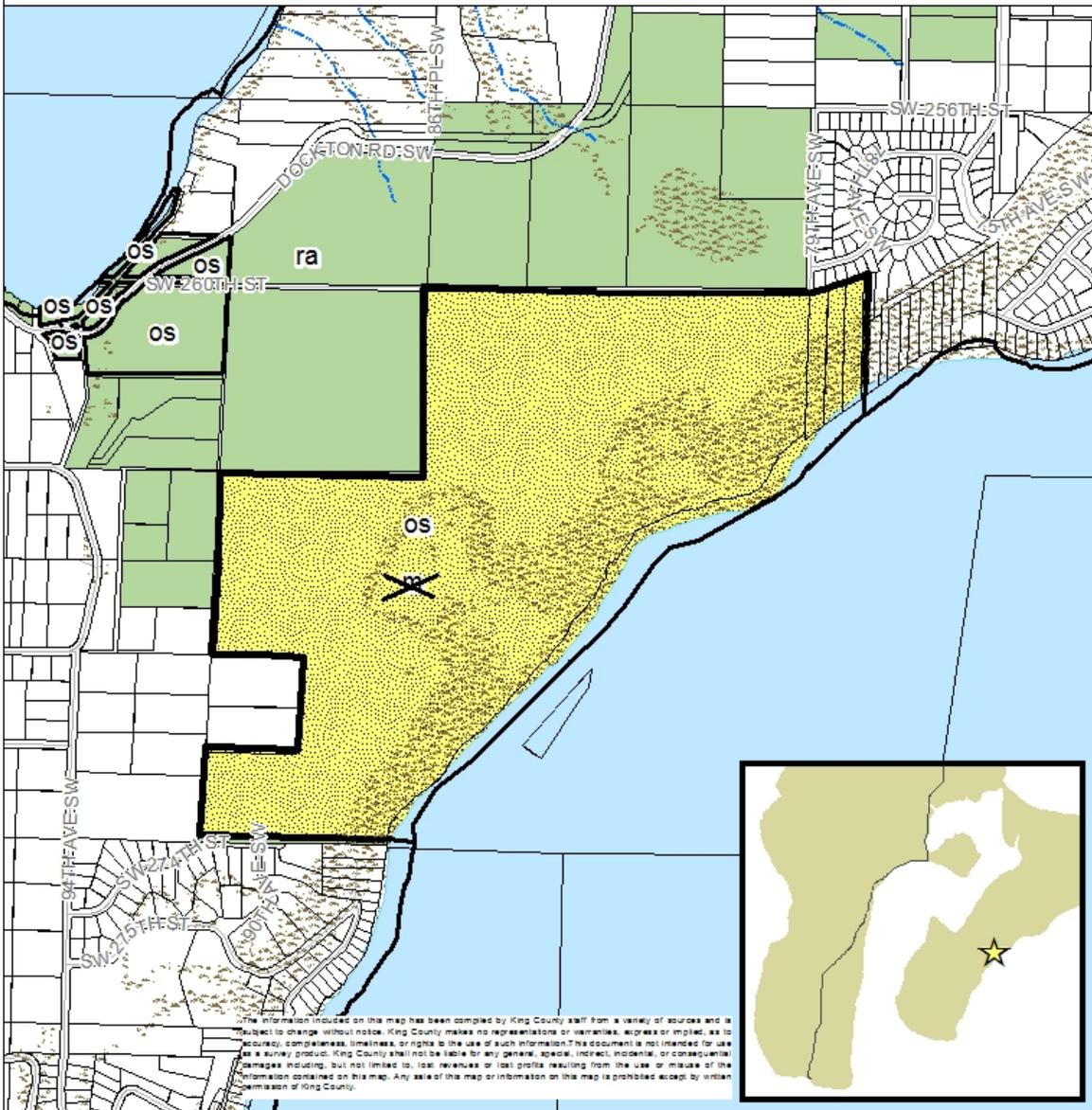
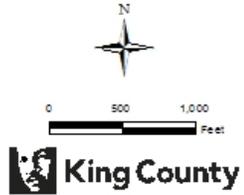
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Map Amendment #1 - Maury Island Natural Area

Land Use Map Amendment

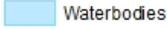
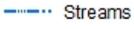
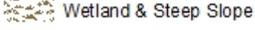
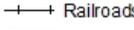
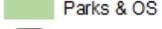
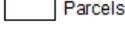
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|---|---|-------------------------|
|  Study Area |  Waterbodies | M Mining |
|  CPLU |  Streams | OS KC Open Space System |
|  Wetland & Steep Slope |  Railroads | ra Rural Area |
|  Parks & Open Space |  Parcels | |
|  Park & Ride | | |

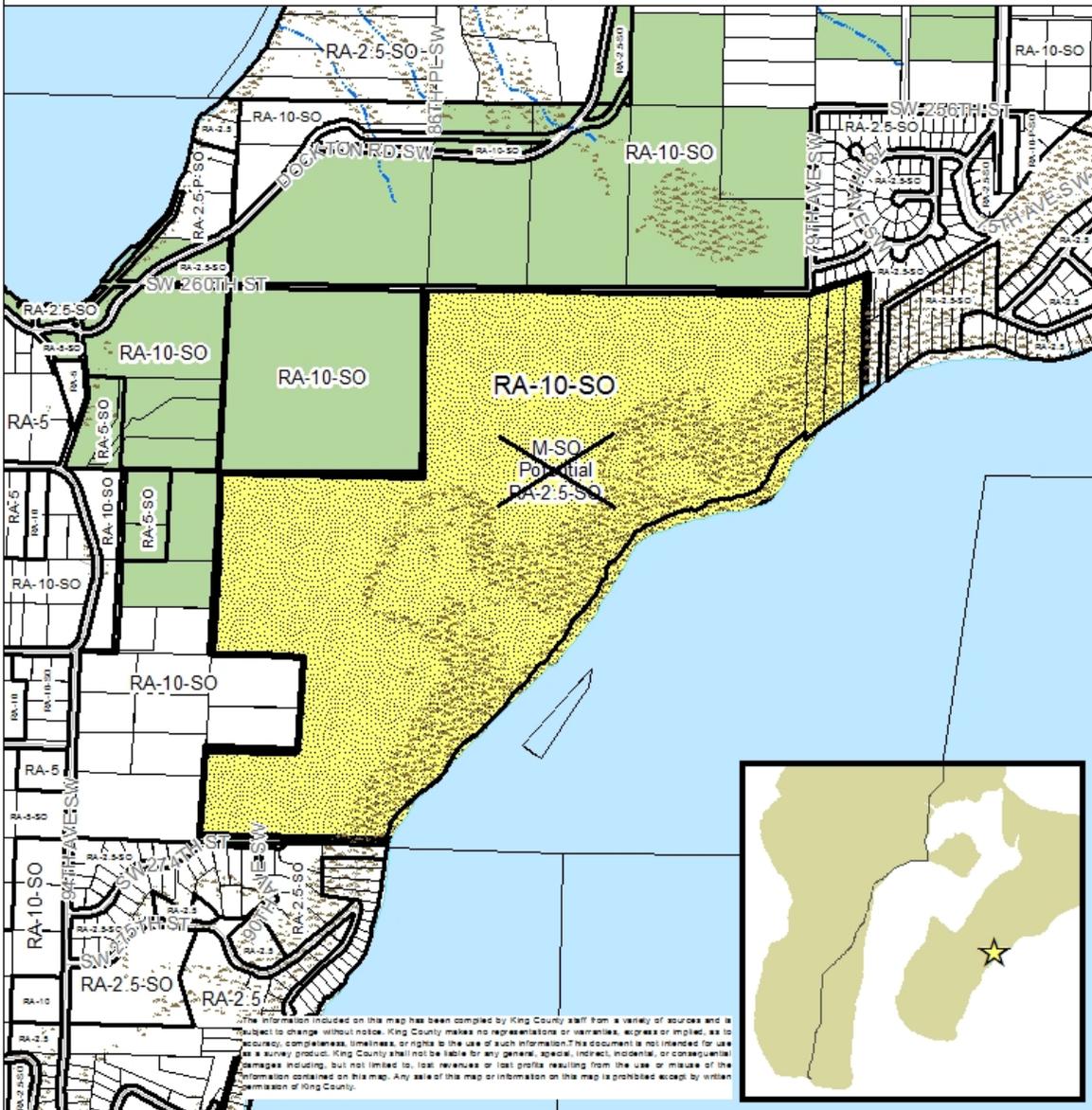


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Map Amendment #1 - Maury Island Natural Area

Zoning Map Amendment

 Study Area	 Waterbodies	RA-2.5 Rural Area, 1 DU/5 acres	  
 Zoning	 Streams	RA-5 Rural Area, 1 DU/5 acres	
 Wetland & Steep Slope	 Railroads	R-10 Rural Area, 1 DU/10 acres	
 Parks & OS	 Parcels	M Mineral	
 Park & Ride		P = parcel specific development condition	
		SO = special district overlay	



72

73

74 **Map Amendment # 2**

75

76

77 **Vashon Highway SW (Ober Park)**

78

79 **(Vashon-Maury Island Community Service Area Plan)**

80

81

82

83 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP**

84

85 Amend Section 29, Township 23, Range 3 as follows:

86

87

88 **LAND USE**

89

90 Change land use designation on parcel 2923039044 from “op,” Other Parks to “rt,”
91 Rural Town

92

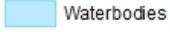
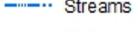
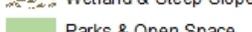
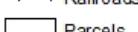
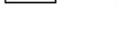
93 **Effect: Amends Land Use from “op” to “rt” on King County’s official Land Use**
94 **Map. The parcel is an “island” within the Vashon Rural Town boundary,**
95 **completely surrounded by land that is designated “rt”. Amending the Land Use to**
96 **“rt” makes the parcel’s land use consistent with the designation of the adjacent**
97 **neighborhood and eliminates the current enclave. The “rt” designation allows for**
98 **multiple zones, including the R-4-P zoning classification currently applied to this**
99 **property, and is used to recognize economic and civic activity centers in the**
100 **unincorporated Rural Area. The parcel (5.47 acres) is a multi-use community park,**
101 **owned and maintained by Vashon Park District, which contains the Ober Activity**
102 **Center and offices, improved parkland, an off-street parking lot, and the Vashon**
103 **Branch of the King County Library System.**

104

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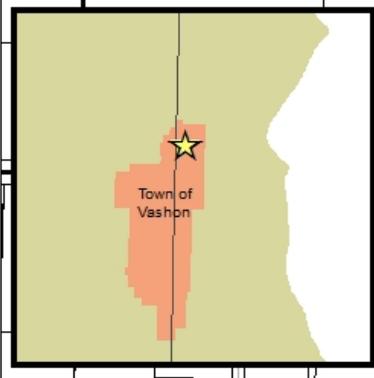
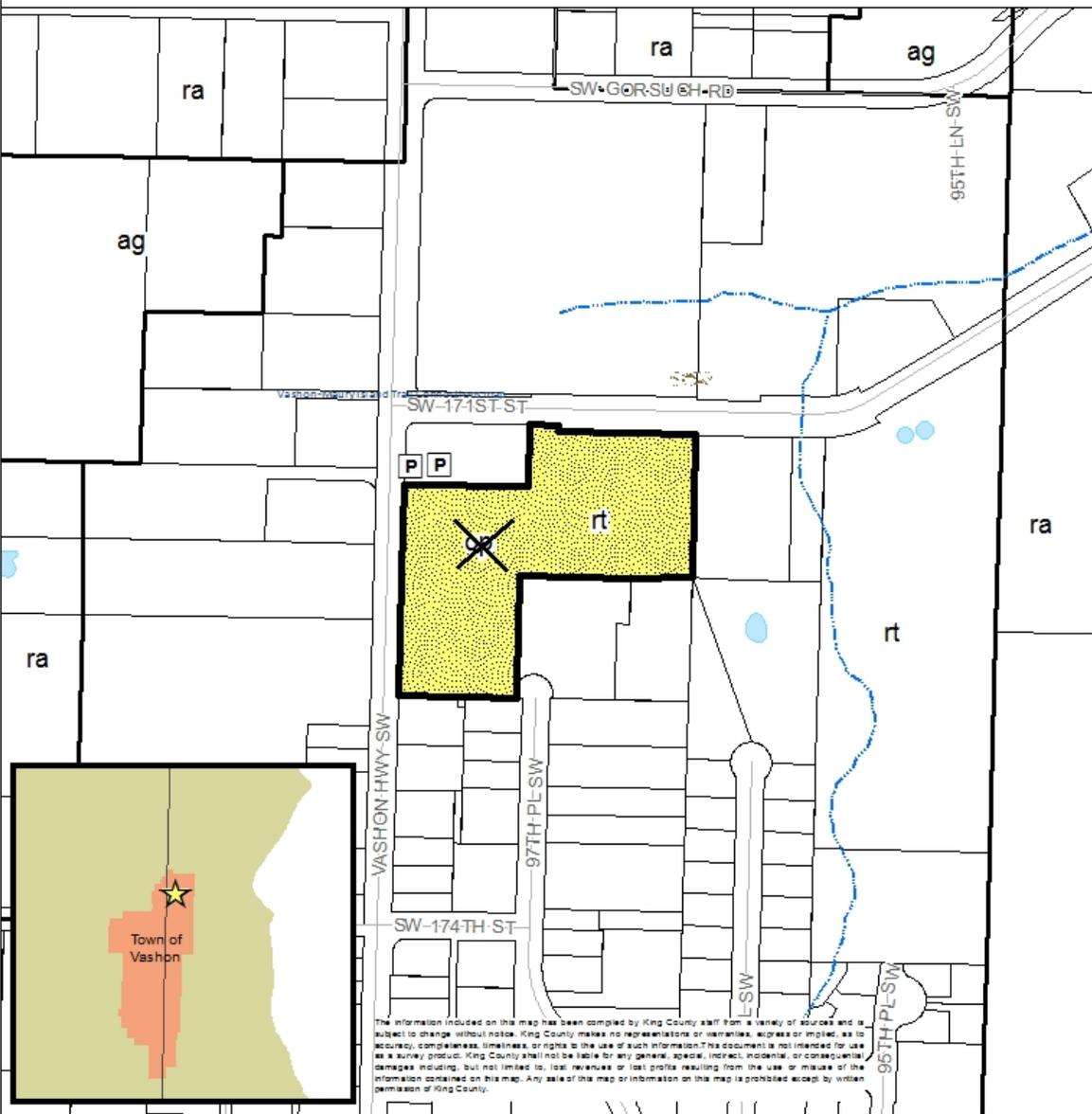
Map Amendment #2 - Ober Park

Land Use Map Amendment

 Study Area	 Waterbodies	ag Agriculture
 CPLU	 Streams	op Other Parks/Wilderness
 Wetland & Steep Slope	 Railroads	rt Rural Town
 Parks & Open Space	 Parcels	ra Rural Area
 Park & Ride		



0 150 300 Feet

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 in the use of such information. This document is not intended for use as a survey product. 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 obtained 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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Map Amendment # 3

**Vashon Rural Town (Affordable Housing Incentive Special District Overlay)
(Vashon-Maury Island Community Service Area Plan)**

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections 5 and 6, Township 22, Range 3, and Sections 29, 30, 31 and 32, Township 23, Range 3, as follows:

ZONING

Apply the Special District Overlay established in Ordinance XXXXX (Proposed Ordinance 2017-0317), Section 6, to the following parcels. Make no other changes to the land use designation or zoning:

Parcel Number	Current Zoning
0522039016	R-1-SO
0522039130	R-1-SO
0522039142	R-1-SO
0522039143	R-1-SO
0522039144	R-1-SO
0522039164	R-1-SO
0622039017	R-1-SO
0855500010	R-12
0855500020	R-12
0855500030	R-12
0855500040	R-12
0855500050	R-12
0855500060	R-12
0855500070	R-12
0855500080	R-12
0855500090	R-12
0855500160	R-12
0855500170	R-12
0855500180	R-12
0855500190	R-12

Parcel Number	Current Zoning
0855500200	R-12
0855500210	R-12
0855500220	R-12
0855500230	R-12
0855500240	R-12
0855500250	R-12
0855500260	R-12
2617370010	R-4
2617370020	R-4
2617370030	R-4
2617370040	R-4
2617370050	R-4
2617370060	R-4
2617370070	R-4
2617370080	R-4
2617370090	R-4
2617370100	R-4
2617370110	R-4
2617370120	R-4
2617370130	R-4
2846200005	CB-P
2846200010	CB-P
2846200025	CB-P
2846200030	CB-P
2846200040	CB-P
2846200050	CB-P
2846200065	CB-P
2846200070	CB-P
2846200075	CB-P
2846200080	CB-P
2846200085	CB-P
2846200086	CB-P
2846200100	CB-P
2846200105	CB-P
2846200110	CB-P
2846200115	CB-P
2923039040	R-4-P
2923039068	CB-P
2923039094	CB-P
2923039106	CB-P

Parcel Number	Current Zoning
2923039113	CB-P
2923039114	CB-P
2923039117	R-12
2923039121	CB-P
2923039133	R-12-P
2923039135	CB-P
2923039136	CB-P
2923039140	R-12
2923039142	R-4-P
2923039147	CB-P
2923039148	R-4-P
2923039158	CB-P
2923039159	R-12-P
2923039160	CB-P
2923039161	CB-P
2923039167	R-12-P
2923039169	R-12
2923039170	R-12
2923039171	R-12-P
2923039172	R-12
2923039174	R-12
2923039176	R-12-P
2923039183	CB-P
2923039190	R-4-P
2923039198	CB-P
2923039199	R-12-P
2923039206	R-4
2923039277	R-12-P
2923039279	R-12-P
2923039291	CB-P
2923039295	CB-P
3023039033	R-4
3023039034	R-4-P
3023039036	CB-P
3023039038	R-4
3023039039	CB-P
3023039041	CB-P
3023039045	R-4
3023039046	R-4-P
3023039050	CB-P

Parcel Number	Current Zoning
3023039051	CB-P
3023039052	R-4-P
3023039054	CB-P
3023039056	CB-P
3023039059	R-4-P
3023039060	R-4-P
3023039061	CB-P
3023039062	CB-P
3023039066	R-4-P
3023039067	R-4-P
3023039073	CB-P
3023039090	CB-P
3023039097	CB-P
3023039103	R-4-P
3023039108	CB-P
3023039111	CB-P
3023039122	CB-P
3023039124	R-4-P
3023039125	CB-P
3023039128	R-4
3023039129	R-4
3023039132	R-4-P
3023039134	R-4
3023039135	R-4
3023039136	R-4
3023039137	R-4-P
3023039138	R-4-P
3023039141	R-4-P
3023039154	R-4
3023039160	CB-P
3023039161	CB-P
3023039163	R-4-P
3023039169	R-4-P
3023039176	R-4-P
3023039185	R-4
3023039187	CB-P
3023039194	R-4-P
3023039201	R-4-P
3023039204	CB-P
3023039206	R-4-P

Parcel Number	Current Zoning
3023039227	R-4
3023039241	R-4
3023039246	R-4
3023039247	R-4
3023039248	R-4
3123039004	CB-P
3123039005	R-4
3123039006	R-4
3123039010	CB-P
3123039011	CB-P
3123039030	CB-P
3123039033	CB-P
3123039034	R-4
3123039035	CB-P
3123039039	R-1-SO
3123039042	R-8 Potential R-12
3123039053	CB-P
3123039055	CB-P
3123039059	CB-P
3123039061	CB-P
3123039067	CB-P
3123039068	R-8 Potential R-12
3123039071	CB-P
3123039072	CB-P
3123039073	R-8 Potential R-12
3123039075	CB-P
3123039079	R-8 Potential R-12
3123039083	R-8 Potential R-12
3123039085	R-4-P
3123039086	CB-P
3123039087	CB-P
3123039088	CB-P
3123039090	R-8 Potential R-12
3123039093	R-8 Potential R-12
3123039096	R-4-SO

Parcel Number	Current Zoning
3123039099	R-4-P-SO
3123039104	R-4-P
3123039107	CB-P
3123039113	R-8 Potential R-12
3123039118	R-8 Potential R-12
3123039126	CB-P
3123039127	R-8 Potential R-12
3123039128	R-8 Potential R-12
3123039129	R-8 Potential R-12
3123039130	CB-P
3123039131	CB-P
3123039132	R-8/CB Potential R-12
3123039134	CB-P
3123039135	CB-P
3123039140	R-4
3123039142	R-4
3123039144	R-8 Potential R-12
3123039147	R-4
3123039149	R-4
3123039150	R-4
3123039169	R-8-P Potential R-12-P
3123039170	R-4-P-SO
3123039171	R-4-P-SO
3123039172	R-4-P-SO
3123039184	R-4-P-SO
3123039185	R-4-P-SO
3123039186	R-4-P-SO
3123039187	R-4
3123039188	R-4
3123039189	R-4-P
3223039016	CB-P
3223039017	CB-P
3223039018	CB-P
3223039019	CB-P

Parcel Number	Current Zoning
3223039020	CB-P
3223039021	CB-P
3223039022	CB-P
3223039023	CB-P
3223039024	CB-P
3223039026	R-4
3223039076	CB-P
3223039083	CB-P
3223039091	CB-P
3223039092	CB-P
3223039099	R-4
3223039103	CB-P
3223039106	R-4
3223039107	R-4
3223039112	CB-P
3223039113	CB-P
3223039114	CB-P
3223039119	R-4
3223039126	R-4
3223039129	R-4
3223039133	CB-P
3223039170	R-4
3223039196	R-4-SO
3223039199	R-4
3223039208	R-4
3223039214	R-4
8883500000	CB-P
8884400010	CB-P
8884400020	CB-P
8884400040	R-12-P

129
130

131 Apply the Special District Overlay established in Ordinance XXXXX (Proposed
 132 Ordinance 2017-0317), Section 6, to only the portion of the following parcels indicated
 133 in the chart and on the accompanying map. Make no other changes to the land use
 134 designation or zoning:
 135

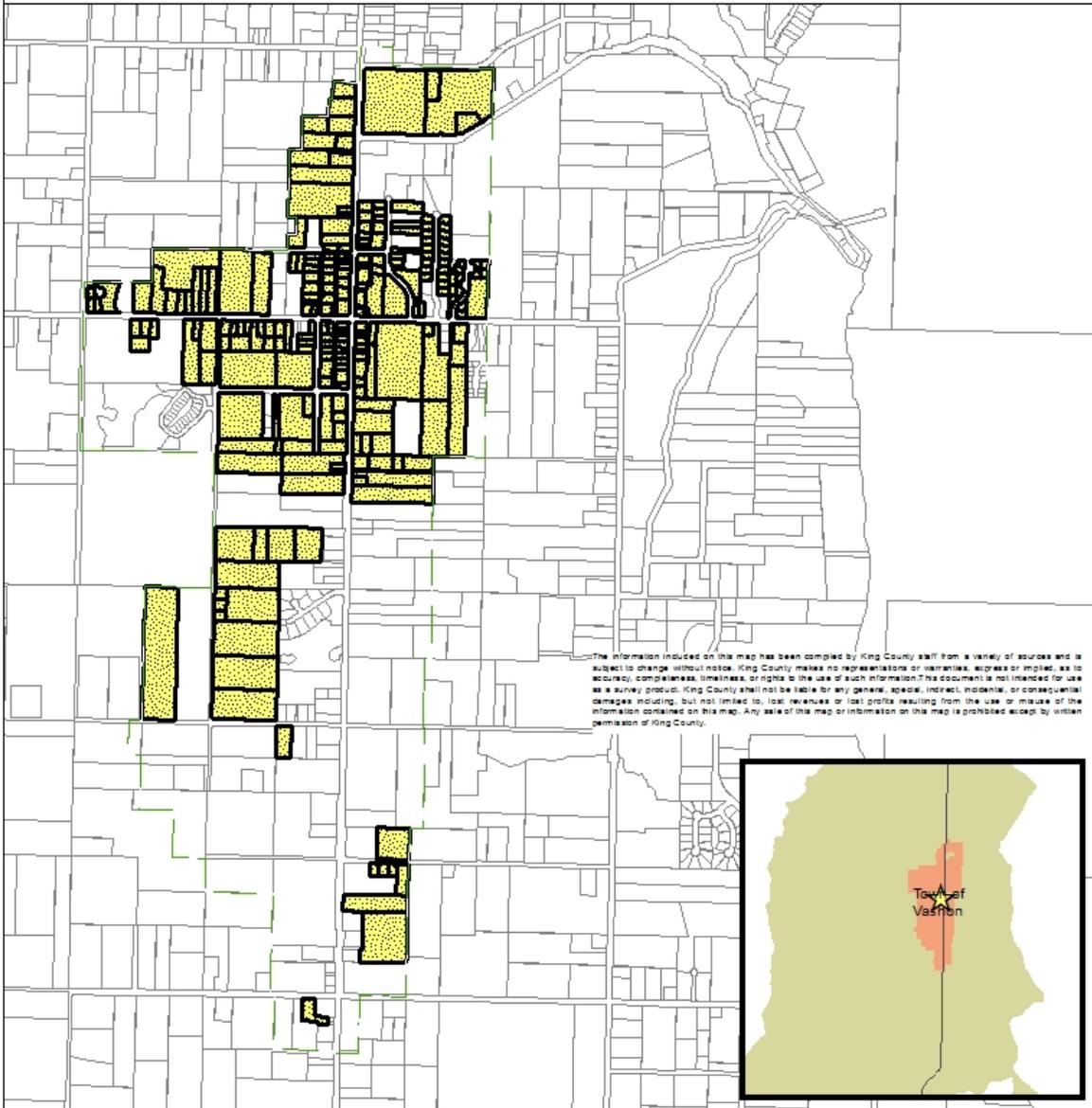
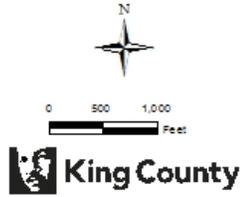
Parcel Number	Current Zoning	Portion
3223039183	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4 (access easement/pipestem only)
3023039096	CB-P and RA-5	Only on the portion that is within the Rural Town and zoned CB-P
3023039078	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3023039233	R-4-P and RA-5	Only on the portion that is within the Rural Town and zoned R-4-P
3223039025	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3223039141	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3123039015	R-4-P and R-1	Only the portion that is zoned R-4. Excludes portion zoned R-1

136
 137 **Effect:** Amends the zoning atlas to apply the Affordable Housing Incentive
 138 Special District Overlay to all or a portion of 246 parcels within the Vashon Rural
 139 Town.
 140

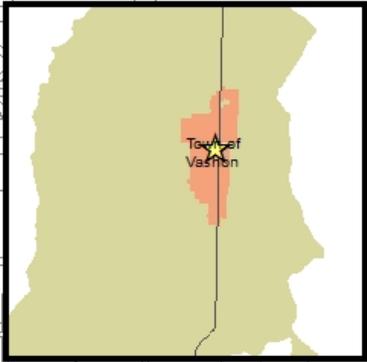
Map Amendment #3 - Affordable Housing Incentive Special District Overlay

Zoning Map Amendment

-  Rural Town - Land Use Designation
-  Parcels With SDO Applied
-  Parcels



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. This document is not intended for use as a survey product. 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 the map is prohibited except by written permission of King County.





October 2, 2017

Sponsor: _____

Proposed No.: 2017-0317

1 **TITLE AMENDMENT TO PROPOSED ORDINANCE 2017-0317, VERSION 1**

2 On page 1, beginning on line 1, strike lines 1 through 8, and insert:

3 " AN ORDINANCE relating to comprehensive planning
4 and zoning; adopting the Vashon-Maury Island Community
5 Service Area Subarea Plan; amending Ordinance 17842,
6 Section 3, as amended, and K.C.C. 20.12.017, Ordinance
7 12061, Section 4, and K.C.C. 20.12.325 and Ordinance
8 13147, Section 19, and K.C.C. 20.18.030, adding a new
9 section to K.C.C. chapter 21A.38 and repealing Ordinance
10 12395."

11 **EFFECT: Corrections to reflect changes adopted in Amendment S1.**

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King County

Dow Constantine

King County Executive
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 Seattle, WA 98104-1818
206-263-9600 Fax 206-296-0194
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 CLERK
 KING COUNTY COUNCIL

October 3, 2017

The Honorable Joe McDermott
 Chair, King County Council
 Room 1200
 Courthouse

Dear Councilmember McDermott:

Earlier this year, I transmitted an ordinance proposing to adopt the Vashon-Maury Island Community Service Area (CSA) Subarea Plan as an amendment to the 2016 King County Comprehensive Plan and related amendments to King County property-specific development regulations for Vashon Rural Town (Proposed Ordinance 2017-0317). This Plan is the first to be transmitted to the King County Council under the recently reinstated subarea planning program, and represents the culmination of a year-long process that began in March 2016 with the formation of a King County CSA Plan interdepartmental team and a 15-member Community Advisory Group comprised of Vashon Island volunteers from a diverse cross-section of interests.

Following continued review of the legislation, I am updating the transmitted plan with the attached proposed striking amendment. This striking amendment would provide additional clarity to the plan relative to the context of state and county adopted policy, aligning activities with current and future resources, and the work remaining to be done in partnership with the Vashon-Maury Island community.

I appreciate your willingness to work with Executive staff to review the proposed Vashon-Maury Island Community Service Plan. I believe it will provide a big step forward in our efforts to undertake meaningful local planning in our unincorporated communities.

If you have any questions about this striking amendment, please contact John Starbard, Director of the Department of Permitting and Environmental Review, at 206-477-0382

Sincerely,

FOR

Dow Constantine
 King County Executive

The Honorable Joe McDermott
October 3, 2017
Page 2

Enclosure

cc: King County Councilmembers
Carolyn Busch, Chief of Staff
Melani Pedroza, Clerk of the Council
Dwight Dively, Director, Office of Performance, Strategy and Budget
John Starbard, Director, Department of Permitting and Environmental Review
Lauren Smith, Director of Regional Planning, King County Executive's Office
(KCEO)
Shannon Braddock, Director, Council Relations, KCEO

Summary of Striking Amendment S1 to Proposed Ordinance 2017-0317 2017 KCCP and Vashon-Maury Island CSA Subarea Plan

Council review of the transmitted legislative package for the 2017 update to the King County Comprehensive Plan (KCCP) and Vashon-Maury Island Community Service Area (CSA) Subarea Plan (Proposed Ordinance 2017-0317), has identified many policy issues for Council consideration. The substantive policy issues include inconsistencies with the Growth Management Act (GMA), adopted County policy, and County budget. Additionally, all documents in the transmittal have significant technical issues that need to be addressed. The following table outlines the key policy issues in each of the transmittal's elements and associated proposed Striking Amendment S1 changes.

Policy Issue Flagged In Transmittal	Striking Amendment S1
Ordinance	
<p>1. Technical issues The transmittal includes errors that need to be corrected, including:</p> <ul style="list-style-type: none"> • Inconsistencies in references to and definitions of “subarea plans;” • Inaccurately reflecting the County’s comprehensive planning and Vashon-Maury Island subarea planning history; • Not utilizing current King County Code language; and • Lacking clarity that, with the adoption of the 2017 subarea plan, 1996 Town Plan is now repealed. 	<ul style="list-style-type: none"> • Makes necessary technical corrections and non-substantive edits. • Reflects that the 1996 Town Plan is being repealed. • Proposed Title Amendment T1 reflects the proposed changes to the ordinance.

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>2. Affordable Housing Incentive SDO</p> <p>The ordinance proposes a new Special District Overlay (SDO), which would create an incentive program for affordable housing development on 246 parcels within the Vashon Rural Town boundary. The SDO would be a voluntary program for these eligible parcels (designated in transmitted Attachment D), where a development would have the option to receive a density bonus if certain affordable housing requirements are met. As transmitted, the proposed SDO may not be administrable, including income levels that are unclear, requirements for an administrative development agreement that does not comply with state law, combining procedural and substantive requirements, as well as numerous technical issues with the proposed language.</p>	<p>Amends the SDO, including the following key changes:</p> <ul style="list-style-type: none"> • Clarified the income limits, so that a minimum of 50% of the units are required to be affordable at 60% AMI, and the remainder of the units are affordable at 80% AMI. • Sets rental and sales caps, similar to other affordable housing covenants and the County’s existing code requires. • Clarified which parcels the SDO would apply to, by tying it to the map amendments in Attachment B. • Clarifies density incentives, compliance with the development regulations, duration of affordability. • Requires a covenant recorded against the property for projects using the SDO provisions and clarifies the requirements of that covenant. • Removes cross references to the Residential Density Incentive (RDI) code, and instead incorporates the standards required under the RDI code for parking, landscaping and provision of recreation space into the SDO. • Removes energy conservation requirements carried over from the RDI code, as they are no longer more stringent than Energy Code requirements. • Clarifies some water conservation requirements. • Clarifies the standards that differ from other development regulations. • Clarifies the requirement for water and sewer connections. • Adds a requirement for a pre-application meeting, clarifies other procedural requirements.

Policy Issue Flagged In Transmittal	Striking Amendment S1
	<ul style="list-style-type: none"> • Adds language to add in enforcement of the affordability levels for the duration of the covenant. • Clarifies the evaluation requirements to make it clear the evaluation, including public comment period, is required to be completed by the Executive branch.
<p>3. Annual cycle KCCP amendments Staff review of existing language in the King County Code and the KCCP has identified that the ability to adopt CSA subarea plans during annual cycle KCCP updates may not be fully captured.</p>	<p>Amends the Code (K.C.C. 20.18.030) and the (Policy I-203, p. 29 of Attachment C) to clarify allowance of adoption of CSA subarea plans during annual cycle KCCP updates, consistent with adopted policy direction in the 2016 update of the KCCP.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
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Attachment A - Vashon-Maury Island CSA Subarea Plan	
<p>4. Technical and non-substantive issues The transmittal includes technical errors and non-substantive issues that need to be addressed, including:</p> <ul style="list-style-type: none"> • Inconsistencies in references to and definitions of “subarea plans;” • Incorrect names for agencies, organizations, and other planning documents; • Incorrectly stating that the entire island has a “Rural Area” land use designation; • Outdated King County Strategic Plan language; • Incorrect or outdated data; • How the plan references current KCCP policies; • Not reflecting the separate governance of the King County Flood Control District; and • Not reflecting current elected membership of the King County Council. 	<p>Makes necessary technical corrections, clarifications, and non-substantive edits to text, policies, actions, and maps.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>5. Non-editable format The subarea plan was transmitted in a highly-designed, non-editable format on a specialized (9"x10") page size. This format is challenging for printing (either by Council staff or by members of the public) and makes it difficult for the Council to incorporate amendment language. To allow for Council amendments, the document will need to be reformatted into an editable text document on standard-sized paper.</p>	<ul style="list-style-type: none"> • The subarea plan is reformatted into a non-designed Word format on traditional 8 1/2"x11 paper. • While photographs from the transmitted version were not able to be incorporated into the non-designed, text version of the plan, the transmitted version of text, tables, maps, and figures are all included in the reformatted version of the subarea plan in Attachment A to the striking amendment. • Aside from formatting changes, any additional striking amendment edits to the transmitted version of text, tables, maps, and figures are shown in legislative format: ((striketrough)) for removed language and <u>underline</u> for added language. • Many of the transmitted figures are shown as being removed in the striking amendment either due to: 1) Council staff not having access to source files for the figures and thus are not able to correct errors in them, and/or 2) needing to reflect consistency with the new text version of the plan.

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>6. Connections to repealed 1986 Community Plan The transmittal includes various references to the 1986 Vashon Community Plan and proposes to carry forward many of the 1986 Plan’s text and policies. The 1986 Plan was adopted prior to adoption of the GMA, and thus includes text and polices that are non-consistent with current State growth management planning requirements. Following the passage of the GMA, the Community Plan was repealed in 1998. Incorporating elements from the repealed 1986 Plan into the new 2017 Subarea Plan would create inconsistencies with the GMA.</p>	<p>References to the repealed 1986 Community Plan are removed, aside from necessary information to reflect the legislative history for previous Vashon-Maury Island plans. Proposed subarea plan text and policies derived from the 1986 Plan are updated to reflect GMA requirements. A few of these type of changes are highlighted in the subject-area chapters below.</p>
<p>7. Inconsistences with the KCCP The GMA (RCW 36.70A.080) requires subarea plans to be consistent with comprehensive plans. The transmittal also states that subarea plans will not duplicate policies that are already adopted in the KCCP. (p. 8) However, the transmitted subarea plan in Attachment A includes language in many policies and/or actions, as well as narrative text, that is inconsistent with or duplicative of the KCCP.</p>	<p>Text, policies, and actions throughout the plan are updated to reflect the 2016 KCCP. A few of these type of changes are highlighted in the subject-area chapters below.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>8. Internally inconsistent policy and action language The transmittal includes the language for every policy and action twice in the document. For example, F-16 and its action is first listed in its subject-area chapter in Chapter 10 Services, Facilities and Utilities. (p. 94) Then, F-16 and its action is listed a second time in the implementation tables in Chapter 11 (p. 113). This is the same for every policy and action in the plan. However, Council staff review of the transmittal found that the language for F-16 and its action in Chapter 10 is not the same as the language for F-16 and its action in Chapter 11. This is the case for many of the policies and/or actions throughout the plan. Having two different versions of the same policy and action will cause confusion when the plan is implemented, both for the public and for the county, regarding what policy direction was really intended. Executive staff noted that this was not intentional, and was an error on staff's part to not incorporate revisions in both locations.</p>	<ul style="list-style-type: none"> • Council staff worked with Executive staff to incorporate changes to reflect the intended version of language for each policy and action. • The transmitted policy and action tables are deleted in each subject-area chapter. Consistent with the format of the KCCP, the language for individual policies are then re-integrated into the body of each chapter so as to align with the applicable lead-in narrative text. Tables are no longer used and action language is no longer listed in the subject-area chapters. • In the implementation tables in Chapter 11, the transmitted policy and action tables are deleted. New tables are added that include the language for all of the actions. Policy language is no longer listed in the implementation tables; instead, the applicable policy number is listed for each action item. • By listing only policy language in the subject-area chapters and only action language in the implementation tables, this removes the potential for inconsistencies. • Consistent with the transmitted version, the policies in the subject-area chapters continue to be organized by policy number and the actions in the implementation chapter continue to be organized by implementation priority (Priority 1, 2, 3, or Ongoing).

Policy Issue Flagged In Transmittal	Striking Amendment S1
Executive Summary	
<p>9. On-site sewage study in text and Policy F-12 The transmittal 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, and Action p. 117) This is presented in the text as a key goal for community members. The Executive Summary highlights this as “one of the plan’s most ambitious goals.” (p. 4) Narrative text related to the study is also included on page 90 of Chapter 10: Services, Facilities and Utilities. 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.</p>	<p>The policy (previously Policy F-12 now F-11, p. 131) and Action (p.165) are reoriented to encourage DNRP to seek grant funds for the study. The Executive Summary and text in Chapter 10 is updated to reflect this shift in policy direction. (p. 10 and 126)</p>
Chapter 1: CSA Subarea Planning Framework	
<p>10. Tool for communication The transmittal includes language that implies the subarea plan is what the community uses to communicate its priorities to the County, which the County will then use to prepare programs and budgets. (p. 8) While the community is heavily involved in plan development, and the plan incorporates many of the community’s priorities, the plan is still ultimately a County document that needs to reflect County policy goals and requirements, and is written and adopted by King County. The language in the plan should reflect such.</p>	<p>The language in Chapter 1 (p. 13), as well as similar language in Chapter 11 (p. 135-136), is amended to reflect that subarea plans are a tool used by the County to:</p> <ul style="list-style-type: none"> • Engage with a community to better understand local priorities; • Communicate County policy goals; and • Outline how the County will implement the policies/actions in the plan.

Policy Issue Flagged In Transmittal	Striking Amendment S1
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<p>11. Budget dependent The transmitted version of plan includes various policies and actions that implement the plan. Many of the policies and actions are very ambitious and may be out of the scope of current county program, staffing, and/or funding resources. Budget decisions cannot be made in a silo, and need to consider countywide programs, needs, and priorities. As such, the plan should not presume that future budgetary appropriations will be approved in order to implement such policies and actions. The plan should accurately reflect the budget authorization process and the uncertainties of future resources.</p>	<p>Language is added to Chapter 1 (p. 13), as well as in Chapter 11 (p. 136), to reflect many of the policies and actions in the plan are budget dependent and subject to whether or not future funding can be obtained. Additionally, many of the policies and actions in the plan are clarified to reflect where cost, availability of funding, and public benefit associated with the policy’s purpose are considered as part of the implementation decision, consistent with the KCCP.</p>
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Chapter 2: Demographic Profile	
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<p>12. Demographic data Chapter 2 of the transmittal includes a six-page-long table with very technical demographic data. (p. 12-17) While the data was helpful background that informed development of narrative text in Chapter 2, it is a level of detail that may not be appropriate for inclusion in the body of the plan. Additionally, the data range is from 2000 to 2015, which will be two years out of date by the time the plan is adopted and will eventually be 10 years out of date by the time the scheduled plan update is adopted in 2025. Additionally, there was not the time or resources to verify the accuracy of the information in the table.</p>	<p>Data is removed from Chapter 2 and relocated to a new Appendix of the plan. (Appendix B, p. 182-185)</p>
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Policy Issue Flagged In Transmittal	Striking Amendment S1
Chapter 3: Community Engagement	
<p>13. Community engagement process The transmitted plan includes information about the community engagement process that occurred during plan development. (p. 18-20) The information in the plan only addresses engagement up through transmittal of the proposed plan to the Council. It may be useful to update this chapter to reflect community engagement process that occurred during the Council’s review, amendment, and adoption of the plan.</p>	<p>The Council’s review and deliberation process is still ongoing and will not be complete until final action is taken by the full Council. As a result, this striking amendment offered during Committee review does not address this issue. It is anticipated that an amendment to update this chapter will be proposed during final adoption by the full Council, which will capture the entirety of the Council’s community engagement process.</p>
Chapter 4: Land use	
<p>14. Internal inconsistencies with Policy LU-5 Policy LU-5, related to architectural design within Vashon Town Core, was included in Chapter 4: Land Use of the transmittal. (p. 29) However, LU-5 was not included in the implementation tables in Chapter 11 of the transmittal. Executive staff stated that LU-5 was included in a prior version of the draft plan, but was then determined that it should not be included in the plan. The transmittal correctly removed the policy from Chapter 11, but erroneously included it in Chapter 4.</p>	<p>LU-5 is removed from Chapter 4, and the remaining policies are renumbered. (p. 41)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>15. Parking reduction waivers in Policy LU-6 Policy LU-6 (p. 29) directed the County to grant parking reduction waivers for certain parcels identified on the “Vashon Town Core Parking Reduction Zone” map in the plan (p. 28). Without amending the code and/or imposing a special district overlay, the policy and associated map cannot require parking requirement reductions beyond what property owners can currently apply for in the code; neither of which is proposed in the transmittal. Additionally, Executive staff has stated that LU-6 is intended to carry forward the same intent of the parking reduction zone that currently exists in the 1996 Town Plan. However, the transmitted version of LU-6 omits several of the key development conditions in the 1996 policy (C-6).</p>	<ul style="list-style-type: none"> • Policy LU-6 is updated to reflect current King County Code requirements. Language from the existing 1996 policy is also added. (now LU-5 on p. 42) • The Map is clarified to reflect the policy changes. (p. 42) • The associated Action is also updated to evaluate effectiveness of the policy and whether a future special district overlay may be useful further the goals of the policy. (p. 164)
<p>16. Relocation of Policy LU-8 as H-8 Policy LU-8, related to County support for a community efforts to establishment of a medical care facility and other social service activities on the Island, is included in Chapter 4: Land Use of the transmittal. (p. 30) It would be more appropriate to locate this policy Chapter 6: Housing and Human Services.</p>	<p>Policy is deleted from Chapter 4 (p. 45), and added to Chapter 6 as a new policy, H-8, with minor edits. (p. 70)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
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Chapter 5: Rural Area and Natural Resource Lands	
<p>17. Public Benefit Rating System in Policy R-2 Policy R-2 (p. 35) and its Action (p. 99) calls for enhanced public outreach and education to Vashon-Maury Island participants in the Public Benefit Rating System (PBRs) program. However, Department of Natural Resources and Parks (DNRP) staff state they do not currently have funding to do this work. This policy and its Action may also result in higher PBRs outreach and education on Vashon-Island than in other unincorporated areas of the County.</p>	<p>Policy language for R-2 (p. 48) and its associated Action (p. 159) are reoriented towards encouraging the County to seek grant funding for enhanced outreach and education.</p>
<p>18. Agriculture zoning in Policy R-7 Policy R-7 proposes allowing applications for rezones to an Agriculture zone on parcels down to 5 acres. (p. 38). This would have countywide implications and is inconsistent with the KCCP and the King County Code.</p>	<p>Policy R-7 is removed. (p. 55) King County Code currently allows many agriculture activities and uses in Rural Area zones.</p>
<p>19. Food processing plants in Policy R-8 Policy R-8 would require food processing plants to continue to be an allowed use in all Agriculture (A) zones. (p. 38) The appropriate zoning for food processing plants is already addressed in KCCP Policy R-662. R-8 is inconsistent with the direction in the R-662 and would have countywide implications. If the County wishes to revisit the policy direction in the KCCP for this issue, it would need to be evaluated during a four-year cycle update to the KCCP.</p>	<p>Policy R-8 is removed. (p. 55) The general sentiment of the policy is added to narrative text elsewhere in the Chapter. (p. 51)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
Chapter 6: Housing and Human Services	
<p>20. Home ownership and ESJ The transmittal includes language that states high levels of home ownership and owner occupancy rates “contributes to neighborhoods with strong social bonds and community trust.” (p. 43) This statement not something that can be verified, and Council staff is not aware of any correlation between owners versus renters in terms of social bonds or community trust. Additionally, this statement is not consistent with Equity and Social Justice (ESJ) principles and KCCP housing policies that require the County to support a wide range of housing options.</p>	<p>The text is removed from the plan. (p. 61)</p>
<p>21. Alternative and Innovative Housing Approaches During plan outreach and development, the community expressed a great deal of interest in alternative and innovative housing approaches, including options that may be able to help support affordable housing needs. As a result, the transmittal included Figure 12, which outlined a variety of such housing models. (p. 45) When reformatting the transmitted plan into a non-designed text document, this information would be more appropriate for narrative text.</p>	<p>Figure 12 of the transmittal is deleted. (p. 65) The text from the figure is incorporated into the “What can be done?” portion of the “Affordable Housing” section of the Chapter. (p. 66-67)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>22. Relocation of Policy LU-8 as H-8 Policy LU-8, related to County support for a community efforts to establishment of a medical care facility and other social service activities on the Island, is included in Chapter 4: Land Use of the transmittal. (p. 30) It would be more appropriate to locate this policy Chapter 6: Housing and Human Services.</p>	<p>Policy is deleted from Chapter 4 (p. 45), and added to Chapter 6 as a new policy, H-8, with minor edits. (p. 70)</p>
<p>Chapter 7: Environment</p>	
<p>23. Clarification of Policy E-3 The history of Policy E-3 (p. 51), relating to protection of domestic water resources, is as follows:</p> <ol style="list-style-type: none"> 1) Policy V-57 was adopted in the 1986 Community Plan. 2) When the 1986 Plan was repealed in 1998, Policy V-57 was rewritten and incorporated in the KCCP, and the policy is still in the KCCP today as Policy CP-612. 3) The transmittal proposes to remove CP-612 from the 2016 KCCP and incorporate it into the subarea plan as Policy E-3, without edit. <p>Unfortunately, when V-57 was originally revised in 1998, the new language in CP-612 lacked clarity about what the intent of the policy is. Policy E-3 carries forward that same unclear language. The policy should be revised to clarify its intent.</p>	<p>Policy E-3 is revised to provide clarity. There are no substantive changes to the policy’s underlying intent. (p. 74)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>24. Re-adopting KCCP Policy F-292 as subarea plan Policy E-6</p> <p>The 2016 KCCP includes policies that are specific to Vashon-Maury Island throughout the plan. Attachment F in the transmittal proposes to remove most of these Vashon-Maury Island-specific policies from the KCCP. Most of these policies are then proposed to be moved into subarea plan in Attachment A. The 2016 KCCP includes Policy F-292, which encourages consideration of increased water levels due to climate change when constructing new structures or substantially improving existing structures on the Island. The transmittal did not propose to move F-292 from the KCCP to the subarea plan. Executive staff state that this was an oversight, and the policy should be moved.</p>	<p>Policy F-292 is deleted from the 2016 KCCP (p. 12 of Attachment C) and added as Policy E-6 in the subarea plan (p. 81 of Attachment A).</p>
<p>Chapter 8: Parks, Open Space and Cultural Resources</p>	
<p>25. Regional and backcountry trails in Policies P-7 and P-8</p> <p>The transmittal proposes a feasibility study of developing a new regional trail on the Island, as well as a network of backcountry trails. (Policies P-7 and P-8, p. 68). However, DNRP staff state that they do not currently have funding to carry out these feasibility studies.</p>	<p>Policies P-7 and P-8 (p. 97), and their associated Actions (p. 161-162), are reoriented toward working with the community to seek funding to perform the feasibility studies.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>26. Arts and Culture in Policies P-9 through P-13 The transmittal calls for a variety of increased County arts and culture actions and activities in Policies P-9 through P-13, and their associated Actions, including:</p> <ul style="list-style-type: none"> • Supporting proactive integration of art into private spaces as a high priority (Policies P-9 and P-12, p.60 and 70) and ensuring and maximizing public access to private spaces for cultural and arts events (Policy P-13, p. 70); • Development of an Arts Master Plan with 4Culture and a community-based organization (Policy P-10, p. 69); and • Playing local music on Metro bus routes on the Island (Action for Policy P-12, p. 70). <p>The County does not have authority over 4Culture or its budget, and does not currently provide funding for arts and culture activities. Additionally, it would not be appropriate for the County to mandate art in and/or public access to private spaces.</p>	<p>Policies P-9 through P-13 (p. 98-99), and their associated Actions (p. 162, 172-174), are reoriented towards the role that the County has regarding support for: 1) integrating public art in County facilities and other publicly accessible spaces consistent with KCCP policy direction, and 2) community efforts to implement other arts and culture actions and activities.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>27. Historic Preservation in Policy P-14 Policy P-14 (p. 72), and its Action (p. 112), requires the County to partner with the community to identify sites of historic value and nominate the sites for federal, state, and/or county historic designations. The County does not have programmatic, staff, or budget resources to proactively identify and nominate sites for historic designation. Additionally, the County does not have a role in federal or state designation of historic sites. Regarding county designation of historic sites, the King County Code (Chapter 20.62) outlines the requirements and process for which sites can be submitted for designation, which includes independent review and decision by the King County Landmarks Commission.</p>	<p>Policy P-14 (p. 102), and its Action (p. 174), is reoriented to reflect: 1) the requirements of the King County Code, and 2) the County's role in such processes, which is to support community efforts to identify and nominate sites for historic designation.</p>
<p>Chapter 9: Transportation</p>	
<p>28. Transit service in text and Policies T-2 and T-5 The transmittal calls for significant additional transit service, including specifically to residents in "remote areas beyond Metro's fixed-route bus lines." (text on page 75, and Policies T-2 and T-5 on p. 81) This direction would be inconsistent with the GMA, the KCCP, King County Metro service guidelines, and Metro's alternative services (Community Connections) plan. Such direction may also result in higher transit service levels for Vashon-Maury Island than in other rural communities in the County.</p>	<p>Policy language and text in the chapter is updated to reflect current planning requirements and policy direction that support transit service consistent with rural service levels. (text on page 104, and Policies T-1 and T-4 on p. 109)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>29. Roads and road capacity in Policies T-1 and T-8</p> <ul style="list-style-type: none"> • Policy T-1 prohibits new roads outside the Vashon Rural Town, unless other alternatives “have been implemented or are determined infeasible.” (p. 77). T-1 originated from the 1986 Community Plan (Policy V-73). This policy direction is inconsistent with the GMA, as well as KCCP policies prohibit construction of additional roads and/or roadway capacity in the Rural Area, including in Rural Towns, except in very limited instances. • Similarly, Policy T-8, which directs how new roads or roadway capacity in the Rural Town should be implemented, does not reflect these GMA and KCCP requirements. (p. 84) Additionally, T-8 originated from language currently adopted in the 2016 KCCP related to application of rural road standards within the Rural Town (Policy CP-647), but the transmittal did not accurately reflect the existing policy intent. This intent should be maintained in the subarea plan. 	<ul style="list-style-type: none"> • Policy T-1 is removed from the plan. (p. 107) • Policy T-8 (now Policy T-7) is updated to reflect the original policy language in Policy CP-647 and current KCCP requirements regarding development of roads and/or roadway capacity in the Rural Area. (p. 119)
Chapter 10: Services, Facilities and Utilities	
<p>30. Treating septage on-island in text and Policy F-10</p> <p>The transmittal calls for an evaluation of how the Vashon Treatment Plant can be adapted to accept septage. (text, p. 88; Policy F-10, p. 92; Action, p. 125). King County Wastewater Treatment Division (WTD) staff state that the treatment plan cannot accept septage unless it is rebuilt.</p>	<p>The Action for F-10 (p. 169) and associated text (p. 125-126) is reoriented towards generally reducing the amount of septage that is transported off the island.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>31. Reuse of greywater in Policy F-11 Policy F-11 calls for regulations to allow recycling and reuse of greywater from residential systems. (p. 92) This policy direction would have countywide implications. The KCCP currently includes countywide policy language, Policy F-263, that addresses the use of greywater. If the County wishes to revisit the policy direction in F-263, such a review would need to occur as part of a four-year cycle update to the KCCP</p>	<p>Policy F-11 is removed. (p. 131)</p>
<p>32. On-site sewage study in text and Policy F-12 The transmittal 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, and Action p. 117) This is presented in the text as a key goal for community members. The Executive Summary highlights this as “one of the plan’s most ambitious goals.” (p. 4) Narrative text related to the study is also included on page 90 of Chapter 10: Services, Facilities and Utilities. 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.</p>	<p>Policy F-12 (now Policy F-11, p. 131) and Action (p. 165) are reoriented to encourage DNRP to seek grant funds for the study. The Executive Summary and text in Chapter 10 is updated to reflect this shift in policy direction. (p. 10 and 126)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>33. Expansion of sewer service in Policy F-14 Policy F-14 proposes guidance for how expansions to the local service area (LSA) for the Vashon Sewer District should be evaluated. (p. 94) This policy originated from Policy V-50 from the 1986 Community Plan, with minor edits. Adoption of the sewer service area also dates back to at least the 1986 Community Plan. Subsequent to the adoption of the 1986 plan, the GMA was passed, which defined provision of sewer as an urban service. Provision of sewer service outside the urban growth boundary is tightly restricted. Because there was already sewer service on portions of Vashon-Maury Island, this existing sewer service area was continued in the County’s planning documents and code provisions (such as in K.C.C. Title 13), and the sewer service area boundary roughly mirrors that of the Rural Town. The KCCP currently includes Policy F-258, which prohibits the expansion of sewer service outside of the Rural Town except to address specific address health and safety problems, as allowed in Policy F-264. Continuation of language from 1986 Policy V-50 in the transmittal as F-14 would be inconsistent with the GMA and the KCCP.</p>	<p>Policy F-14 is removed. (p. 133) Workplan Action 2 is added which requires the Executive to complete a review of the LSA, including using an interbranch team and coordination with the Vashon Sewer District, to evaluate the current LSA and determine the correct boundary. (p. 139-140)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
Chapter 11: Implementation	
<p>34. Tool for communication The transmittal includes language that implies the subarea plan is what the community uses to communicate its priorities to the County, which the County will then use to prepare programs and budgets. (p. 8) While the community is heavily involved in plan development, and the plan incorporates many of the community’s priorities, the plan is still ultimately a County document that needs to reflect County policy goals and requirements, and is written and adopted by King County. The language in the plan should reflect such.</p>	<p>The language in Chapter 1 (p. 13), as well as similar language in Chapter 11 (p. 135-136), is amended to reflect that subarea plans are a tool used by the County to:</p> <ul style="list-style-type: none"> • Engage with a community to better understand local priorities; • Communicate County policy goals; and • Outline how the County will implement the policies/actions in the plan.
<p>35. Budget dependent The transmitted version of plan includes various policies and actions that implement the plan. Many of the policies and actions are very ambitious and may be out of the scope of current county program, staffing, and/or funding resources. Budget decisions cannot be made in a silo, and need to consider countywide programs, needs, and priorities. As such, the plan should not presume that future budgetary appropriations will be approved in order to implement such policies and actions. The plan should accurately reflect the budget authorization process and the uncertainties of future resources.</p>	<p>Language is added to Chapter 11 (p. 13), as well as in Chapter 1 (p. 136), to reflect many of the policies and actions in the plan are budget dependent and subject to whether or not future funding can be obtained. Additionally, many of the policies and actions in the plan are clarified to reflect where cost, availability of funding, and public benefit associated with the policy’s purpose are considered as part of the implementation decision, consistent with the KCCP.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>36. Outstanding policy issues Adoption of the subarea plan will occur after almost two years of robust community engagement and plan development. As a result, the plan reflects the significant progress that has been made to address many of the important issues that arose during that process. However, additional work is still needed to further refine some of the planning elements and local regulations for the Island. While most of those issues will be able to be addressed during the next plan update that is currently scheduled to occur in 2024, some items may need to be resolved sooner.</p>	<p>A new Workplan section is added to the plan, which directs ongoing work related to review of p-suffix conditions and the sewer local service area for Vashon-Maury Island. (p. 138-140)</p>
<p>37. Non-County agencies and organizations Some of the policies 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. This plan cannot mandate actions by non-County agencies and organizations, and the language in the plan should be updated to reflect such.</p>	<p>Proposed action items that cannot be accomplished by King County are removed from the implementation tables in Chapter 11 and added to a new table in Appendix A. (p. 172-174)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
Attachment B - Land Use Map Amendments	
<p>38. Technical issues</p>	<ul style="list-style-type: none"> • Makes various technical corrections and non-substantive edits (formatting, accuracy of effect statements, addressing potential zoning for one map amendment). • Consolidates Zoning Map Amendments (which was originally included in Attachment C in the transmittal package) with Land Use Map Amendments into one new “Map Amendment” attachment in Attachment B, for clarity and consistent with previous KCCP updates.
<p>39. SDO designation process As noted above, the ordinance proposes a new SDO, which would create an incentive program for affordable housing development on 246 parcels within the Vashon Rural Town boundary. Attachment D of the transmittal would designate the parcels that would be eligible to participate in the program. The King County Code (21A.38.040) requires designation of SDO’s to be processed as a map amendment, which the transmittal does not do.</p>	<p>Incorporates the Special District Overlay designation for 246 parcels in the Vashon Rural Town (which was originally included in Attachment D in the transmittal package) as a formal map amendment, as required by King County Code, in Attachment B. Makes technical corrections and non-substantive edits. (Map Amendment 3, p. 7-15)</p>
Attachment C - Zoning Map Amendments	
<p>40. Technical issues</p>	<p>Consolidates Zoning Map Amendments with Land Use Map Amendments into one new “Map Amendment” attachment in Attachment B, for clarity and consistent with previous KCCP updates. The transmitted version of Attachment C is deleted.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
Attachment D - Affordable Housing SDO Eligible Parcels Map	
<p>41. SDO designation process As noted above, Attachment D of the transmittal would designate the parcels that would be eligible to participate in the Affordable Housing Incentive SDO. The King County Code (21A.38.040) requires designation of SDO's to be processed as a map amendment, which the transmittal does not do.</p>	<p>As noted above, the designation of the SDO is incorporated into the Map Amendments in Attachment B. (Map Amendment 3, p. 7-15) The transmitted version of Attachment D is deleted.</p>
Attachment E – Vashon Rural Town Area Zoning	
<p>42. Changes to p-suffix conditions The transmittal proposes various changes to two property specific, or p-suffix, development conditions on the Island: VS-P28 and VS-P29. These are only two of the 30 p-suffix conditions that apply to properties on Vashon-Maury Island. Executive staff state that they did not perform a review of the other 28 p-suffix conditions as part of development of the subarea plan. There are concerns that the significant updates to these two p-suffix conditions on their own could have unintended consequences if not considered in the context of the remaining 28 conditions.</p>	<p>In order to allow for any substantive updates to the Island's development conditions to occur in a cohesive manner, the Council will not adopt the proposed changes to VS-P28 and VS-P29 this year and Attachment E is removed from the Proposed Ordinance. Instead, a Workplan action item is added to the subarea plan that directs the Executive to comprehensively review all 30 of the p-suffix conditions for potential updates. A report on the review and any recommended p-suffix changes will be due to the Council by December 31, 2018 (p. 138-139 of Attachment A) Other references in the subarea plan in Attachment A to the p-suffix changes are deleted. (p. 41)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>43. Marijuana zoning Although the plan states that marijuana zoning is not changed (p. 29 of Attachment A), the transmitted P-suffix changes would <u>prohibit marijuana production and processing in the CB zones in the Rural Town</u> (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.</p>	<p>As noted above, all 2017 proposed changes to p-suffix conditions are proposed to be removed from the ordinance. As a result, the issue with the transmitted change to allowed marijuana uses is addressed. The text regarding changes to marijuana uses in the plan is also removed. (p. 41 of Attachment A) Instead, the aforementioned p-suffixes Workplan Action 1 includes direction to review conditions related to marijuana uses to ensure consistency with other unincorporated areas of the County and the forthcoming marijuana studies due at the end of 2018. (p. 138-139 of Attachment A)</p>
<p>Attachment F- Amendments to 2016 Comprehensive Plan</p>	
<p>44. Technical issues The transmittal includes errors that need to be corrected, including:</p> <ul style="list-style-type: none"> • Inconsistencies in references to and definitions of “subarea plans;” and • Using “Vashon-Maury Island” to describe the geography, consistent with the new approach adopted in the Subarea Plan. 	<ul style="list-style-type: none"> • Renamed as a new “Attachment C” to reflect deletion of transmitted Attachments C, D, and E mentioned above. • Makes necessary technical corrections and non-substantive edits. • Reflects striking changes made in the Subarea Plan in Attachment A.
<p>45. Expansion of sewer service in F-258 2016 KCCP policy F-258 currently prohibits the expansion of sewer service outside of the Rural Town except to address specific address health and safety problems, as allowed in Policy F-264. The transmittal proposes to remove this prohibition. This would be inconsistent with the GMA.</p>	<p>The 2016 version of F-258 is reinstated, with technical edits and a strengthening of the policy to state that sewer service “shall not” be expanded outside of the Rural Town of Vashon. (p. 12)</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>46. Re-adopting KCCP Policy F-292 as subarea plan Policy E-6</p> <p>The 2016 KCCP includes policies that are specific to Vashon-Maury Island throughout the plan. Attachment F in the transmittal proposes to remove most of these Vashon-Maury Island-specific policies from the KCCP. Most of these policies are then proposed to be moved into subarea plan in Attachment A. The 2016 KCCP includes Policy F-292, which encourages consideration of increased water levels due to climate change when constructing new structures or substantially improving existing structures on the Island. The transmittal did not propose to move F-292 from the KCCP to the subarea plan. Executive staff state that this was an oversight, and the policy should be moved.</p>	<p>Policy F-292 is deleted from the 2016 KCCP (p. 12 of Attachment C) and added as Policy E-6 in the subarea plan (p. 81 of Attachment A).</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>47. Skyway-West Hill Action Plan The transmitted version of the 2016 KCCP proposed adoption of the Skyway-West Hill Action Plan (SWAP), which was prepared prior to development of the County's new CSA Subarea Planning Program. Council review of the SWAP identified: policy issues that needed to be addressed; the need to update the SWAP to conform with the CSA Subarea Planning Program goals and framework; and the need to comprehensively review the existing, and still active, 1994 West Hill Community Plan. Given this, the 2016 KCCP did not adopt the transmitted SWAP and, instead, included language directing the Executive to: 1) review and update the SWAP and the 1994 Community Plan, 2) perform community outreach, and 3) transmit a Skyway-West Hill subarea plan by September 2017 as part of the 2017 annual update to the KCCP. Executive staff have stated that the update to the SWAP and the 1994 Community Plan will not be able to be complete in time for inclusion in the 2017 KCCP annual update.</p>	<p>Updates the schedule for transmitting the Skyway-West Hill Subarea Plan from September 2017 as part of the 2017 KCCP annual update to March 2018 as part of the 2018 KCCP annual update, consistent with GMA and King County Comprehensive Plan update timelines and requirements. (p. 1 and 29)</p>
<p>48. Annual cycle KCCP amendments Staff review of existing language in the King County Code and the KCCP has identified that the ability to adopt CSA subarea plans during annual cycle KCCP updates may not be fully captured.</p>	<p>Amends the Code (K.C.C. 20.18.030) and the KCCP (Policy I-203, p. 29 of Attachment C) to clarify allowance of adoption of CSA subarea plans during annual cycle KCCP updates, consistent with adopted policy direction in the 2016 update of the KCCP.</p>

Policy Issue Flagged In Transmittal	Striking Amendment S1
<p>49. Workplan Action 1: Initiation of the Community Service Area Subarea Planning Program</p> <p>Chapter 12: Implementation, Amendments and Evaluation of the 2016 KCCP included adoption of various Workplan action items for implementation of the Plan. The KCCP lists the Department of Permitting and Environmental Review (DPER) as the “lead party” for implementation of the Workplan Action. This is consistent with the King County Code (K.C.C. chapter 2.16) and Motion 14341 as it relates to roles and responsibilities for development of and updates to subarea plans. However, the Code and the Motion also requires DPER to develop and update subarea plans in “coordination” and “collaboration” with the Office of Performance Strategy and Budget (PSB). The Workplan Action does not reflect this requirement.</p>	<p>2016 KCCP Workplan Action 1 is updated to reflect current requirements that DPER must coordinate and collaborate with PSB to implement the Action. (p. 30)</p>

Vashon-Maury Island Affordable Housing Special District Overlay (SDO)

Issue with Transmittal	Changes made by Striking Amendment S1
<p>Technical issues:</p> <ol style="list-style-type: none"> 1. Format is not consistent with other SDO's in K.C.C. 21A.38. 2. Repetitive code sections (income levels stated twice, and not consistent). 3. Maximum density allowances may lead to inconsistency with other sections of Code. 4. Combined procedural and substantive requirements. 5. Cross references to the Residential Density Incentive (RDI) code not clear. 	<ol style="list-style-type: none"> 1. Clarified format of the SDO in the Code, adds requirement to comply with other development standards. Clarified which parcels the SDO would apply to, by referencing the map amendments in Attachment B. 2. Removed duplicative language. 3. Removed references to other zones and stated the maximum density allowed. 4. Separates procedural and substantive requirements into two subsections. Removes duplicative requirements found elsewhere in code, such as for application requirements (certificate of water availability). Added a requirement for a pre-application meeting. Clarifies the requirements for the community meeting. Adds application requirements. 5. Included the applicable landscaping, parking and on-site recreation standards from the RDI code within the SDO section.
Development agreement approved by DPER is unenforceable.	Required a covenant recorded against the property, to be approved by the DPER director, rather than a development agreement that is required to be approved by Council. Also clarifies the requirements of what is included in the covenant, and when it is required to be recorded.
The language on income limits is unclear, overlapping and unenforceable. There are no rental or sales caps. Without this cap, the income levels are unenforceable.	Clarified the income limits, so that a minimum of 50% of the units are required to be affordable at 60% AMI, ¹ and the remainder of the units are affordable at 80% AMI. Sets rental and sales caps, similar to other affordable housing covenants and the County's existing code requires.
Duration of the affordability levels unclear.	Clarified that owner-occupied units are required to remain affordable for 50 years, and rental units for 30 years, from the date of final certificate of occupancy for the development.
Energy conservation measures required are less stringent than other State Building Code requirements.	Removed energy conservation requirements from the Ordinance.
Water conservation measures overlapping, and some are less substantive than others (for example, requiring mulch as one of the allowed measures would be an enforcement issue over time).	Removes reference to "watersense" appliances, and only includes the conservation measure threshold. No changes made to the substantive issue.
Allowance for reduction in off-street parking unclear.	Clarified that the submission of a site-specific study must demonstrate that parking demand is met, in

¹ Area Median Income

Issue with Transmittal	Changes made by Striking Amendment S1
<p>The reduction in parking to below one per unit has not been sufficient in other parts of the County.</p>	<p>order to reduce the number of parking spaces below one space per unit.</p> <p>No changes made to the substantive issue.</p>
<p>Enforcement of the SDO may be problematic. The transmittal included a requirement for DCHS to verify incomes. However, DCHS does this for projects they fund because there is administrative funds that pay for that verification. DPER's code enforcement of the SDO over time, particularly for owner-occupied units, may be less robust than intended.</p>	<p>The requirement for income verification is put on the applicant to demonstrate their method to do this verification. Enforcement language is added that explicitly states that DPER can enforce the SDO, and a property owner may be required to correct nonconformances and that may include disgorgement of revenue that results from the nonconformance (such as selling it over the affordability levels required by code).</p>
<p>Requirements to evaluate the SDO's effectiveness are unclear, are in the wrong portion of the code, and require the Council to conduct public outreach and finalize the report and recommended changes to the SDO.</p>	<p>Moves the evaluation requirements to a separate, non-codified section of the ordinance; clarifies that the Executive is responsible for conducting the evaluation and transmitting a final report and ordinance to Council for consideration; clarifies the trigger for the evaluation; and requires specific outreach to impacted parties (utility purveyors, developers) in addition to the general public comment period.</p>
<p>One key component of the SDO is a requirement to connect new dwelling units to public water and sewer. It is unclear whether Water District 19 can provide water to any new units within the Rural Town or SDO parcels at this time, and what impacts the SDO would have on existing water use and the sole source aquifer.</p>	<p>No changes made.</p>
<p>The SDO may not be incentive enough to encourage development. The existing RDI code incentives for affordable housing have not resulted in any new units being built on Vashon-Maury Island. In the R-1 and R-8 zones, the SDO incentive allows for a greater density; in the R-12 and CB zones, the existing RDI code allows for greater density.</p>	<p>No changes, other than those above, are made. The RDI code would still apply on Vashon-Maury Island as it is currently adopted.</p>
<p>There may have been confusion about how many units can be constructed under the SDO. The transmitted ordinance does not put a limit on the number of total units that can be developed under the SDO. The density limits are on a site-specific basis. There is an evaluation period that is triggered when 120 units are built (or after 4 years, whichever is first), but additional projects can continue to be submitted, reviewed, approved and constructed under the SDO after the evaluation is triggered.</p>	<p>No changes made.</p>

**Proposed Ordinance 2017-0317
2017 King County Comprehensive Plan &
Vashon-Maury Island Community Service Area (CSA)
Subarea Plan**

**King County Council committee review and adoption schedule
As of September 29, 2017 – subject to change**

Date	Event
July 21	Transmittal of King County Executive's proposed 2017 King County Comprehensive Plan & Vashon-Maury Island CSA Subarea Plan
September 19 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee <i>Opportunity for public comment</i>
October 4 10:30 a.m.	Briefing in Transportation, Economy and Environment Committee <ul style="list-style-type: none"> • Briefing on proposed amendments to transmitted 2017 King County Comprehensive Plan & Vashon-Maury Island CSA Subarea Plan <i>Opportunity for public comment</i>
October 17 9:30 a.m.	Possible vote in Transportation, Economy and Environment Committee <ul style="list-style-type: none"> • Possible vote on proposed amendments to transmitted 2017 King County Comprehensive Plan & Vashon-Maury Island CSA Subarea Plan <i>Opportunity for public comment</i>
December 4 Time TBD	Possible vote at full Council <i>Anticipated Public Hearing at full Council & opportunity for public comment</i>

All meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.

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Public Comments on Proposed Ordinance 2017-0317

2 1 o r e e e
o r b re

October 2 to October 12 2 1

From: [Lois Schwennesen](#)
To: [CouncilCompPlan](#); [Dembowski, Rod](#); [McDermott, Joe](#); [Balducci, Claudia](#); [Kohl-Welles, Jeanne](#); [Lambert, Kathy](#); [Constantine, Dow](#)
Cc: [Bourquignon, Mary](#); [Jensen, Christine](#); [Clark, Bradley](#)
Subject: SDO dangerous for Vashon
Date: Monday, October 02, 2017 1:35:20 PM
Attachments: [Vashon Plan Comments10.2.17 Schwennesen](#)

Thank you for reading the attached.

Developer based affordable housing using a Special District Overlay (SDO) allows about 2,000 new dwelling units at half buildout.

Community based affordable housing works with Vashon's engaged community (see my letter attached for examples) and meets the need.

County discussions have mixed the two together and island residents are confused. My neighbors and I continue to support community based affordable housing, and *strongly oppose the proposed developer based Special District Overlay.*

Thank you,

Lois Schwennesen
Schwennesen & Associates, llc
206.605.9529

To: Members of the TrEE Committee
Cc: County Executive Dow Constantine, Councilmember Joe McDermott
From: Lois Schwennesen

October 1, 2017

RE: Affordable Housing Component of Proposed Vashon Plan

As a past Chief of KC Community Planning, I was responsible for preparation and approval of the existing Vashon Community Plan. As past Director of KC Parks, Planning and Resources I was also responsible for growth management, affordable housing, economic development, land development, and other County services. Now a Mediator for complex land use disputes, I work to balance science, environment, and public interests. This work often involves repairing unintended consequences of well-intended land use planning.

Speaking as a long-time resident of a community that builds affordable housing, it is clear the Island can use the County's policy backup on accessory dwelling units (ADU's), small houses, co-housing, and more. We will put to good use more financial tools and regulatory relief to keep residents of modest means from being priced off the Island. **Of 420 residential units in Vashon town, currently 160 (38%) are subsidized. Vashon needs about 100 more affordable units and this amount is accommodated by current zoning and existing density bonuses.**

A density bonus overlay is a damaging planning tool for Vashon Island. Profits will move elsewhere via off island developers, including out of the County. Bonuses rely on high density housing far beyond what is needed and what the island's water supply can accommodate.

As rainfall is Vashon's only source of water, the community plan must be guided by this limitation. The past Vashon Community Plan stressed this; the proposed plan update does not. The Special District Overlay (SDO) allows about 2,000 new dwelling units at half buildout. Water District 19 estimates 14 units/year can be available (140 in 10 yrs). This is a major mismatch ... 2,000 allowed, water for 140.

Vashon-scale affordable housing alternatives are less risky and more reliable. They keep the funds in the community and County. Some excellent Vashon-scale affordable housing alternatives are being used or have been proposed that are widely supported here. Examples:

- 1) Community Land Trust. A petition describing this sustainable, not-for-profit approach has 100's of signatures from islanders. See <https://www.ipetitions.com/petition/path-to-sustainable-permanent-community-based-vmi> .
- 2) Incentivize ten new affordable units/year in the Town Core with tax exemptions, rent vouchers, group insurance, community land/ funding support, water unit priority, regulation allowances (1.23.2017 Vashon RT Zoning Concepts matrix-LU-Housing p 10-12).
- 3) Use programs such as the USDA Single Family Housing Guaranteed Loan Program. <https://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program>
- 4) Encourage ADU's, tiny houses, duplexes, cottage groups, and small apartments. Incentivize ADU's as long-term rentals – they fit the community, enable aging-in-place, housing for care service and other workers, provide individual studio-size low impact housing, and encourage neighbor/ community bonding.

Public comments offer irreplaceable knowledge and advice, and are key to producing a functional, respected plan that will reflect King County and Vashon's community values of equity and responsible resource management. Thank you. I appreciate the complex job you are doing to update this plan.

Lois Schwennesen
16254 Westside Hwy SW, Vashon
206-605-9529

From: [Sue Nyman](#)
To: [CouncilCompPlan](#)
Subject: Mtg re vashon
Date: Monday, October 02, 2017 4:58:21 PM

Why do we bother submitting comments. Hundreds of comments were submitted which you basically ignored. Are the real estate developers and builders in Seattle in your back pocket. We have repeatedly given evidence as to why adding 100's of new units on vashon doesn't work: no infrastructure. Especially water, sewers, traffic, are we getting more ferry service? Did you try to get on a boat this summer?

And the low income units don't go to low income people. I have watched our moderate income housing go to people who like myself do not show much income on there taxes, have large retirement accounts or have recently sold property in California or vashon for hundreds of thousands of dollars and pay cash for the units that are supposed to be for truly disadvantaged people. There is no accountability.

It sounds like you just want to hand over vashon to Seattle developers to provide housing for Seattle residents who have plenty of money and not help vashon residents

I'm so tired of this. I'm tired of attending every meeting only to have you totally disregard our voices. Please explain the point of more meetings.

Thank you

Susan Nyman
Vashon WA

Sent from my iPhone

From: [jiji saunders](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Constantine, Dow](#)
Subject: Vashon Affordable Housing SDO
Date: Monday, October 02, 2017 11:09:22 PM

Thank you for your efforts to develop a new Vashon-Maury Island Community Plan. I served on the Citizen Advisory Group (CAG) and the Land Use/Housing Working Group for the Plan. My background is in land use and environmental planning.

First, you should know that the Land Use/Housing Working Group was split 4 versus 3 on the overlay. This was the most contentious aspect of the plan and the committee members differed sharply in opinions. Hundreds of Vashon residents turned out to protest the SDO. Because the larger CAG followed the recommendations of the working groups, the final CAG recommendation for the overlay does not reflect the split recommendation, the highly controversial nature of the proposal, or the hundreds of residents who turned out to protest.

Members of the Working Group spent countless hours fighting upzone proposals from the County and development interests that threaten our natural resources and infrastructure and are out of scale for Vashon. Hundreds of Vashon residents joined us in this fight. Despite our efforts, the final plan weakens zoning and encourages development that would tax our water and infrastructure and threaten Vashon's rural character.

If you do nothing else, please ensure that the 120-unit limit has teeth and that the affordable housing that is built truly serves those who need it. Please eliminate the R-1 and R-4 parcels south of 184th from the SDO as they are outside the Town Core and will increase sprawl. Please consider lowering the highest densities from 18 units to 12, which better fits the scale and resources of Vashon. The best choice would be to remove the SDO from the plan altogether.

I continue to oppose the SDO for affordable housing and the upzone of the Town Core zoned CB for the following reasons.

1. Despite hundreds of islanders who turned out to protest, the Citizen Advisory Group and the County created a plan that has a potential for over 2,000 new units (SDO+Town Core upzone). For scale, Vashon Town contains about 400 housing units today.
2. Although the County proposes to conduct an evaluation after 120 units are built, does it have the funding to do so? Since this evaluation does not appear to have any teeth, will it provide an appropriate pause and effective evaluation of the effects of adding 120 new units to our small town?
3. Well-informed Vashon residents know we must have affordable housing for islanders of all ages, incomes and backgrounds. I support affordable housing, but oppose a plan that allows for more than a thousand housing units to get the 100 we need.
4. The community comments made regarding this plan have overwhelmingly opposed and warned against the excessive densities that are being proposed. Hundreds of Vashon residents turned out to meeting after meeting to protest the SDO. Additionally, a petition of 170 people supported a sustainable, not-for-profit, permanent affordable housing effort instead of the current plan.
5. According to King County, a community housing non-profit can gain density on a parcel at little cost by going through our Council member or using existing bonuses. The SDO only serves private interests. Zoning is not the appropriate tool to expand housing—instead it is a tool that off-island, private developers would use to build and profit from.
6. An affordable housing land trust that is local, community driven, and committed to building housing that fits Vashon's rural character is the most appropriate way to achieve needed housing.
7. The County is proposing a build out beyond current water and ferry system capacity.

8. Water District 19 has estimated that it can provide about 14 water units a year until 2036. WD19 is a good steward of water today, but it is conceivable that new commissioners, under pressure from development interests, would drill wells and sell water shares liberally. It is irresponsible to leave water commissioners trying to meet the provisions of a bad town plan.
9. Growth under the proposed zoning could result in increased water and sewer rates and taxes to fix congested roads, ferries, and stressed infrastructure. The sewer plant is nearing capacity, and the cost to increase capacity will be significant. Added development in Town will result in increased traffic. During commuter hours, Vashon Highway through Town already is heavily congested. The ferry system is already overloaded, with little potential for improvement.
10. The SDO does not include provisions for meaningful public comment on proposed developments.
11. King County has not conducted an analysis of the probable impacts of the proposed plan.
12. Zoning for more density is a one-way trip; once passed the SDO and Town Core upzone will be difficult, if not impossible, to mitigate or reverse.

Respectfully,

Jiji Saunders

Member of the Citizen Advisory Group and the
Land Use/Housing Working Group for the Vashon-Maury Island CSA Plan

From: [warren.maierhofer](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Constantine, Dow](#)
Subject: Vashon CSA
Date: Monday, October 02, 2017 11:11:41 PM

Thank you for your efforts on the Vashon CSA. I offer my comments on the Affordable Housing Special District Overlay. Of course, I support affordable housing and an economically and culturally diverse community. However, it concerns me that the County is proposing to use zoning and density bonuses in a miscalculated effort to create incentives for development of affordable housing. Good planners understand that zoning is not the appropriate tool to expand affordable housing—instead it is a tool that off-island private developers would exploit. The most appropriate way to achieve the housing that we need is through an affordable housing land trust that is local, community-driven, and committed to building housing that fits the rural character of Vashon Town. I do NOT support the SDO.

Sincerely,
Warren Maierhofer, P.E.
Vashon resident for 14 years

From: [Jenny Sorensen](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Constantine, Dow](#)
Subject: I oppose the density incentives for private developers in the proposed Vashon Community Plan
Date: Tuesday, October 03, 2017 12:06:12 PM

I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

I support community-based affordable housing for Vashon.

Thank you,

Jenny Sorensen

From: [mary ellen](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Constantine, Dow](#)
Subject: Vashon Community Service Area Plan
Date: Tuesday, October 03, 2017 3:34:49 PM

Dear Executive Constantine and Councilman McDermott:

I very much appreciate your service to the entire community, and especially the fact that over many years you have carved time from your extremely busy schedules to help the small community of Vashon whenever we have needed it.

I am writing to comment on the Vashon Community Service Area Plan, having lived on the Island for about 40 years.

The current Vashon Community and Town Plans have worked well, encouraging business development and higher housing density in the town of Vashon while maintaining a primarily rural character elsewhere. It has been particularly successful in avoiding transformation of the highway south of Vashon Town into a strip development.

The current Plan has also helped us limit pressure to use our finite water supply in an unsustainable way. Lack of water was a primary reason for changing zoning on much of the Island to decrease the number of dwellings allowed.

These aspects of the current Plan remain critical in maintaining the character and liveability, even habitability, of our community.

Vashon, like most of western Washington, lacks sufficient affordable housing. As we can see in Seattle though, simply building high density housing, even with a small number of units dedicated for a limited period to somewhat-less-than-market rents, clearly fails to meet this need. If we wish to provide housing for people with low incomes, we need to pursue doing so in a much more directed way.

The Special District Overlay (SDO) is overwhelmingly opposed by the community.

The proposed scale-backs of the SDO are entirely impractical and in fact are not even credible. What staff are available, for example, to evaluate and monitor compliance with these requirements??

I strongly oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

I do support limited-density, community-based affordable housing for Vashon.

We would be deeply unwise to negate the fundamental goals of the current Plan by allowing erosion of Vashon's rural character to greatly increase housing density, particularly when hundreds of parcels could be developed under the current Plan—if there were enough water. And of course water is one of many problems with such development.

We would be foolhardy to increase the number of housing units allowed when we have no clear plan to provide water for them, not to mention other services.

I hate to even think this, and profoundly hope it is not true, but the developer-focused and essentially deceptive nature of the staff's treatment of the planning process and of community members' comments, raise at a minimum the appearance of inappropriate favoring of special interests--or even of outright corruption.

Yours truly,
Mary Ellen Walker
PO Box 389, Vashon

From: [Carla Valentine Pryne](#)
To: [CouncilCompPlan](#)
Subject: Vashon Community Service Area Plan
Date: Tuesday, October 03, 2017 11:00:50 PM

Oct. 3, 2017

TrEE Committee Members:

I support the proposed Affordable Housing Special Overlay District incorporate in the Vashon Community Service Area Plan now before you.

I am a member of the board of the Vashon Maury Community Food Bank. In 2016, the Food Bank provided groceries at some point to 1 in every 9 people on Vashon. Recently we have been conducting focus groups and surveys of our clients as we prepare a new strategic plan. We have learned that a significant number of our clients use the Food Bank at least in part because housing costs consume an increasingly disproportionate share of their resources. Many are people who have lived on Vashon for decades, but find it more and more difficult to remain here as rents and property taxes rise. More affordable housing is badly needed here.

The Special Overlay District has been modified in several ways since it was first proposed to address the concerns of those who fear unintended consequences. Originally many more parcels were considered for the maximum R-18 density for affordable housing. Originally the definition of “affordable” was housing serving those making less than 80 percent of the area median income; now half of the housing must be for those earning less than 60 percent. The new requirement that the overlay district be subjected to mandatory review of its consequences and effectiveness once 120 affordable units are permitted should satisfy any remaining concerns of those who fear this proposal opens the door to runaway development.

Please approve this Special Overlay District to help the island continue to house all of our neighbors.

Thank you.

Eric Pryne
28002 Point Piner Rd SW
Vashon, WA 98070

From: [Frank Jackson](#)
To: [Dembowski, Rod](#); [CouncilCompPlan](#); [McDermott, Joe](#); [Lambert, Kathy](#); [Balducci, Claudia](#); [Kohl-Welles, Jeanne](#); [Constantine, Dow](#); Dave.Upthgrove@kingcounty.gov
Cc: [Jensen, Christine](#); [Bourguignon, Mary](#)
Subject: Community-based vs. Developer-based Housing
Date: Thursday, October 05, 2017 1:01:08 PM

Transportation, Economy, and Environment Committee:
Rob Demboski Chair:

Yesterday in the TrEE meeting on the Vashon Plan, Council member Kathy Lambert asked for an explanation of the difference between community-based and developer-based affordable housing. I'm providing that below, and would like to share that with the entire committee and staff, for the record.

Here's how I distinguish:

Developer-based projects are those that are driven by the profit motive. The profits go the developers, often corporations.

Community-based projects are typically executed by non-profits, cooperatives, or public entities. Sometimes these are public-private partnerships, but with control by the public agency. A key distinction is they are not for profit. Their primary motive is to provide housing for community members.

To date, Vashon affordable housing projects have all been community-based. See list below of the current 38% of residential units in Vashon town, all subsidized housing. The proposed SDO relies on development corporations to instigate and control the project. Corporations typically pursue their ends by more aggressive means, including lawsuits of water districts, etc.

The idea with currency on the Island is this: Since land prices are rising rapidly, it makes sense to get land and put it in a community trust specifically for affordable housing. Then have a non-profit (or public agency) maintain the housing as affordable, in perpetuity if possible.

There is at least one landowner who may be interested in this approach, for a 25 unit project.

More description of community-based affordable housing is at <https://www.ipetitions.com/petition/path-to-sustainable-permanent-community-based-vmi>

<u>Since 2003 --- 100 subsidized units in town:</u>			<u>Other subsidized units in town:</u>	
J.G. Commons	21 units	2003	Vashon Manor	24 units
Roseballen	19	2006	Vashon Terrace	16
Eernisse	26	2007	Charter House	9
Mukai	20	2009	Other	11
Sunflower	14	2017	Of 420 residential units in town, 160 are subsidized = 38%	

Ref: From King County "Affordable Housing Background Data" attachment to Brad Clark email 2/15/2017, page 9

Thanks for your interest in this important distinction.

Frank Jackson

From: [Anne Neilson](#)
To: [CouncilCompPlan](#)
Subject: Vashon Community Plan
Date: Monday, October 09, 2017 1:46:34 PM

I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

Sent from my iPad



King County

Metropolitan King County Council Public Testimony

Please use this card to provide written testimony regarding the proposed Vashon-Maury Island CSA Subarea Plan. Your comments will be distributed to Councilmembers and entered into the record. You may also send your comments to CouncilCompPlan@kingcounty.gov.

Thank you your comments.

NEED TO INSTALL STRONGER LANGUAGE
AROUND LIMITING FURTHER BLDING PROJECTS
UNDER SDO WHEN 120 UNIT LIMIT IS
MET. FURTHER BLDING PERMITS & PROJECTS
SHOULD BE HELD UP UNTIL EVALUATION IS
COMPLETE. ALSO, # OF UNITS PER ACRE
SHOULD BE REDUCED TO 12 FROM 18.

SEPTIC LEAKING. I AM VERY OPPOSED TO
GRAY WATER USE IN LANDSCAPING. LAUNDRY
GRAY WATER CAN BE CONTAMINATED BY DIAPERS
AND OTHER SOURCES OF FECAL MATTER AND PROVIDE
A PATHWAY FOR DISEASE. ALSO, I AM SURPRISED
THAT THE ARGUMENT AGAINST TREATING VASHON

For the record: DIFFERENT FROM THE REST OF KING CO.
Name: JIM GARRISON (OVER)

Address: 10930 SW 238 ST.

Email: jgburtonwater@gmail.com Phone: 206 463-0005

PURZING. VASHON IS AN ISLAND WITH LIMITED WATER. IT IS THE ONLY ISLAND IN KING CO. WHY SHOULD IT NOT RECEIVE SOME SPECIAL CONSIDERATIONS GIVEN THAT GEOGRAPHICALLY IT IS A SPECIAL PLACE WITH PROBLEMS THAT ARE DIFFERENT FROM THE REST OF KING CO. ANY ONE CAN SEE THAT SPECIAL CIRCUMSTANCES EXIST ON AN ISLAND. WATER IS LIMITED. SEPTIC DISPOSAL CAN BE A SERIOUS PROBLEM. MOST PEOPLE ON VASHON DRINK WATER FROM LESS THAN 100' DEEP. THIS WATER IS VERY SUSCEPTIBLE TO NITRATE CONTAMINATION. IN FACT, IF YOU LOOK AT THE MAJOR UTILITIES, AT LEAST 1/2 THEIR WATER IF NOT MORE COMES FROM SURFACE WATER. IT IS TRUE THAT WE CAN TREAT POLLUTED WATER AND MAKE IT SAFE FOR US TO DRINK BUT WE ARE UNABLE TO DO SO FOR ALL OTHER SPECIES WHO WILL

BE STUCK DRINKING OUR CONTAMINATED
WATER. MAKE NO MISTAKE. WE WILL
CONTAMINATE OUR WATER AT SOME POINT.
ALL COMMUNITIES WITH LIMITED WATER
SUPPLY DO EVENTUALLY RUIN THEIR
WATER SUPPLY. I GREW UP ON VASHON
AND AM NOW 65. MY GRANDMOTHER
AND GRANDFATHER CAME HERE IN THE LATE
1930'S BECAUSE THEIR FAMILY ORCHARDS
WERE SACRIFICED OUT BY OVER IRRIGATION
PRACTICES AROUND MOSES LAKE. THIS
COMMUNITY ~~IS A~~ ^{WAS} A GREAT PLACE. SO
WAS SEATTLE. IT IS BEING ERODED
BY THE MASSIVE INFUX OF

PEOPLE TO THIS AREA. GROWTH WILL
EVENTUALLY HAVE TO BE LIMITED IF
WE ARE TO SURVIVE AND ENJOY THIS
GREAT PLACE, WHO NOW LIKES
SEATTLE BETTER. THE PLANERS BLEW
THAT ONE AND WE ARE NOW PAYING
THE PRICE OF STRETCHED TO BREAKING
POINT RESOURCES. PUGET SOUND IS
WARMING, ACIDIFYING AND DYING AND
STILL WE ARE PACKING IN MORE PEOPLE.
DOES IT EVER END OR DO WE JUST
KEEP FOULING OUR NEST UNTIL WE
HAVE TO MOVE ON.



King County

Metropolitan King County Council Public Testimony

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Thank you your comments.

A community land trust is a better option than the SDO, but if the Council is set on the SDO then --

- Put teeth into the 120 limit (eg. 2-year pause/moratorium on SDO after 120) + no permits processed
- Reduce density incentive from 18 to 12 outside the Town Core
- Remove R-1 + R-4 parcels south of 184th

• Make income req't 60% med income
For the record: for 100% of the units

Name: Anjie Saunders

Address: 17329 West side Hwy SW, Vashon

Email: jjsaunders@gmail.com Phone: (206)305-4917



King County

Metropolitan King County Council Public Testimony

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Thank you your comments.

Concentrate on Community-based
affordable housing.

The SDO is developer-based
and is the wrong tool for Vashon
& causes problems for King Co.

Eliminate the SDO, or at
the least, ~~enforce~~ a moratorium
after 120 units are built.

Thanks

For the record:

Name: Frank Jackson

Address: 22217 Melchert Way SW, Vashon 98070

Email: _____ Phone: _____



King County

Metropolitan King County Council Public Testimony

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Thank you your comments.

1. Reduce incentive of 18 units, For parcels in SDO but outside Town Core, to 12 units.
2. Remove R-1 + R-4 parcels currently in SDO, south of EAST/WEST line consistent w/ 184th
3. Limit eligible income for affordable units produced using SDO incentives to ^{100% up to} 60% of median income v 80% for 50% of units.

For the record:

Name: MARTIN BALOR
 Address: 23707 LANDERS SW
 Email: cos2scil@yahoo.com Phone: 206-708-4856



King County

Metropolitan King County Council Public Testimony

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Thank you your comments.

I like and agree with the proposed changes to the plan.

Please continue to keep the SDO. It is important to create some opportunities for affordable housing. You will hear a lot of comments about water shortages. Those making these comments aren't sharing the whole story. Water District #19 has over 300 shares available. Water availability is important but the shortage is not as critical as some have presented. Besides, development cannot occur if the water shares are not available.

For the record:
Name: Jim Gross
Address: 10528 SW 116th ST Vashon, WA. 98070
Email: jamesrgross@yahoo.com Phone: 206-567-5620



King County

Metropolitan King County Council Public Testimony

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Thank you your comments.

Currently our low/moderate income housing is NOT going to those in need -> Vashon household only looks at tax return - not any other accounts - no investment/retirement accounts are taken into consideration. People selling houses for 500K - 750K are able to pay cash + buy into Rosebollen + Sunflower - those are not moderate income people. They are not people working at Nursing Home, Thriftway, etc.

Criteria could be created by Island (or County) to assure housing goes to those in need -> not people who have large investment accounts or who have sold houses/property in the past 3 years.

For the record:

Name: Susan Nyman

Address: 22233 Melcher Way 500

Email: nymansm@comcast.net Phone: 206.463.2905