

NOTICE OF PUBLIC HEARING

2017 Amendments to the 2016 King County Comprehensive Plan and Adopting Vashon-Maury Island Community Service Area Subarea Plan Proposed Substitute Ordinance 2017-0317.2

NOTICE IS HEREBY GIVEN that the Metropolitan King County Council (Council) will hold a public hearing in the Council Chambers on the 10th Floor of the King County Courthouse, 516 Third Avenue, Seattle, WA, on Monday, December 4, 2017, beginning at 1:30 p.m. The purpose of this public hearing is to consider adoption of Proposed Substitute Ordinance (PSO) 2017-0317.2 (hereinafter “subject legislation”), which would adopt 2017 amendments to the 2016 King County Comprehensive Plan (KCCP), including the proposed adoption of the Vashon-Maury Island Community Service Area (CSA) Subarea Plan as an amendment to and element of the KCCP.

Public Hearing

King County encourages public comment at the December 4 public hearing. Testimony is limited to two minutes per individual speaker. If you wish to submit written materials for the Councilmembers’ review, please provide 20 copies to the Council Clerk at the meeting. Testimony sign-up will begin at 1:00 pm. December 4 in the lobby outside the Council Chambers. Comments can also be submitted at any time by emailing CouncilCompPlan@kingcounty.gov or clicking on the “submit online testimony” button on the Council’s 2017 KCCP webpage: <http://www.kingcounty.gov/council/CompPlan/2017compplan.aspx>. If you prefer to call, mail, or fax your comments to Councilmembers, please call the Council at (206) 477-1000 for addresses and/or numbers.

For More Information

The complete text of the subject legislation is available in the Council Clerk’s office, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA telephone 206-477-1020. Complete public review copies will also be available online at the following locations:

- <http://www.kingcounty.gov/council/CompPlan/2017compplan.aspx>
- <http://mkcclegisearch.kingcounty.gov> (Type in the ordinance number: 2017-0317)
- http://www.kingcounty.gov/council/clerk/ordinances_advertised.aspx

For background information on the proposed 2017 amendments to the 2016 KCCP and the Vashon-Maury Island CSA Subarea Plan, please visit the Council’s 2017 Comprehensive Plan website at <http://www.kingcounty.gov/council/CompPlan/2017compplan.aspx>.

Summary

The KCCP is the guiding policy document for all land use and development regulations in unincorporated King County, and for such countywide regional services as transit, solid waste, wastewater treatment, parks, trails and open space. The KCCP is required by the state Growth Management Act (GMA).

Proposed 2017 amendments to the 2016 KCCP and the proposed Vashon-Maury Island CSA Subarea Plan were transmitted by the King County Executive on July 21, 2017, and reviewed by the Council’s Transportation, Economy and Environment (TrEE) Committee. The Council’s TrEE Committee held three meetings on the 2017 KCCP and Vashon-Maury Island CSA Subarea Plan, which included the opportunity for public testimony in committee at each of those meetings. A community meeting was held by the Executive on Vashon Island to hear public comments on proposed amendments to the plan. Public comments were also received via mail and e-mail. The TrEE Committee completed its review on October 17, 2017 and reported out to the full Council the subject legislation, with a “do pass” recommendation.

The proposed Vashon-Maury Island CSA Subarea Plan, contained in Attachment A to PSO 2017-0317.2 as reported out of the TrEE Committee, would be adopted as an amendment to and element of the KCCP. The Subarea Plan would replace the existing 1996 Vashon Town Plan and existing policy direction specific to Vashon-Maury Island in the 2016 KCCP; the Subarea Plan would adopt a suite of new policies, including policies related to: land use; rural area and natural resource lands; housing and human services; the environment; parks, open space and cultural resources; transportation; and services, facilities and utilities. Proposed amendments to the land use map and/or zoning map are contained in Attachment B to PSO 2017-0317.2. Proposed amendments to 2016 KCCP policies, contained in Attachment C to PSO 2016-0155.2, would affect the following chapters in the KCCP: Chapter 1 Regional Planning Growth Management Planning; Chapter 3 Rural Areas and Natural Resource Lands; Chapter 5 Environment; Chapter 6 Shorelines; Chapter 8 Transportation; Chapter 9 Services, Facilities and Utilities; Chapter 10 Economic Development; Chapter 11 Community Service Area Planning; and Chapter 12 Implementation, Amendments and Evaluation. Proposed changes to the development code are also included in PSO 2017-0317.2.

Final Consideration

The Council will review the subject legislation as recommended by the Council's TrEE committee. Councilmembers may offer amendments to that legislation for consideration by the Council. As a result, persons interested in any of the issues raised in the subject legislation should make their views known at the public hearing on December 4, 2017. Amendments that may be considered for adoption by the Council on December 4 or thereafter include, but are not necessarily limited to:

- any amendment contained in the Executive's transmitted version of the subject legislation (either in the public review draft or as transmitted);
- any amendment offered or issue discussed during the TrEE Committee's review of the subject legislation; and
- any other proposed amendment that is within the scope of the alternatives and has been available for public comment.

Dated at Seattle, Washington, this 1st day of November, 2017.

METROPOLITAN KING COUNTY COUNCIL

KING COUNTY, WASHINGTON

Melani Pedroza

Clerk of the Council

The following contains a more detailed summary of the proposed 2017 changes to the 2016 KCCP, including the proposed adoption of the Vashon-Maury Island CSA Subarea Plan as an amendment to and element of the KCCP.

OVERVIEW OF PROPOSED AMENDMENTS

VASHON-MAURY ISLAND COMMUNITY SERVICE AREA SUBAREA PLAN (ATTACHMENT A)

Adoption of a new CSA Subarea Plan

- CSA subarea plans are long-range (20-year), multi-discipline, integrated policy documents 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 and must be consistent with the KCCP. The 2017 Vashon-Maury Island CSA Subarea Plan would be adopted as an amendment to and element of the 2016 KCCP. This Subarea Plan would be the first plan adopted under the County's n Subarea Planning Program, as directed in the 2016 KCCP. The Subarea Plan would replace the existing 1996 Vashon Town Plan, and would apply to all

lands within the Vashon-Maury Island CSA geography. The following outlines the plan elements and the new policies that are proposed be adopted in the Subarea Plan.

Chapter 1: CSA Subarea Planning Framework

- Outlines the purpose and role of CSA subarea plans, including being used as a communication tool by King County to: better understand local priorities, communicate the County’s policy goals, and outline how and when the County will implement the adopted policies and actions.
- Clarifies that the policies and actions in the plan are contingent upon budgetary appropriation in order to be implemented.
- Adopts a Vision and Guiding Principles for comprehensive planning on Vashon-Maury Island.

Chapter 2: Demographic Profile

- Provides an overview of Island demographics and highlights of census data.

Chapter 3: Community Engagement

- Outlines the process used to involve residents in “early and continuous” public engagement, as required by the Growth Management Act, and to incorporate community feedback in plan development.

Chapter 4: Land Use

- Policy LU-1 requires land use policies and regulations for Vashon-Maury Island to treat all of the Island as a groundwater recharge area.
- Policy LU-2 carries forward goals from current 1996 Town Plan policy L-4 and requires the Rural Town to plan to accommodate the most intensive residential, commercial, and industrial development on the Island.
- Policy LU-3 carries forward goals from current 1996 Town Plan policy L-1, requires the Rural Town to maintain rural character, and encourages the Vashon Town Core and Vashon Center to support compact, pedestrian-friendly development.
- Policy LU-4 encourages retention of the existing low density residential zones and low impact uses between the south end of the Vashon Town Core and Vashon Center.
- Policy LU-5 carries forward the goals from current 1996 Town Plan Policy C-6 (and associated Parking Reduction Zone designation area) and requires the County to consider the flexibility allowed in the code when evaluating parking reduction waivers for parcels identified within the Town Core Parking Reduction Priority Area.
- Policy LU-6 carries forward the goals from current 1996 Town Plan Policies L-10 and L-11 and would encourage industrial development to occur within the Rural Town where: there is sewer and water service, appropriately zoned land, nearby access to Vashon Highway, and can be clustered south of SW 178th St and west of Vashon Highway SW.

Chapter 5: Rural Area and Natural Resource Lands

- Policy R-1 states that the Island is intended to permanently retain designations appropriate for the Rural Area and Natural Resource Lands.
- Policy R-2 encourages the County to seek grant funding to provide education and outreach regarding land and natural resource stewardship to Public Benefit Rating System (PBRs) enrollees.
- Policy R-3 carries forward the goals from current 2016 KCCP Policy CP-628 and encourages the County to promote preservation of forest cover on rural-residential zoned parcels and dispersion of stormwater runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual.

- Policy R-4 recognizes the important role of Rural Neighborhood Commercial Centers and encourages their economic viability and continued historic, neighborhood-scale character.
- Policy R-5 carries forward the goals from current 2016 KCCP Policy CP-608 and requires protection of intertidal shellfish habitat and exploring effective means to protect this fisheries resource.
- Policy R-6 requires the County, and encourages the King Conservation District (KCD), to continue to promote environmentally-sensitive agricultural practices through Farm Management Plans and other tools.
- Policy R-7 requires the County to support the Vashon Island Growers Association's goal to create a food hub.
- Policy R-8 requires the County to support the work of the Vashon Island Growers Association and similar organizations to secure a more permanent location for and expansion of the Vashon Farmer's Market.
- Policy R-9 requires the County to coordinate with property owners and organizations to protect farmland on the Island.
- Policy R-10 requires the County to work with property owners and organizations to support agritourism-related activities on the Island.
- Policy R-11 recognizes and encourages community gardens as an important use of open space resources.

Chapter 6: Housing and Human Services

- Policy H-1 encourages and supports a wide variety of single-family residential dwellings in the Rural Area (RA) zones, while protecting low densities.
- Policy H-2 carries forward current 2016 KCCP Policy R-307 without edit, which requires a residential density of one home per 10 acres for: RA-10 zoned areas as of 1994; and for areas with predominant lot sizes of 10 acres or greater and mapped as category I Critical Area Aquifer Recharge Areas.
- Policy H-3 encourages higher density housing and innovative housing models to locate in the Vashon Rural Town and are encouraged to be incentivized as infill development.
- Policy H-4 encourages established single-family residential subdivisions in the Rural Town to retain their existing land use and zoning designations.
- Policy H-5 encourages incentives for higher density affordable housing in the Rural Town under certain conditions.
- Policy H-6 carries forward the goals from current 1996 Town Plan Policy R-4, which encourages accessory dwelling units (ADUs) to continue to be permitted, and encourages the County to consider new options to streamline and simplify the ADU permitting process.
- Policy H-7 encourages the County to work with property owners, housing developers, and others to support healthy home environments.
- Policy H-8 requires the County to support Island residents' and others' efforts to identify funding and a location for a medical care facility and other social service activities on the Island.

Chapter 7: Environment

- Policy E-1 strongly encourages the continued protection of critical areas and enforcement of regulations protecting these areas.
- Policy E-2 carries forward the goals from current 2016 KCCP Policies CP-610, CP-614 and CP-649 and encourages the monitoring of the quality and quantity of Vashon-Maury Island's groundwater supply and, if new information indicates the groundwater supply is in danger, encourages planning for new development that does not impair the groundwater supply.
- Policy E-3 carries forward the goals from current 2016 KCCP Policy CP-612 and encourages low-density development and similar non-intensive uses in areas deemed highly susceptible to groundwater contamination.

- Policy E-4 carries forward the goals from current 2016 KCCP Policy CP-629 and encourages continuation of monitoring groundwater and surface water on Vashon-Maury Island, with the assistance of the Vashon-Maury Island Groundwater Protection Committee.
- Policy E-5 encourages the County to develop climate change and adaption strategies for expected climate change impacts.
- Policy E-6 carries forward current 2016 KCCP Policy F-292 without edit, which encourages property owners to consider estimated increases in water levels when constructing new structures or making substantial improvements to existing structures.

Chapter 8: Parks, Open Space and Cultural Resources

- Policy P-1 carries forward the goals from current 2016 KCCP Policy CP-619 and requires key natural area lands across the island to be considered for parks and/or open space acquisition or conservation.
- Policy P-2 requires the County to continue to be an active partner with the Vashon Park District and Vashon-Maury Island Land Trust in ensuring high quality public parks, services, and facilities continue to be provided on the Island.
- Policy P-3 supports improved and expanded public access to the Island's shoreline where sensitive habitats are not disturbed.
- Policy P-4 supports the Vashon Park District's ongoing maintenance of Tramp Harbor Dock Park and encourages the County to continue to support the work of the Vashon Park District and others to ensure the facility is well-maintained and complies with all state and federal regulations.
- Policy P-5 carries forward current 2016 KCCP Policy CP-618 without edit, which encourages additional water-related natural areas along the saltwater shorelines of the Island to be acquired and retained as passive, natural areas.
- Policy P-6 encourages the existing public boat launch adjacent to the north ferry terminal to be preserved and improved to become a more functional boat launch.
- Policy P-7 carries forward the goals from current 1996 Vashon Town Plan Policy UD-1 and 2016 KCCP Policies CP-616, CP-620, CP-621, CP-624, CP-625, and CP-626 and encourages the County to coordinate with 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 connect the Vashon and Maury Island communities with the north and south ferry terminals and respective ferry routes.
- Policy P-8 carries forward the goals from current 1996 Vashon Town Plan Policy UD-1 and 2016 KCCP Policies CP-616, CP-620, CP-621, CP-624, CP-625, and CP-626, and encourages the County to coordinate with residents and organizations to seek funding to plan for backcountry trail corridors.
- Policy P-9 encourages opportunities for public attendance and participation in diverse arts and heritage activities and exposure on the Island, especially where such projects invest in and support Island artists.
- Policy P-10 supports community-led efforts to develop a long-term Arts Master Plan for the Island.
- Policy P-11 supports community-based arts organizations' efforts to pursue grants and partnerships for constructing or improving signs across the island to incorporate local artistic elements.
- Policy P-12 encourages the County to integrate public art into County buildings and infrastructure on the Island, and supports integration of public art in places on the Island developed by others that is accessible to the public.
- Policy P-13 encourages opportunities for public attendance and participation in festivals, fairs, and performing and visual arts on the Island.
- Policy P-14 supports community and preservation organizations' efforts to identify and designate sites that are deemed to be of significant historic value.
- Policy P-15 encourages historic sites to be safeguarded through land use designations, building regulations, and development that is compatible with the site's historic character.
- Policy P-16 carries forward current 1996 Vashon Town Plan Policy H-1 without edit, which encourages preservation and sensitive rehabilitation of historic or culturally significant sites within the Vashon Rural Town.

- Policy P-17 encourages new development and redevelopment of the Dockton and Burton neighborhood centers to be compatible with their historic character.
- Policy P-18 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 so they can be protected.

Chapter 9: Transportation

- Policy T-1 encourages some form of public transportation to be made available to Island residents consistent with Metro's service guidelines and alternative services programs.
- Policy T-2 supports continuation and use of passenger ferry service, and encourages continual monitoring and strengthening of bus connections to and from the terminals consistent with Metro policies and plans.
- Policy T-3 encourages the County to continue to perform maintenance at the Ober Park, Valley Center, Tahlequah, and North end ferry terminal parking lot facilities.
- Policy T-4 requires Metro to continue to provide public transit connections to the Islands major activity centers consistent with Metro's service guidelines and alternative services programs.
- Policy T-5 encourages traffic calming devices, road landscaping, public art, and other design elements where they do not negatively impact traffic safety, flow and access needs. Such elements are only allowed when: consistent with King County Road Design and Construction Standards, funding is available, and evaluated as part of countywide review of capital improvement project needs.
- Policy T-6 carries forward the goals from current 1996 Vashon Town Plan Policy C-4 and 2016 KCCP Policy CP-616 and encourages sidewalks in the Vashon Town Core to facilitate pedestrian travel to key destinations, and encourages sidewalks to be constructed on both sides of the roads identified in the Priority Sidewalk Locations map as part of permitting and development activity.
- Policy T-7 carries forward the goals from current 2016 KCCP Policies T-206, T-208, T-209, CP-647 and CP-648; requires that no new arterials, new major roads, or capacity expansions for existing roads shall be constructed unless consistent with the KCCP; encourages new roads and road improvements for the Vashon Rural Town to be rural in character and consistent with rural design standards; and requires road drainage improvements to meet Surface Water Design Manual requirements.
- Policy T-8 carries forward the goals from current 2016 KCCP Policy CP-616 and encourages roadways in the Vashon Rural Town to be designed and maintained to accommodate multimodal transportation, including nonmotorized users.
- Policy T-9 encourages the County to evaluate the demand, financial feasibility, and operational needs of water taxi expansion to the Island.
- Policy T-10 requires the County to strive to ensure the airfield retains its important travel and emergency planning function, while balancing the safety, noise, and aesthetic interests of neighborhood residents.

Chapter 10: Services, Facilities and Utilities

- Policy F-1 carries forward current 2016 KCCP Policy CP-609 without edit, which encourages Island water resources to continue to be the sole water-supply source in the future and discourages importing water for domestic uses from off the Island.
- Policy F-2 requires certain conditions that must be evaluated for any proposed boundary adjustments to the major Water Purveyors Service Area.
- Policy F-3 carries forward current 2016 KCCP Policy CP-613 without edit, which requires the County to ask that comprehensive plans of public water systems on Vashon-Maury Island include information assessing the ability of existing and potential water sources to meet anticipated growth and encourages planned system expansions to be prohibited if the analysis reveals a risk to the adequacy of service.

- Policy F-4 carries forward current 2016 KCCP Policy CP-629 without edit, which encourages the County to include water quality monitoring and reporting in the scope of work for new low impact development projects on public properties.
- Policy F-5 encourages the County, with Vashon-Maury Island Groundwater Protection Committee assistance, to continue monitoring private wells and consider monitoring water quantity and water quality of private wells on Vashon-Maury Island.
- Policy F-6 carries forward the goals from current 2016 KCCP Policy CP-641 and encourages the County to develop an ongoing education program to inform Islanders about groundwater resources, drinking supplies, water availability, and water quality issues, which should include alternative water supply choices.
- Policy F-7 carries forward current 2016 KCCP Policy CP-636 without edit, which encourages the Vashon-Maury Island Groundwater Protection Committee to evaluate ways to provide or enhance incentives to implement water conservation.
- Policy F-8 carries forward the goals from current 2016 KCCP Policy CP-641 and encourages the Vashon-Maury Island Groundwater Protection Committee to focus on outreach and education efforts to protect water quality.
- Policy F-9 carries forward the goals from current 2016 KCCP Policy CP-633 and encourages the County to protect water quality at Quartermaster Harbor.
- Policy F-10 encourages the County to seek to reduce the amount of septage transported off the Island.
- Policy F-11 encourages the County to perform an Island-wide study of: on-site sewage systems, impacts of sea-level rise on septic systems, evaluation of the need for community systems, other wastewater solutions, and/or on-site sewage systems pumping options for hard to access shoreline properties.
- Policy F-12 mirrors the goals from current 2016 KCCP Policy F-258 and requires that the existing public sewer system in the Vashon Rural Town cannot be expanded beyond the boundaries of the town except as provided in the KCCP and Title 57 RCW.
- Policy F-13 encourages the County to perform an evaluation of: the potential uses of reclaimed water on the Island, the existing wastewater treatment plan to determine how best to service identified water reuse needs, and reuse or land application of Biosolids.
- Policy F-14 supports efforts by the Vashon Sewer District to evaluate inflow and infiltration within the sewer system that conveys flows to the Vashon Wastewater Treatment Plan.
- Policy F-15 requires the County to continue to partner with Island organizations and businesses to improve solid waste public education, recycling, and waste reduction.

Chapter 11: Implementation

- Outlines the purpose and role of CSA subarea plans, including being used as a communication tool by King County to: better understand local priorities, communicate the County’s policy goals, and outline how and when the County will implement the adopted policies and actions.
- Clarifies that the policies and actions in the plan are contingent upon budgetary appropriation in order to be implemented.
- Adopts a Workplan, which identifies areas of ongoing work for potential inclusion in the Subarea Plan prior to the scheduled Plan update in 2024, including:
 - Workplan Action 1: review and potential update of all property specific (or p-suffix) development conditions on the island;
 - Workplan Action 2: clarify and align the Vashon Sewer District local service area and the Rural Town Boundary; and
 - Workplan Action 3: evaluation of the Affordable Housing Incentive SDO and other methods to encourage affordable housing development on the Island.

- Adopts Implementation Tables, which outline specific “actions” to implement each of the above listed policies in the Subarea Plan. The actions are prioritized based on the following timelines: Short-term Priority 1 actions that will begin implementation in 2018-2019; Mid-term Priority 2 actions that will begin implementation in 2020 through 2022; Long-term Priority 3 actions that will begin implementation in 2023-through 2025; and Ongoing actions that occur through existing departmental activities and/or do not have a discrete start date.

Appendices

- Appendix A outlines proposed implementation actions that have responsible parties other than King County.
- Appendix B includes detailed demographic data tables that were used to inform the text in Chapter 2 Demographic Profile.
- Appendix C summarizes the results from survey responses collected at the 2016 Vashon-Maury Island Strawberry Festival, which were used to inform development of the Subarea Plan.
- Appendix D is a general list of historic sites on Vashon-Maury Island.
- Appendix E outlines concepts that emerged during Subarea Plan development but have potential countywide implications. Specifically, Appendix E focuses on regulations for and use of ADUs.

LAND USE AND ZONING MAP AMENDMENTS (ATTACHMENT B)

- **Map Amendment #1 Maury Island Natural Area** – Would amend the land use designation from Mining (“m”) to Open Space (“os”) and amends zoning from Mineral (“M”) with Special District Overlay-140 to Rural Area 1 dwelling unit per 10 acres (“RA-10”) with Special District Overlay-140, and removes potential zoning of Rural Area 1 dwelling unit per 5 acres (“RA-2.5”) with Special District Overlay-140. This proposed change indicates King County’s long-term objective to manage the Maury Island Natural Area as public open space.
- **Map Amendment #2 Ober Park** – Would amend the land use designation from Other Parks (“op”) to Rural Town (“rt”). This change would better reflect the multiple uses currently occurring on the parcel (multi-use community park and improved parkland, Ober Park Activity Center, Vashon Park District offices, off-street parking lot, and Vashon Branch of the King County Library System).
- **Map Amendment #3 Affordable Housing Incentive Special District Overlay** – Would amend the zoning atlas to apply a new Affordable Housing Incentive Special District Overlay (SDO) to all or a portion of 246 parcels within the Vashon Rural Town.

COMPREHENSIVE PLAN POLICY AMENDMENTS (ATTACHMENT C)

Changes across all chapters

- Where appropriate, references to “Vashon Island” or “Maury Island” or any combination thereof are updated to reflect “Vashon-Maury Island” for consistency with terminology in the Subarea Plan in Attachment A to the PSO.
- References to the 1996 Vashon Town Plan are updated to reflect the adoption of the Subarea Plan in Attachment A to the PSO and repeal of the Vashon Town Plan.
- Where appropriate, references to “Community Service Area plans” or “Community Service Area planning” are updated to reflect that these Community Service Area plans are “subarea plans” and that subarea plans are elements of the KCCP.

Chapter 1: Regional Growth Management Planning

- Updates land use map to reflect land use designation changes in Attachment B to the PSO.

Chapter 3: Rural Areas and Natural Resource Lands

- Policy R-307 is removed to reflect adoption of a similar policy in the Subarea Plan in Attachment A to the PSO.
- Making a technical correction to the list of Rural Neighborhood Commercial Centers designated on Vashon-Maury Island.

Chapter 9: Services, Facilities and Utilities

- Policy F-258 was originally proposed to be removed in the Executive's July 21 transmittal. The PSO, as amended in committee, would retain this policy in the KCCP, and would strengthen the policy to state that the public sewer system "shall not" be expanded beyond the boundaries of the Rural Town.
- Policy F-292 is removed to reflect adoption of a similar policy in the Subarea Plan in Attachment A to the PSO

Chapter 11: Community Service Area Planning

- Removes an incorrect and duplicative figure regarding the planning relationship of elements of the KCCP. A correct version of this figure already exists in Chapter 1.
- Policies CP-601 through CP-649 are removed. These are policies that are specific to Vashon-Maury Island, which are now replaced by the policies included in the Subarea Plan in Attachment A to the PSO.
- New text is added to reflect the adoption of the Subarea Plan in Attachment A to the PSO, including the legislative history of previous subarea and community plans for Vashon-Maury Island, the Vision and Guiding Principles adopted in the Subarea Plan, and a map depicting the Vashon-Maury Island CSA geography.
- 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.

Chapter 12: Implementation, Amendments and Evaluation

- Policy I-203 is updated 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.
- 2016 KCCP Workplan Action 1 is updated to reflect current requirements that the Department of Permitting and Environmental Review (DPER) must coordinate and collaborate with the Office of Performance Strategy and Budget (PSB) to implement the Action, as required by King County Code chapter 2.16 and Motion 14341.

KING COUNTY CODE AMENDMENTS

Title 20 – Planning

- 20.12.017 – Clarified to reflect preservation of existing property specific (p-suffix) development conditions, as amended, on Vashon-Maury Island.
- 20.12.325 – Updated to reflect adoption of the 2017 Vashon-Maury Island CSA Subarea Plan as included in Attachment A to the PSO and repeal of the 1996 Vashon Town Plan.
- 20.18.030 – Updated 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.

Title 21A – Zoning Code

- 21A.38 – Adds a new section to the chapter for the Vashon-Maury Island Affordable Housing Incentive Special District Overlay (SDO), which applies to parcels designated in Map Amendment #3 in Attachment B to the PSO, and adopts development regulations for projects built using the incentive program.

ADDITIONAL ISSUES FOR POTENTIAL CONSIDERATION AT COUNCIL

- **Technical edits and non-substantive changes** – All elements of the PSO and its attachments will be reviewed for potential additional refinements.
- **Community Engagement** – Chapter 3 of the Subarea Plan in Attachment A to the PSO will be reviewed for potential updates to reflect public involvement process used during the Council’s review of the PSO.
- **Vashon-Maury Island Groundwater Protection Committee** – Several policies and implementation actions in the Subarea Plan in Attachment A to the PSO reference the County’s Vashon-Maury Island Groundwater Protection Committee. Authorization for existence the Committee is set to expire at the end of 2017. The Council is currently reviewing Proposed Ordinance 2017-0399, which would extend the expiration of the Committee until 2022. If the extension is not approved by the Council, references to the Committee will be reviewed for potential removal from the Subarea Plan.
- **Recodification of Ordinance 263, Article 2, Section 1, as amended** – Potential recodification of this ordinance section, which was decodified in 2012, and amendments to this ordinance section to reflect current Comprehensive Plan legislative history (including repeal of the 1996 Vashon Town Plan in Ordinance 12395 and adoption of the 2017 Vashon-Maury Island CSA Subarea Plan included in Attachment A to the PSO).