

Vashon-Maury Island P-Suffix Conditions Report

June 2023



King County

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I. Executive Summary

The Vashon-Maury Island Community Service Area Subarea Plan (Subarea Plan),¹ was adopted by the King County Council in December 2017.² The Subarea Plan includes Work Plan Action 1, which calls for a comprehensive review and update of the property specific development conditions (P-Suffixes) and special district overlays (SDOs) on Vashon-Maury Island. This review is required to include: 1) a review of the legislative history and current status of each P-Suffix and SDO, and an evaluation of their consistency with the Vashon-Maury Island Subarea Plan as adopted by the County, as well as other adopted laws, rules and policies, 2) an evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for cannabis³ uses to reflect consistency with other unincorporated areas of King County.

Property-specific development conditions are imposed on individual or groups of properties to establish unique development requirements specific to those properties. The conditions in the P-Suffixes and SDOs vary in topic, including but not limited to density restrictions, design requirements, and use restrictions.

Most of these zoning conditions were first imposed in the 1980s and 1990s. This report finds many of the conditions have become obsolete or conflict with the current King County Code (K.C.C.)⁴ and should, therefore, be removed. Conditions which continue to provide public benefit or were the result of community input during recent engagement associated with the Subarea Plan are recommended to be retained or amended as necessary for consistency with the code or other County policies. Recommended amendments include the necessary changes to accommodate farmers markets within Vashon Rural Town as required by the Workplan Action. Additional recommended amendments are consistent with the recommendations of the 2018 King County Marijuana Report⁵ for cannabis uses on Vashon-Maury Island. Several other amendments are recommended to provide consistency with terminology in the code or to fix typographical errors.

In total, this report recommends repealing 21, amending seven, and retaining one of the P-Suffix conditions. One rezone is recommended for a parcel in the subarea, and this action is included with a simultaneous repeal of a P-Suffix on the parcel. The report also recommends conducting additional analysis the Groundwater Protection Special District Overlay and its relationship with Critical Aquifer Recharge Area (CARA) regulations.

¹ Vashon-Maury Island Subarea Plan [\[LINK\]](#)

² Ordinance 18623 [\[LINK\]](#)

³ The Workplan Action item uses the term "marijuana." This reference and others in the Comprehensive Plan and the King County Code are proposed to be changed to "cannabis" as part of the 2024 Comprehensive Plan to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law. Associated references in this Report are updated accordingly, except for in formal document names.

⁴ K.C.C. [\[LINK\]](#)

⁵ King County Marijuana Report [\[LINK\]](#)

II. Background

Department Overview: The Department of Local Services (Local Services) provides road infrastructure, permitting, and land use planning services to the residents of rural and urban unincorporated King County. The Permitting Division of Local Services processes, reviews, and issues land use and building permits for unincorporated areas of King County, including Vashon-Maury Island.

Key Historical Context: In December 2017, the King County Council adopted the Subarea Plan via Ordinance 18623. The purpose of the Subarea Plan was to update the 1996 Vashon Town Plan,⁶ and to develop long-range strategies informed and defined by the Island's unique aspirations and values to achieve the community's vision. The Subarea Plan, which is an element of the King County Comprehensive Plan, was developed with substantial public engagement and includes Island-specific policies, strategies, and action items addressing a broad range of topic areas such as land use, housing, parks, and transportation.

Key Current Context: The Subarea Plan includes Workplan Action 1, which directs an interbranch team to comprehensively review, and update where appropriate, the property specific development conditions on the Island. This evaluation must include:

- 1) A review of the legislative history and current status of each existing P-Suffix condition and SDO and an evaluation of its consistency with the Vashon-Maury Island subarea plan as adopted by the County, as well as other adopted laws, rules and policies,
- 2) An evaluation of any changes needed to accommodate farmer's markets within Vashon Rural Town, and
- 3) Updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies directed by King County Ordinance 18326.⁷

The timeline for the Workplan Action Item required a Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in the report be transmitted to the Council for consideration by June 30, 2022. Due to the COVID-19 pandemic, the timeline for completing the final evaluation was delayed beyond the required date. In 2022, the King County Council approved the scope of work for the 2024 Comprehensive Plan update to include the Vashon P-Suffix Workplan Item and associated report.⁸

Property-specific development conditions are imposed on individual or groups of properties to establish unique development requirements specific to those properties. Examples of such conditions include use restrictions, design requirements, and density limitations. There are currently 29 P-suffix conditions and two SDOs (SO-140 Groundwater Protection SDO and SO-270 Affordable Housing Incentives SDO) on Vashon-Maury Island. The Affordable Housing in Vashon Rural Town Special District Overlay is covered by a separate evaluation also part of the 2024 Comprehensive Plan Update and is not included in this report. The Overlay includes provisions if affordable housing is created. Most of the parcels that have P-Suffix development conditions referenced in this report are also included in the area covered by the Overlay. Many of the zoning conditions were first imposed in the 1980s and 1990s. As such, many of them are

⁶ Ordinance 12395 [\[LINK\]](#) and Attachment A [\[LINK\]](#)

⁷ Ordinance 18326 [\[LINK\]](#)

⁸ Motion 16142 [\[LINK\]](#)

outdated and may not reflect current circumstances and/or may now be addressed by current zoning regulations. Most of the P-Suffixes included in the report were amended in 1997 under King County Ordinance 12824. The action was part of a zoning conversion following adoption of a new King County zoning code in 1993.

Report Methodology: This report was prepared by the Department of Local Services – Permitting Division with support from an interbranch team consisting of staff from the Office of Performance, Strategy and Budget, Council central staff, and the Prosecuting Attorney’s Office – as directed by the Workplan Action item. Subject matter expertise was provided from the following King County agencies: the Road Services Division of the King County Department of Local Services; the Housing, Homelessness and Community Development Division of the King County Department of Department of Community and Human Services; and the Water and Land Resources Division of the King County Department of Natural Resources and Parks. Data on existing permits was gathered from the Permitting Division’s Accela permit database, with additional property information gathered from the King County iMap database⁹ and Google Maps.¹⁰

III. Report Requirements

This section is organized to align with the requirements for this report outlined in *Vashon-Maury Island Community Service Area Subarea Plan Workplan Action 1: P-suffix Conditions*, which can be found in Appendix A of this report.

A. Review of the legislative history and current status of each existing P-Suffix condition and SDO and evaluation of its consistency with the Vashon-Maury Island Subarea Plan as adopted by the County, as well as other adopted laws, rules and policies

The following section provides an overview of the evaluation and recommendations for each P-Suffix condition and SDO. Site information for each of the P-Suffixes and reference maps are included for review in Appendix B of this report.

Special District Overlay SO-140 (Groundwater Protection) [\[LINK\]](#) – *Recommendation To Be Determined*

- I. *Summary of current zoning conditions:* The Ground Water Protection SDO (SO -140) applies to over 2,000 parcels and limits land uses that have the potential to severely contaminate groundwater supplies and provides increased areas of permeable surface to allow for infiltration of surface water into ground resources.
- II. *Legislative History:* Adopted in 1997 in Ordinance 12823.¹¹ Though the SDO was adopted in 1997, the earliest reference to the conditions included in the overlay come from the 1986 Vashon Community Plan.¹² The Overlay has not been amended since it was adopted.
- III. *Summary of analysis and recommended changes:* Review of the Overlay included considering updating the map of applicable properties to be consistent with the high

⁹ iMap [\[LINK\]](#)

¹⁰ Google Maps [\[LINK\]](#)

¹¹ Ordinance 12823 [\[LINK\]](#)

¹² 1986 Vashon Community Plan [\[LINK\]](#)

recharge areas designated as part of Critical Aquifer Recharge Area (CARA) mapping. The review also considered removing uses restricted by the Overlay which have low potential for groundwater impacts due to changes in Best Management Practices and uses that are already restricted elsewhere in code. During the review, it became apparent that additional evaluation is needed before a recommendation can be made on whether to make changes to the overlay. A final recommendation on the Overlay will be included in the Executive Recommended 2024 King County Comprehensive Plan that will be submitted to the Council in December 2023. The County welcomes input on this issue during the Public Review Draft to inform what will be included in the Executive Recommended Plan.

VS-P01 (Density Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Limits maximum densities to 12 dwelling units per acre.
- II. *Legislative History:* Adopted in 1985 under King County Ordinance 7837 as part of the Vashon Community Plan, which has since been repealed.¹³ Amended in 1997 under Ordinance 12824.¹⁴
- III. *Analysis and recommended changes:* The condition was originally adopted as part of the 1986 Vashon Community Plan. During the 1996 Vashon Town Plan, the subject parcels were rezoned from R-12 (Urban Residential, twelve dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre), reducing the density permitted on the parcels. The condition conflicts with the current R-4 zoning. Even if the properties were developed at the maximum density permitted, the density would still be less than 12 dwelling units per acre. The 1996 rezone of the subject parcels made the condition obsolete, and repealing the condition is recommended.

VS-P03 (Fire Station Use Restriction) [\[LINK\]](#) - Amend

- I. *Summary of current zoning conditions:* Use of the site is limited to a fire station.
- II. *Legislative History:* Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan which has since been repealed. Amended in 1997 under Ordinance 12824.¹⁵
- III. *Analysis and recommended changes:* The use of the subject parcel is consistent with the condition limiting the site to a fire station. Maintaining the P-Suffix condition is justified, as Vashon-Maury Island has limited fire service locations available. An amendment is recommended to update the language in the P-Suffix replacing “fire station” with “fire facility” to align with current terminology in the code.

VS-P04 (Guest Inn/Restaurant Use Restriction) [\[LINK\]](#) - Amend

- I. *Summary of current zoning conditions:* Use of the site is limited to a guest inn/restaurant.

¹³ Ordinance 7837 [\[LINK\]](#)

¹⁴ Ordinance 12824 [\[LINK\]](#)

- II. *Legislative History:* Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition remains consistent with the use of the site as an inn. The subject property is located in the historic Burton neighborhood on Vashon Island and is identified by the community as an important amenity for the area. The terms “Guest Inn” and “Restaurant” are not used in the code. An amendment is recommended to update the language in the P-Suffix replacing “Guest Inn” and “Restaurant” with “Bed and Breakfast Guesthouse” and “Eating and Drinking Places” to align with current terminology the code.

VS-P05 (Food Processing Use Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Use of the site is limited to food processing operations.
- II. *Legislative History:* Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition is inconsistent with the use of the subject parcels as a rural residence. Furthermore, the RA (Rural Area) zoning classification already permits small scale farm and food processing activities, making this condition unnecessary. The recommendation is to repeal the condition.

VS-P06 (Façade/Site Design Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Sets requirements for landscaping, driveways, parking, building expansions, and building façades.
- II. *Legislative History:* The P-Suffix was adopted in 1995 under Ordinance 12824 as part of an owner-petitioned zoning reclassification.
- III. *Analysis and recommended changes:* The subject parcel was developed with the existing structure in 1977. The site has been used as a family service center since at least 1997. The property already includes two driveways, one located off of Vashon Highway and the other off SW Gorsuch Road. The design of the building is unremarkable and does not warrant maintaining the façade. K.C.C. Chapter 21A.16 already requires landscaping along street frontages. The current conditions are overly prescriptive and limit the property owner unnecessarily from modernizing the exterior design of the 1977 building. The recommendation is to repeal the condition.

VS-P07 (Health Services Center Use Restriction) [\[LINK\]](#) - Amend

- I. *Summary of current zoning conditions:* Use of the site is limited to community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities. Allows the operation of "Granny's Attic" or similar activities as an accessory use to the Vashon-Maury Island Health Services Center, Inc on the site.

- II. *Legislative History*: Adopted in 1976 under Ordinance 2884 as part of an owner-petitioned rezone.¹⁶ Amended most recently in 2005 under Ordinance 15244.¹⁷
- III. *Analysis and recommended changes*: The subject parcels are used for a variety of community services and recreation centers. The properties were rezoned to O (Office) during the subsequent adoptions of the Vashon Town Plan and the 2005 Comprehensive Plan update.¹⁸ However, the uses listed in the conditions don't currently align with Standard Industrial Classification (SIC) codes or uses permitted in the O zone classification. Naming specific businesses such as Granny's Attic (which is no longer located at this site) is not appropriate for a P-Suffix condition and limits potential beneficial, community use of the property. Maintaining this site as the longstanding center for community services is supported by the community to encourage clustering of key services. The recommendation is to amend the condition by removing reference to specific businesses, aligning uses with those found in the use table in K.C.C. Chapter 21.08.

VS-P08 (Density Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions*: Limits maximum densities to 85 dwelling units.
- II. *Legislative History*: Adopted in 1981 under Ordinance 5353 as part of an owner-petitioned rezone.¹⁹ Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes*: The subject property was rezoned from R-18 (Urban Residential, 18 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre) in 1997. The condition conflicts with the current zoning of the site at R-4. Even if developed to the highest density, the maximum units possible for the approximately 8.8-acre site would be 35.2 units. The 1997 rezone of this parcel has made this condition obsolete. It's recommended that the condition should be repealed.

VS-P09 (Site Design Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions*: Requires a legal description treating the three parcels and one tract as a single site that includes an existing residence and a stable that was proposed when the development condition was adopted. The P-Suffix condition allows no more than one barn, which is only allowed on two of the parcels.
- II. *Legislative History*: Adopted in 1979 under Ordinance 4290 as part of an owner-petitioned rezone.²⁰ Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes*: The condition was first adopted as part of a proposal to develop a stable and a barn across multiple parcels. The three parcels have each since been developed with single-family homes, and no stables are located on any of the properties. The condition is not consistent with the current uses on the properties, and the recommendation is to repeal the condition.

¹⁶Ordinance 2884 [\[LINK\]](#)

¹⁷Ordinance 15244 [\[LINK\]](#)

¹⁸ Ordinance 15244

¹⁹ Ordinance 5353 [\[LINK\]](#)

²⁰ Ordinance 4290 [\[LINK\]](#)

VS-P10 (Right of Way and Landscaping Requirement) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Requires right of way dedication to allow for extension of SW 178th Street and a 15-foot landscape setback area.
- II. *Legislative History:* Adopted in 1980 under Ordinance 4890 as part of an owner-petitioned rezone.²¹ Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The extension of SW 178th Street has been completed since this condition was adopted. The subject property was rezoned in 2005 from R-18 (Urban Residential, 18 dwelling units per acre) to R-8 (Urban Residential, eight dwelling units per acre) in Ordinance 15244. The subject property and the parcel to the south remain undeveloped. If developed, under the current code, the interior setbacks for the south boundary would be five feet and the street setback from the west would be 10 feet. Maintaining the condition increases that requirement to 15 feet on each side. If development occurs, the regulations of the current code provide suitable landscaping and setback provisions. The recommendation is to repeal the condition, as the extension of SW 178th Street has been completed and the condition associated with the right-of-way is no longer required. Additionally, current code requirements for landscaping and setbacks are suitable for the parcel.

VS-P11 (Propane Storage/Office Use Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Use of the site is limited to propane storage tank, and/or office space.
- II. *Legislative History:* Adopted in 1982 under Ordinance 5984 as part of an owner-petitioned rezone.²² Amended in 1997 under Ordinance 12824
- III. *Analysis and recommended changes:* The two subject parcels are zoned I (Industrial). However, the parcels are not listed under the use restrictions of P-Suffix VS-P30, which is intended to apply to all Industrial-zoned parcels on Vashon Island. The current use of the property is consistent with the uses allowed under VS-P30. The use restriction in VS-P11 is no longer supported, as it unduly limits the subject parcels. The recommendation is to repeal VS-P11, and to add the conditions of VS-P30 to the two parcels to maintain consistency for all Industrial zoned lots.

VS-P12 (Density Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Limits maximum densities to 12 dwelling units per acre unless the property is developed as a housing project for seniors with low incomes.
- II. *Legislative History:* Adopted in 1980 under Ordinance 5242 as part of an owner-petitioned rezone.²³ Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition was originally adopted as part of an owner-petitioned zoning reclassification of the properties. The subject properties were rezoned in 2005 under Ordinance 15244 from R-18 (Urban Residential, 18 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre), which reduces the allowed maximum density for the underlying zone. This renders the density restriction

²¹ Ordinance 4890 [\[LINK\]](#)

²² Ordinance 5984 [\[LINK\]](#)

²³ Ordinance 5242 [\[LINK\]](#)

obsolete. The property has also since been developed with a housing project for seniors with low incomes, meeting the original intention of the condition. The recommendation is to repeal the condition.

VS-P13 (Density Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Limits maximum densities to 12 dwelling units per acre.
- II. *Legislative History:* Adopted in 1984 under Ordinance 6885 as part of an owner-petitioned rezone.²⁴ Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The parcel is zoned CB (Community Business) and is located in the Vashon Rural Town, where P-Suffix VS-P29 limits the density of residential units in mixed-use development to eight dwelling units per acre. Recommendations for amendments to VS-P29 include increasing the base density for residential units in the CB zone, as well as maximum densities when affordable housing units are provided. The recommendation is to repeal P-Suffix VS-P13 to provide consistency on maximum densities with other CB-zoned parcels in Vashon Rural Town. With a repeal, the conditions in P-Suffix VS-P29 would determine maximum densities on the affected parcel.

VS-P14 (Density Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Limits maximum densities to six dwelling units per acre and prohibits parking or storage in the road setback.
- II. *Legislative History:* Adopted in 1988 under Ordinance 8571 as part of an owner-petitioned rezone.²⁵ Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The property was developed in 1991 with six condominiums. The subject parcel was rezoned from CB-P (Community Business, with P-Suffix) to R-8 (Urban Residential, eight dwelling units per acre) in 1996 when the Vashon Town Plan was adopted. The condition restricts the density potential of the subject parcel in the R-8 zone, which typically allows eight units per acre. The parcel is surrounded by properties zoned CB. The driveway is located in the road setback. Maintaining the density restriction is not justified considering the surrounding zoning allows for higher density potential and this property has been developed. The restriction on uses for the road setback is now obsolete. The recommendation is to repeal the condition.

VS-P15 (Parcel Development Requirements) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Requires a variety of development standards and limits the use of the site to senior housing and an associated senior center and health services facilities.
- II. *Legislative History:* Adopted in 1989 under Ordinance 9823 as part of an owner-petitioned rezone.²⁶ Amended in 1997 under Ordinance 12824.

²⁴Ordinance 6885 [\[LINK\]](#)

²⁵ Ordinance 8571 [\[LINK\]](#)

²⁶ An online copy of Ordinance 9823 could not be located.

- III. *Analysis and recommended changes:* The condition was first adopted as part of a specific development proposal and includes 15 conditions for applicable development criteria. The original development proposal never came to fruition, and the site is currently used as a lumber supply store, despite the requirements of the p-suffix. As the property has already been fully developed with a different commercial business that is inconsistent with the condition, the recommendation is to repeal the condition.

VS-P16 (Storage/Warehouse Use Restriction & Right of Way Requirements) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Use is limited to self-service storage warehousing, and future development is limited to accessory uses. Requires construction of a temporary turnaround and associated easement to King County.
- II. *Legislative History:* Adopted in 1992 under Ordinance 10598 as part of an owner-petitioned rezone.²⁷ Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The parcel is zoned CB (Community Business) and the condition is consistent with use of the site as a storage building. The parcel is subject to several other P-Suffix conditions, including VS-P28 and VS-P29 that include permitted uses in the CB zone and provide design requirements for parcels in the Town Core of Vashon Rural Town. The required temporary turnaround has been completed. Maintaining this use restriction is not supported given the parcel's location adjacent to other properties that are entitled to all CB uses listed under VS-P29. The recommendation is to repeal the condition.

VS-P17 (Office/Manufacturing Use Restriction & Right of Way Requirements) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Use is limited to office/manufacturing, and future development is limited to accessory uses. Requires construction of street frontage improvements and paving of a new roadway.
- II. *Legislative History:* Adopted in 1994 under Ordinance 11389 as part of an owner-petitioned rezone.²⁸ Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition was first adopted as part of a specific development proposal, but the site was never developed and remains vacant. The property is also subject to the conditions of VS-P30, which limits uses in the I (Industrial) zone. The right-of-way (ROW) improvements have either been completed or are unnecessary under current regulations. Maintaining this use restriction is not supported given the parcel's location adjacent to other properties that are entitled to all industrial uses listed under VS-P30. The right-of-way conditions are no longer necessary. The recommendation is to repeal the condition.

VS-P18 (Development Requirements) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Use of some of the applicable properties is limited to residential development or a medical clinic. Requires a variety of development conditions related to landscaping, fencing, permit approvals, subdivision, impervious surfaces, and residential densities.

²⁷Ordinance 10598 [\[LINK\]](#)

²⁸Ordinance 11389 [\[LINK\]](#)

- II. *Legislative History:* Adopted in 1993 under Ordinance 11024 as part of an owner-petitioned rezone.²⁹ Amended in 1997 under Ordinance 12824.
- III. *Summary of analysis and recommended changes:* The condition was first adopted as part as a specific development proposal for the Vashon Co-Housing Group in 1993. The P-suffix includes a list of specific development conditions typically seen as part of a development permit application. The conditions are consistent with the use of the property as a co-housing development. Many of the conditions include requirements dependent on how the site was developed and which conceptual plan was chosen. Given the property was developed as a co-housing site, the intent of the conditions has been completed and they are no longer applicable. The recommendation is to repeal the condition.

VS-P19 (Setback Requirement) [LINK](#) - Rezone and Repeal

- I. *Summary of current zoning conditions:* Requires setbacks to match those of the R-8 (Urban Residential, eight dwelling units per acre) zone.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended change:* The property has a zoning classification of CB (Community Business). It is developed with a residential use. The zoning classification on the adjacent parcel to the east is R-8. The zoning classification on the parcels to the south is R-4 (Urban Residential, four dwelling units per acre). Parcels to the west are designated rural. To the north the parcel is adjacent to parcels with CB zoning. Maintaining CB zoning is not consistent with the existing use of the parcel, which includes a home. A rezone to R-8 is consistent with its residential use and its adjacency to residential-zoned and rural-designated parcels. Setbacks in K.C.C. Title 21A will apply on the rezoned parcel and conditions in VS-P19 are not required with the rezone. The recommendation is to repeal the condition simultaneous with the rezone of the parcel.

VS-P20 (Access Restriction and Landscaping Requirement) [LINK](#) - Repeal

- I. *Summary of current zoning conditions:* Limits access to SW 188th Street and sets landscaping requirements.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* Restricting access to SW 188th Street, as opposed to Vashon Highway SW, is justified given that Vashon Highway SW is the only major through-road on Vashon Island. However, restricting access off Vashon Highway SW is already consistent with existing ingress and egress regulations for driveways onto principle arterial roads, which means that the condition is not needed. The subject properties have since been further subdivided so that three of the parcels no longer have access to 188th. In this instance, existing regulations address access, and requiring access to the properties from SW 188th Street would not be feasible. The landscaping conditions are also consistent with existing regulations in K.C.C. Title 21A. The recommendation is to repeal the condition.

²⁹Ordinance 11024 [LINK](#)

VS-P21 (Use and Access Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Uses are limited to the existing building, and access to parking is limited to SW 188th Street.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended change:* The subject parcel is listed in King County's Historic Resource Inventory. Any alterations proposed to the existing structure would require review from the Historic Preservation Officer for consistency with the Secretary of the Interior Standards for alterations to historic structures. Existing ingress and egress regulation in the code would require access to parking on the parcel from SW 188th Street consistent with the condition. The recommendation is to repeal the condition.

VS-P22 (Driveway and Maximum Unit Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Limits access to Vashon Highway SW to one driveway, and limits maximum densities to 14 dwelling units.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Summary of analysis and recommended change:* The subject property is zoned R-4 (Urban Residential, four dwelling units per acre). The density potential for the property's size (6.34 acres) is approximately 25 units under R-4 zoning. Limiting density may serve as a transition to the surrounding R-1 (Urban Residential, one dwelling unit per acre) lots. Subarea Plan policy LU-4 also list a desire of residents to not densify the area between the Town Core and Vashon Center. However, considering there are properties across the street with R-8 (Urban Residential, eight dwelling units per acre) zoning, densities allowed under R-4 zoning does not appear out of place at this location, especially considering that several CB zoned parcels are located just to the south of the parcel and properties across the street are zoned R-8. The base density for R-4 zoning is consistent with the surrounding area and allowed density should not be further limited. Current road standards in the Code set adequate provisions for access to the parcel. The recommendation is to repeal the condition.

VS-P23 (Use and Parking Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Limits uses to the existing building and requires parking to the rear or sides of the building.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The property was rezoned from R-4-P (Urban Residential, four dwelling units per acre with a p-suffix condition) to CB-P (Community Business with a p-suffix condition) in 1996, which permits garden centers and retail nurseries. The use of the site has been maintained as a garden center for many years. The use is primarily a business that takes place outside of the building, making the conditions inconsistent with the use of the site. Requiring parking at the rear or sides of the building is more impactful to the adjacent residential properties than allowing parking to the front. Additionally, the parcel is currently not included in VS-P29, which regulates the allowed uses and limits maximum residential density for CB zoned parcels in the

Rural Town if the property is redeveloped as mixed-use. The current density permitted for this property is 48 units per acre, which is inappropriate at this location. Elsewhere recommended in this report is a change to add conditions under VS-P29 to the subject parcel. This would apply consistent allowed densities and uses with other CB zoned parcels in Vashon Rural Town. The recommendation is to repeal condition VS-P23.

VS-P25 (Access Restriction) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Limits access to 103rd Avenue SW or SW 188th Street, or, if constructed, SW 183rd or SW 184th.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* Since the adoption of the condition SW 184th Way has been constructed and new parcels have been created. The parcels have no other access except for 188th or 184th. Given that there are no other roads to access these parcels, the condition is unnecessary. Development of the parcels would follow current regulations in the Code regarding access provisions. The recommendation is to repeal the condition.

VS-P26 (Town Gateway Requirements) [\[LINK\]](#) - Amend

- I. *Summary of current zoning conditions:* Requires a variety of development conditions related to setbacks, roof pitches, parking, prohibited uses, and residential densities for six parcels at the "Gateway" of Vashon Rural Town.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The design standards in this condition originated from the 1996 Vashon Town Plan to support a "Town Gateway" that transitions the area from rural to commercial. There are six parcels under VS-P26: three are zoned R-4 (Urban Residential, four dwelling units per acre) and three are zoned CB (Community Business). The R-4 and CB zoning would normally require a 10 foot street setback. Under the condition, buildings must be set back 40 feet from the property line along Vashon Highway SW. Limiting auto uses and parking to the side/rear of the building is justified to limit visual impacts. Several parcels were rezoned in 1997 to CB, which has a significantly higher residential density potential. The recommendation is to amend the condition. Recommended amendments would remove prescriptive requirements that hinder varied architectural designs and styles but would maintain conditions which support the goals of the Town Gateway to provide a visual transition between rural areas and Vashon Rural Town.

Lastly, the recommended changes include amending maximum densities for mixed use development, as well as setting base densities for mixed-use development. The maximum densities would apply if affordable housing units were created using the provisions King County's Inclusionary Housing program in K.C.C. Chapter 21A.48, the voluntary portion of which is proposed to be expanded to apply to Vashon Rural Town in the 2024 Comprehensive Plan. A base density is required in order to complete the calculations of allowed maximum densities if affordable units are built. The proposed maximum densities are higher than those allowed under the Vashon Affordable Housing Special District Overlay SO-270 in order to provide an incentive for developing

affordable units. The community has said that it wants affordable units, and no units have been created using SO-270. Allowing a higher density and allowing a mix of market rate and affordable units to be created together may attract development of affordable units by providing more flexibility than provided for under SO-270. The proposed base and maximum densities for mixed-use development combined with the existing maximum height of 35 feet are designed to consider the scale of the built environment in the Town Gateway.

VS-P27 (Town Gateway Landscaping Requirements) [\[LINK\]](#) - Retain

- I. *Summary of current zoning conditions:* Requires increased landscaping standards for one parcel at the "Gateway" of Vashon Rural Town.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition originates from the 1996 Vashon Town Plan to support a Town Gateway that transitions the area from rural to commercial. The property has not been developed beyond the existing single-family residence since the condition's adoption. The landscaping requirements for developing the parcel would typically only require street trees for single family subdivisions and short subdivisions (K.C.C. 21A.16.050). The Type I landscaping required by the condition includes a full screen visual barrier. Maintaining the increased landscaping requirement is consistent with the community's goals for the Town Gateway to provide a transition from rural properties to commercial properties and to provide greater separation from the residential properties and Vashon Highway SW. The recommendation is to retain the condition.

VS-P28 (Vashon Town Core Requirements) [\[LINK\]](#) - Amend

- I. *Summary of current zoning conditions:* Requires a variety of development conditions in the Vashon Town Core related to setbacks, decks, building heights, building façades, walkways, street trees, building eaves, and outdoor seating.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 2005 under Ordinance 15244.
- III. *Analysis and recommended changes:* The Town Core conditions were created as part of the 1996 Vashon Town Plan to maintain and promote commercial development at a human/compact scale in the Town Core and to ensure a walkable community. Amendments are recommended to foster more mixed-use development in the Town Core and to ease implementation, such as eliminating design requirements that hinder mixed-use structures, allowing for more innovative architectural and site design by reducing prescriptive requirements and removing a two-story height limitation while retaining a 35 foot maximum height. The recommended amendments remove the development condition from a rural-designated parcel. The recommendation is to amend the development condition.

VS-P29 (Community Business Zone Use Restrictions) [\[LINK\]](#) - Amend]

- I. *Summary of current zoning conditions:* Establishes the range of allowed uses for CB (Community Business)-zoned properties in Vashon Rural Town. Limits residential and mixed-use density to a maximum of eight dwelling units per acre.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended most recently in 2014 under Ordinance 17842.³⁰

Analysis and recommended changes: The condition establishes the uses allowed for all of the CB zone on Vashon Island, except that three CB-zoned parcels are excluded from parcels with the condition. The condition also limits maximum densities for mixed use development. The recommendation is to amend the development condition. It is recommended to add the three omitted parcels for consistency across the CB zone on Vashon Island. Recommended amendments to VS-P29 also propose adding “Retail Nursery, Garden Center and Farm Supply Stores” and “Farmers Market” to the list of allowed uses. One of the parcels where the P-Suffix would newly apply has a nursery; this change would ensure that the existing use would not become nonconforming. Adding Farmers Markets to the list of allowed uses would be consistent with direction in the Subarea Plan. Under the recommended amendments, “Cannabis Producer” and “Cannabis Processor I” would no longer be permitted, in accordance with the recommendations of the 2018 King County Marijuana Report. Recommended amendments also correct terminology on uses for consistency with the code.

Lastly, the recommended changes include amending maximum densities for mixed use development, as well as setting base densities for mixed-use development, and setting a maximum height limit of 35 feet. The maximum densities would apply if affordable housing units were created, using voluntary provisions in a proposed expansion of King County’s Inclusionary Housing program in K.C.C. Chapter 21A.48. A base density is required in order to complete the calculations of allowed maximum densities if affordable units are built. The proposed maximum densities are higher than those allowed under the Vashon Affordable Housing Special District Overlay SO-270 in order to provide an incentive for developing affordable units. The community has said that it wants affordable units, and no units have been created using SO-270. Allowing a higher density and allowing a mix of market rate and affordable units to be created together may attract development of affordable units by providing more flexibility than provided for under SO-270. The proposed base and maximum densities for mixed-use development combined with setting a maximum height limit of 35 feet are designed to consider the scale of the built environment in the Rural Town.

VS-P30 (Industrial Zone Use Restrictions) [\[LINK\]](#) - Amend

- I. *Summary of current zoning conditions:* Establishes the range of allowed uses for the I (Industrial)-zoned properties in Vashon Rural Town.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended most recently in 2014 under Ordinance 17842.
- III. *Analysis of recommended changes:* The condition lists all the uses permitted for the I zone on Vashon Island, except that two I-zoned parcels are excluded from the parcels

³⁰ Ordinance 17842 [\[LINK\]](#)

with the condition. It is recommended to add the P-Suffix provisions to the two omitted parcels for consistency across the I zone on Vashon Island. Recommended amendments to VS-P30 update use terminology to align with the code. Review of this condition's relationship with the County's cannabis regulations showed that it is consistent with the recommendations of the 2018 Marijuana Report, which permits "Cannabis Processor II". No changes are required except for a change in terminology. The recommendation is to amend the development condition.

VS-P31 (Affordable Housing Requirement) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Use of the site is limited to housing for people with low incomes.
- II. *Legislative History:* Adopted in 2016 under Ordinance 18427.³¹ The condition replaced P-Suffix VS-P24.
- III. *Analysis of recommended changes:* The property was identified for low-income housing in order to encourage the development of low-income housing on Vashon Island. Other provisions adopted more recently, and provisions recommended under other action with the proposed 2024 Update to the Comprehensive Plan include this parcel as eligible for incentives if affordable housing is provided. The recommendation is to repeal this development condition.

B. Evaluation of any changes needed to accommodate farmer's markets within the Rural Town

The development of the Subarea Plan identified current limitations for farmers markets to operate in Vashon Rural Town. VS-P29, which provides provisions for uses permitted on CB (Community Business) zoned parcels, does not include farmers markets as an allowed use. There are only two parcels in the Rural Town which have other commercial zoning designations, such as NB (Neighborhood Business), which permit farmers markets, leaving limited options for them to operate legally.

Amendments are recommended to VS-P29 to allow for farmers markets as a use. This amendment would provide the changes necessary to accommodate farmers markets within the Rural Town. It provides consistency with Policy R-7 of the Subarea Plan, which calls for supporting "the Vashon Island Growers Association and similar Island organizations in securing a more permanent location and to expand and redevelop the Vashon Farmer's Market in a safe, compatible, and accessible manner."³²

C. Updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies underway by the Executive required by Ordinance 18326

In August 2016, the King County Council passed Ordinance 18326, which adopted new regulations for cannabis businesses. King County evaluated the land use impacts of cannabis in

³¹ Ordinance 18427, Attachment b – p.28 [\[LINK\]](#)

³² 2017 Vashon-Maury Island Subarea Plan, page 33.

unincorporated areas in 2018 and made a recommendation to prohibit cannabis producers and processors from locating within the pedestrian-oriented VS-P29 P-Suffix condition.³³ Consistent with that, this report recommends zoning changes that would remove “Cannabis Producer” and “Cannabis Processor I” as allowed uses in the Rural Town.

IV. Conclusion

Most of the property-specific zoning conditions on Vashon-Maury Island were first imposed in the 1980s and 1990s. Evaluation of the P-Suffixes and SDOs finds many of the conditions have become obsolete or are inconsistent with current codes and should, therefore, be repealed. Conditions which continue to provide public benefit or were the result of community input during previous engagement efforts are recommended to be retained or amended as necessary for consistency with the King County Code or other County policies. Recommended amendments to VS-P29 provide the necessary changes to accommodate farmers markets within the Rural Town. Amendments to VS-P29 are recommended to be consistent with the recommendations of the 2018 King County Marijuana Report for cannabis land use uses. In total, the recommendations include repealing 21, amending seven, and retaining one of the P-Suffix conditions. The report also recommends additional analysis on the Groundwater Protection SDO given the overlay’s interconnectedness with CARA regulations.

³³ 2018 King County Marijuana Report, page 114.

V. Appendices

A. VMI CSA Workplan Action 1: P-Suffix Conditions³⁴

During community outreach and development of the subarea plan, the need to update property specific, or p-suffix, development conditions on Vashon-Maury Island arose. Conditions VS-P28 and VS-P29, which apply to specific parcels within the Vashon Rural Town, were reviewed during plan development and the Executive's transmitted 2017 subarea plan included proposed changes to these two conditions. Council review of the proposed changes to the conditions identified several policy issues in need of further review and potential refinement. Additionally, the Council identified the need to comprehensively review all of the existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted changes to VS-P28 and VS-P29 will not be adopted in 2017.

Instead, this Workplan action item directs an Interbranch Team to comprehensively review, and propose updates as appropriate, all p-suffix conditions and special district overlays for Vashon-Maury Island. This review will include: 1) review of the legislative history and current status of each existing p-suffix condition and special district overlay and evaluation of its consistency with the Vashon-Maury Island subarea plan as adopted by the County, as well as other adopted laws, rules and policies, 2) evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies underway by the Executive required by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and any proposed changes shall include community outreach to be completed by the Executive. This outreach shall specifically include notification the property owners impacted by the current p-suffix conditions and special district overlays and any proposed changes – both to the property owners of conditioned parcels and adjacent property owners.

- Timeline: A Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in the report shall be transmitted to the Council for consideration by June 30, 2022.
- Outcomes: The Interbranch Team shall develop, and the Executive shall file with the Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include identification of recommended amendments to the p-suffix conditions and special district overlays. The Executive shall also file with the Council an ordinance adopting updates to the p-suffix conditions and special district overlays as recommended in the report.
- Lead: The Department of Permitting and Environmental Review shall lead an Interbranch Team including the Office of Performance, Strategy and Budget, Council staff, and the Prosecuting Attorney's office. Other departments may need to participate depending on the requirement of the p-suffix condition and special district overlay requirements. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process

³⁴Vashon-Maury Island Subarea Plan

Special District Overlay Analysis – SO-140

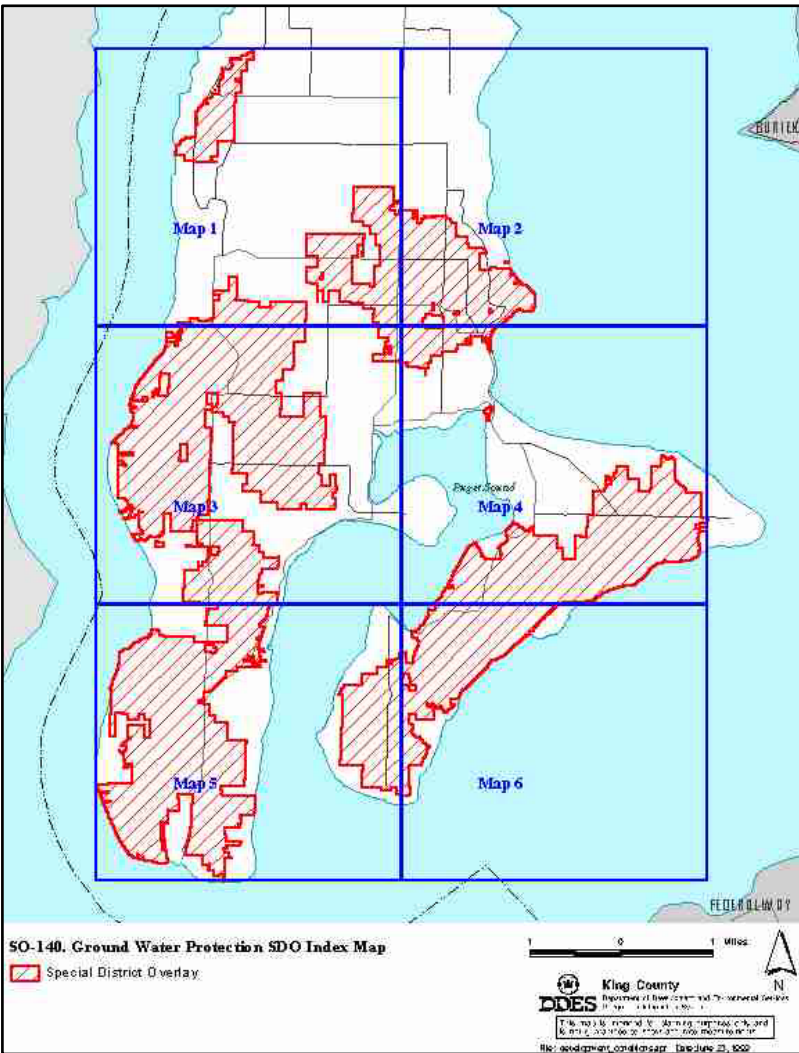
Site Information

Year of Adoption:
1997

Affected Parcel(s)
2104 parcels

Land Use:
Current: Varies
Previous: Vaes

Condition: *Vashon Groundwater Protection Special District Overlay*



P-Suffix – VS-P03

Site Information

Year of Adoption:
1985 (Amended in 1997)

Affected Parcel(s)
2923039190
2923039148
2923039142

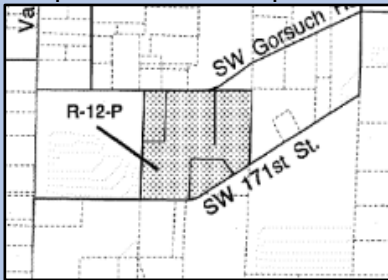
Other Development Conditions:
VS-P31 & SO-270

Land Use Designation
“rt”- rural town

Zoning History
Current: R-4
Previous: R-12-P

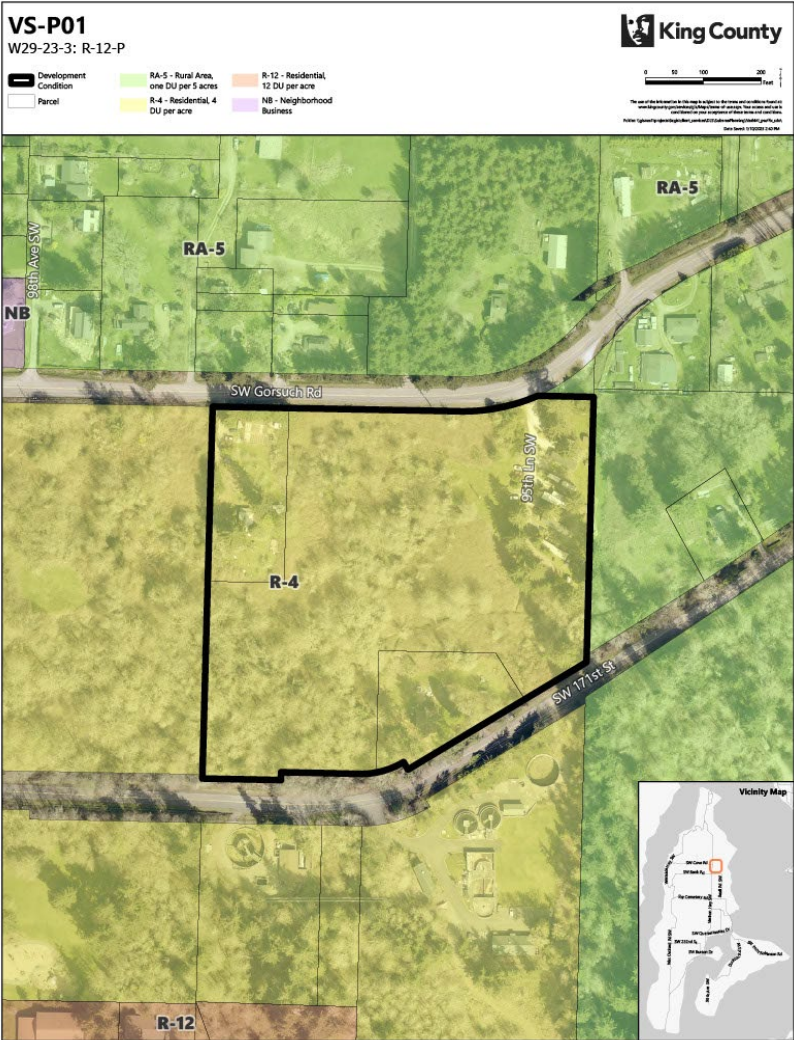
Use of Property/Site
Current: Low Density Residential
Previous: Low Density Residential

Adopted P-Suffix Map



Condition: *Densities should be limited to a maximum of 12 dwelling units per acre*

Current P-suffix Map



P-Suffix – VS-P03

Condition: *Use of this site is limited to a fire station.*

Site Information

Year of Adoption:

1985 (Amended in 1997)

Affected Parcel(s)

1822039125

Zoning History

Current: NB-P

Previous: NB-P

Land Use Designation:

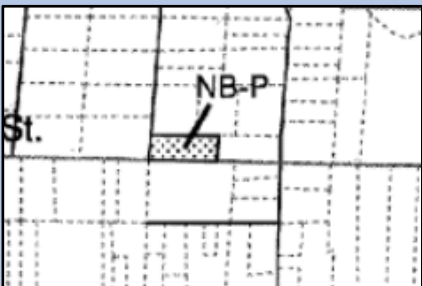
“rn” – rural neighborhood

Use of Property/Site

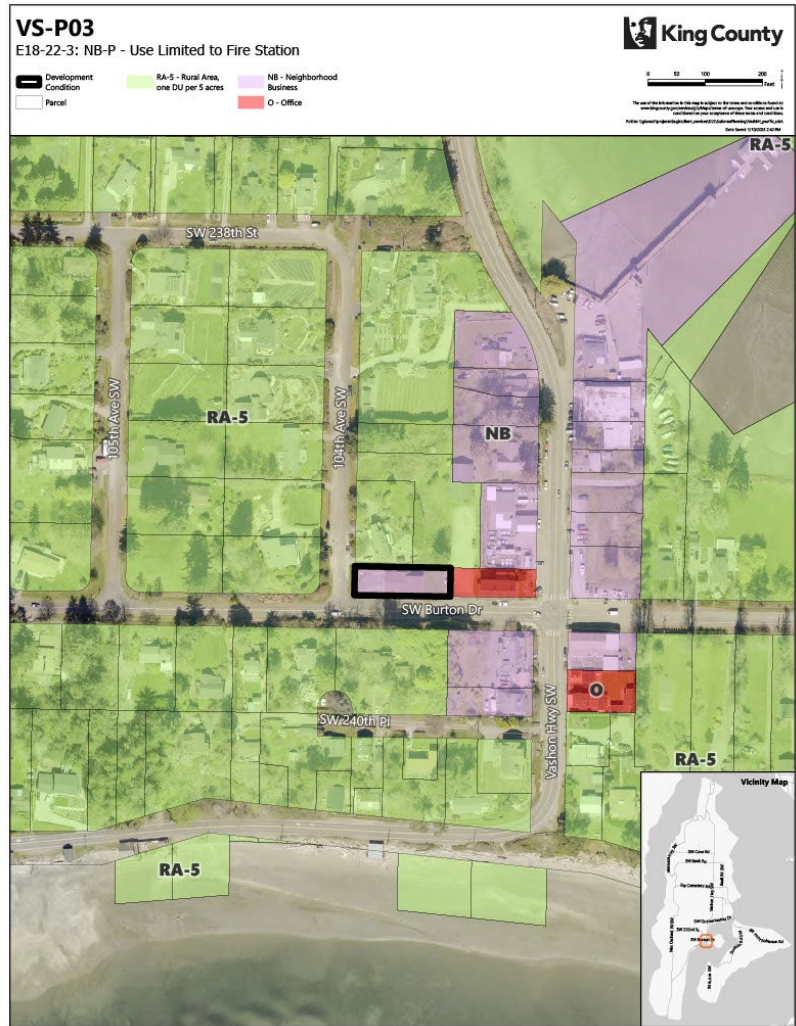
Current: Fire Station

Previous: Fire Station

Adopted P-Suffix Map



Current P-suffix Map



The map displays an aerial view of a residential and commercial area in Fort Lauderdale, Florida. A black rectangle highlights the subject property, which is located at the intersection of SW 24th Pl and Vachon Hwy SW. The property is colored purple. Surrounding areas are labeled with various colors and codes: RA-5 (green), NB (purple), and SW Burton Dr (red). The map also shows a beach area at the bottom and a vicinity map in the bottom right corner.

P-Suffix Analysis – VS-P05

Site Information

Year of Adoption:

1985 (Amended in 1997)

Affected Parcel(s)

1322029006

1322029062

1322029055

Zoning History

Current: RA-5-P

Previous: RA-5-P

Land Use

“ra” – rural area

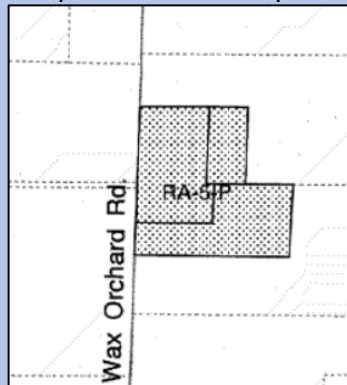
Use of Site/Property

Current: Rural

Residence

Previous: Rural
Residence
and Farm

Adopted P-Suffix Map



Condition: *The permitted use of the site is limited to food processing operations.*

Current P-suffix Map

VS-P05

W13-22-2: RA-5-P

Development Condition
Parcel
A-10 - Agricultural, one DU per 10 acres
RA-5 - Rural Area, one DU per 5 acres

King County

0 50 100 200 Feet
The use of the map is for informational purposes only. It is not a legal document. The map is subject to change without notice. The map is not a guarantee of accuracy. The map is not a warranty of performance. The map is not a contract. The map is not a representation of the future. The map is not a statement of opinion. The map is not a recommendation. The map is not a suggestion. The map is not a hint. The map is not a clue. The map is not a sign. The map is not a symbol. The map is not a mark. The map is not a design. The map is not a drawing. The map is not a picture. The map is not a photograph. The map is not a video. The map is not a sound. The map is not a taste. The map is not a smell. The map is not a touch. The map is not a feeling. The map is not a thought. The map is not a dream. The map is not a vision. The map is not a reality. The map is not a possibility. The map is not a probability. The map is not a certainty. The map is not a possibility. The map is not a probability. The map is not a certainty.



P-Suffix Analysis – VS-P06

Site Information

Year of Adoption

1995 (Amended in 1997)

Affected Parcel(s)

2923039127

Zoning History

Current: NB-P

Previous: NB-P

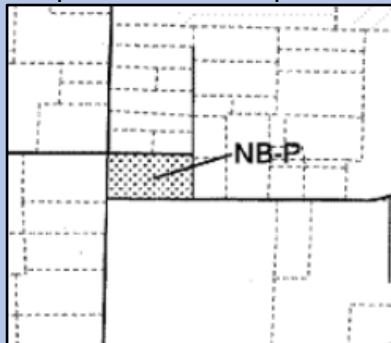
Land Use

“rt” – rural town

Use of Site/Property

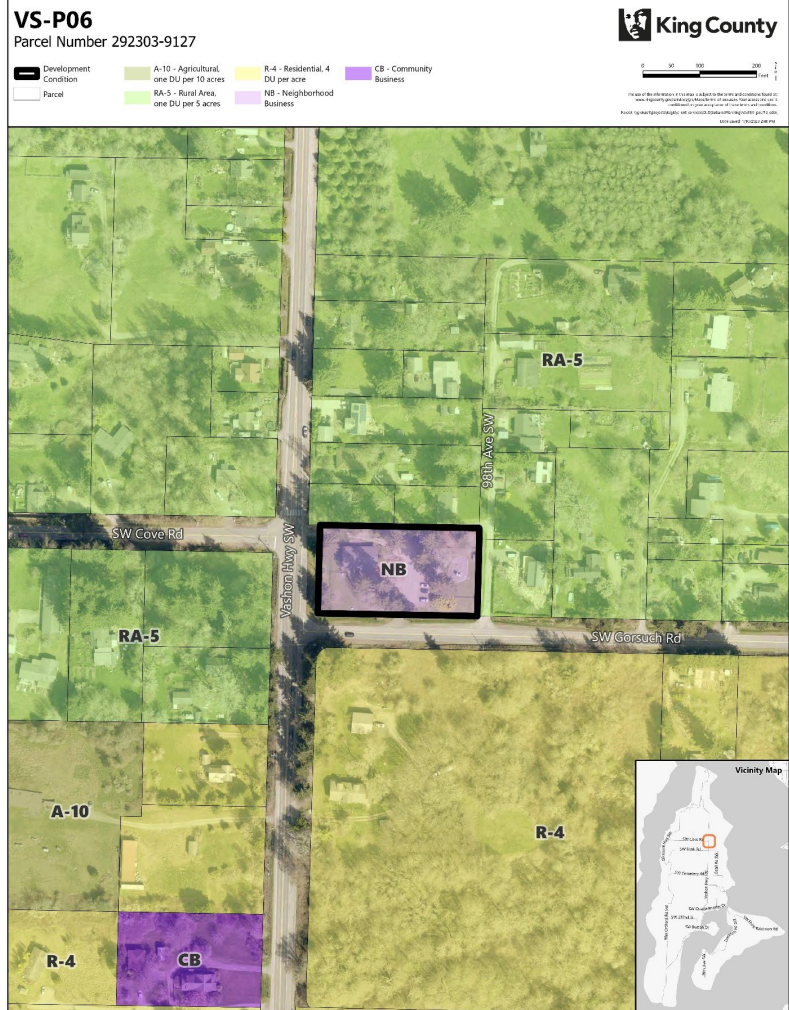
Current: Veterinarian
and Family
Services
Center
Previous: Family
Services
Center

Adopted P-Suffix Map



Condition: *The existing setbacks from the building to the streets shall be maintained as landscaped areas. No new driveways or additional parking shall be allowed. The building may only be expanded to the east or north to meet accessibility standards. The existing facade shall be maintained to the west and south.*

Current P-suffix Map



P-Suffix Analysis – VS-P07

Site Information

Year of Adoption:
1976 (Amended 2005)

Affected Parcel(s)
0622039107 0722039001
0722039067 0722039066

Other Development
Conditions:
SO-140

Zoning History

Current: O-P-SO
Previous: O-SO & RA-10-SO

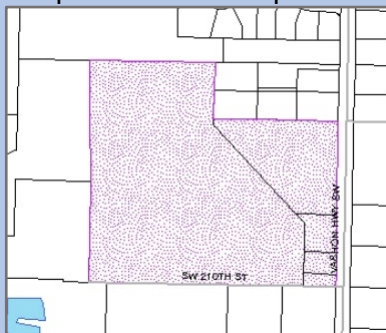
Land Use

“rn” – rural neighborhood commercial

Use of Property/Site

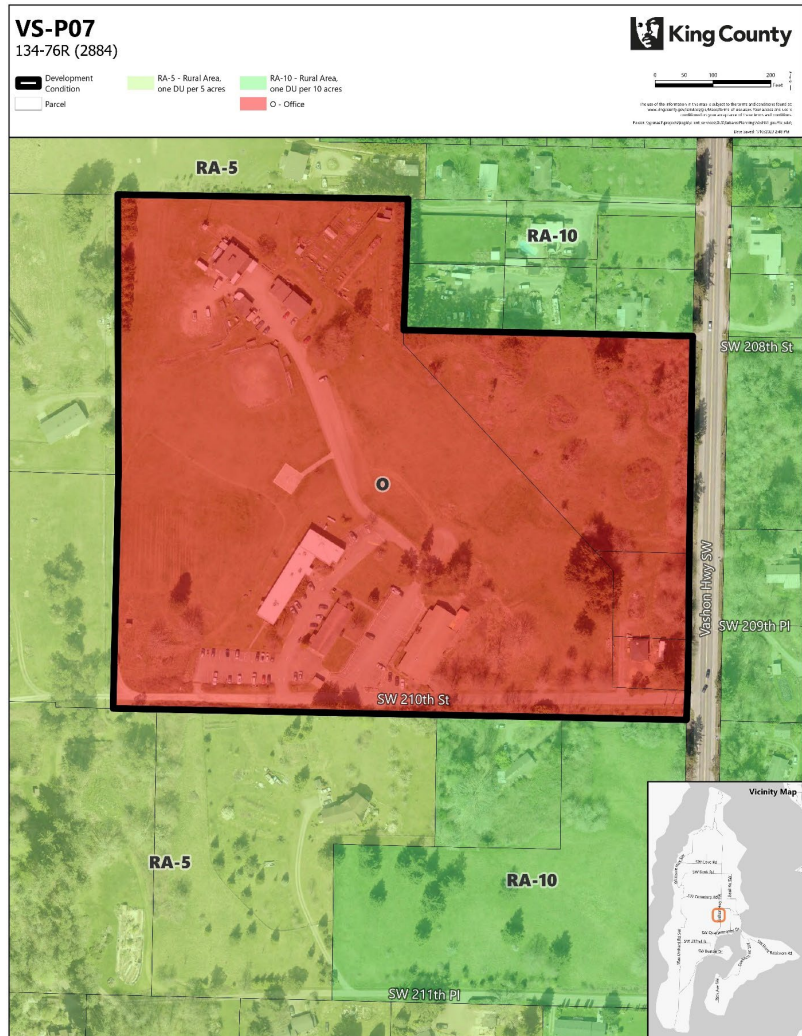
Current: Community Services & Recreation Centers
Previous: Community Services & Recreation Centers

Adopted P-Suffix Map



Condition: *The use of the site shall be limited to a community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities. Limits accessory uses to that of “Granny’s Attic” or similar businesses which benefit Vashon-Maury Island Health Services Center, Inc.*

Current P-suffix Map



P-Suffix Analysis – VS-P08

Site Information

Year of Adoption:
1981 (Amended 1997)

Other Development
Conditions:
SO-270

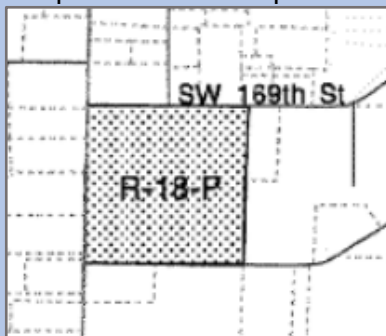
Affected Parcel(s)
2923039040

Zoning History
Current: R-4-P-SO
Previous: R-18-P

Land Use
“rt” – rural town

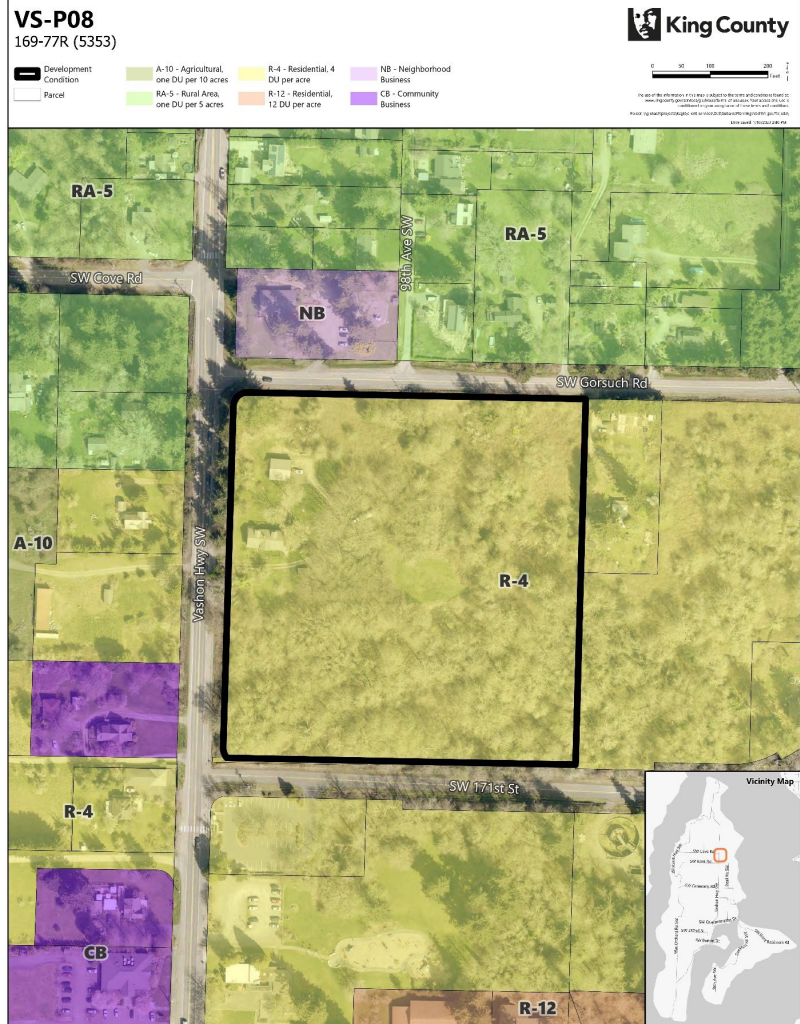
Use of Site/Property
Current: Single Family
Residence
Previous: Single Family
Residence

Adopted P-Suffix Map



Condition: *Development of the subject property shall be limited to not more than 85 dwelling unit*

Current P-suffix Map



P-Suffix Analysis – VS-P09

Site Information

Year of Adoption:
1979 (Amended in 1997)

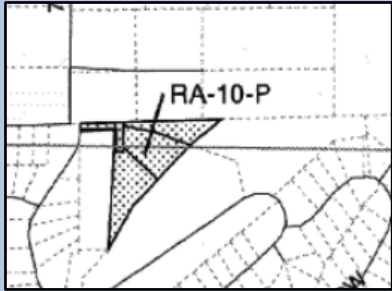
Affected Parcel(s)
2822039035 2822039034
2822039033 282203TRCT

Zoning History
Current: RA-10-P
Previous: RA-10-P

Land Use
“ra” – rural area

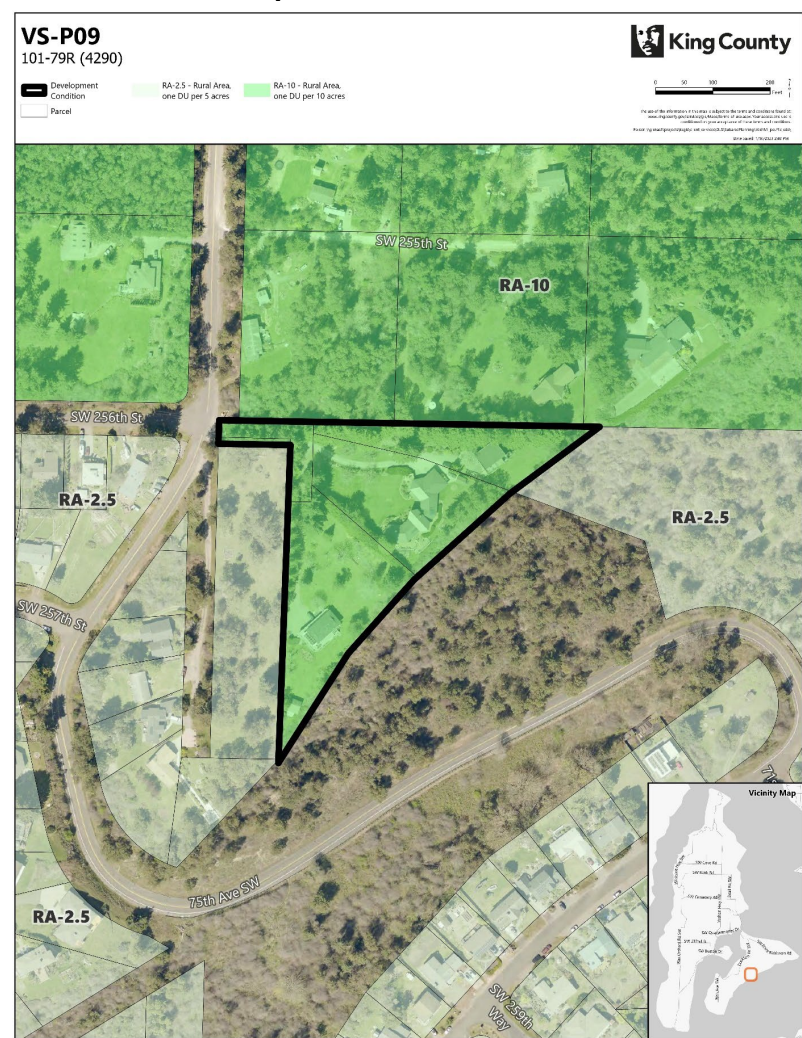
Use of Site/Property
Current: Rural
Residence
Previous: Rural
Residence

Adopted P-Suffix Map



Condition: *Existing single family residence and the proposed stable on a lot in excess of 35,000 square feet with a minimum width of 135 feet. No more than 1 barn shall be located on the total subject property*

Current P-suffix Map



P-Suffix Analysis – VS-P10

Site Information

Year of Adoption:
1980 (Amended in 1997)

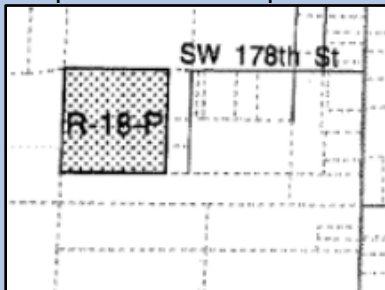
Affected Parcel(s)
3123039169

Zoning History
Current: R-8-P-SO
Previous: R-18-P

Land Use
“rt” – rural town

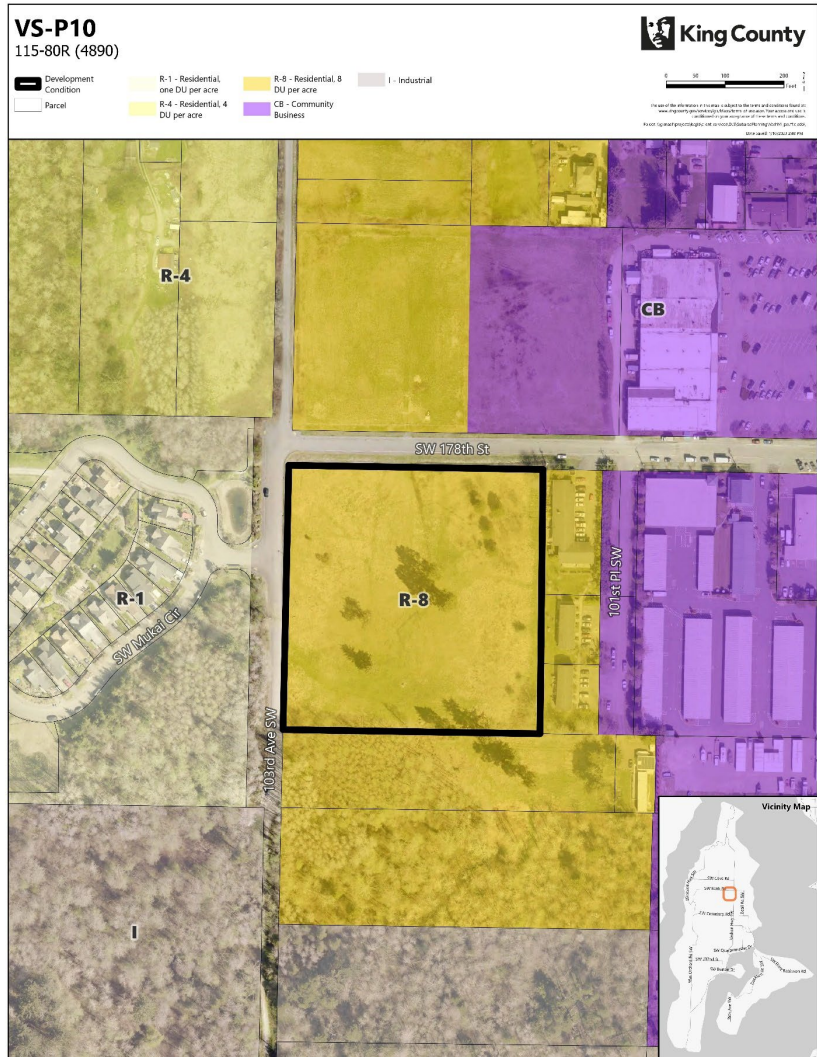
Use of Site/Property
Current: Vacant
Previous: Vacant

Adopted P-suffix Map



Condition: *Right-of-way shall be dedicated to King County to allow for the extension of SW 178th Street to the west boundary of the site. A 15 ft.-wide landscape setback requirement shall be provided on the south and west boundaries of the site.*

Current P-suffix Map



P-Suffix Analysis – VS-P11

Site Information

Year of Adoption
1982 (Amended in 1997)

Other Development
Conditions

SO-140

Affected Parcel(s)
0622039165
0622039054

Zoning History

Current: I-P-SO
Previous: I-P

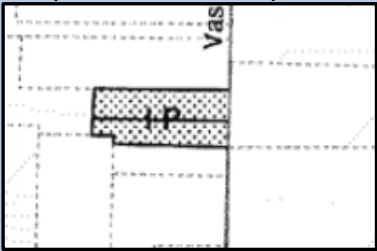
Land Use

“i” -- industrial

Use of Site/Property

Current: Construction
business/Storage
e
Previous: Construction
business/Storage

Adopted P-Suffix Map



Condition: Use of the site shall be limited to a propane storage tank, and/or office space.

Current P-suffix Map



P-Suffix Analysis – VS-P12

Site Information

Year of Adoption
1980 (Amended in 1997)

Other Development
Conditions
SO-270

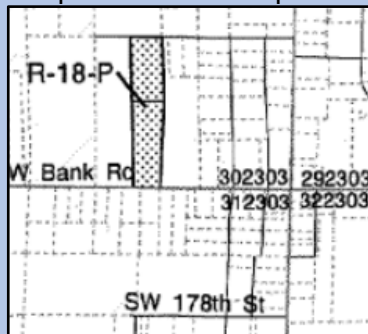
Affected Parcel(s)
3023039214
3023039189

Zoning History
Current: R-4-P-SO
Previous: R-18-P

Land Use
“rt” – rural town

Use of Site/Property
Current: Senior
Housing
Previous: Senior
Housing

Adopted P-Suffix Map



Condition: *The residential density of the subject property shall be limited to 12 dwelling units per acre unless this property is being developed in conjunction with an approved low income elderly housing project.*

Current P-suffix Map



P-Suffix Analysis – VS-P13

Site Information

Year of Adoption

1984 (Amended in 1997)

Affected Parcel(s)

3123039011

Other Development Conditions

VS-P28, VS-P29 & SO-270

Zoning History

Current: CB-P-SO

Previous: CB-P

Land Use

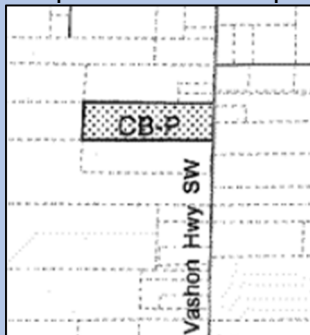
“rt” – rural town

Use of Site/Property

Current: Plant Nursery

Previous: Plant Nursery

Adopted P-Suffix Map



Condition: Densities should be limited to a maximum of 12 dwelling units per acre

Current P-suffix Map



P-Suffix Analysis – VS-P14

Site Information

Year of Adoption:
1988 (Amended in 1997)

Affected Parcel(s)
1471640000

Other Development Conditions:
VS-P28

Zoning History
Current: R-8-P
Previous: CB-P

Land Use

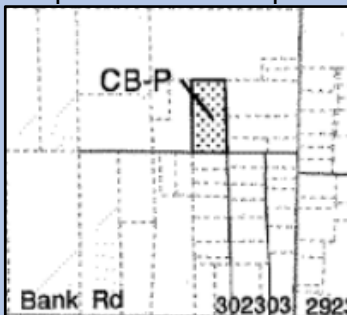
“rt” – rural town

Use of Site/Property

Current: Multifamily
Residential

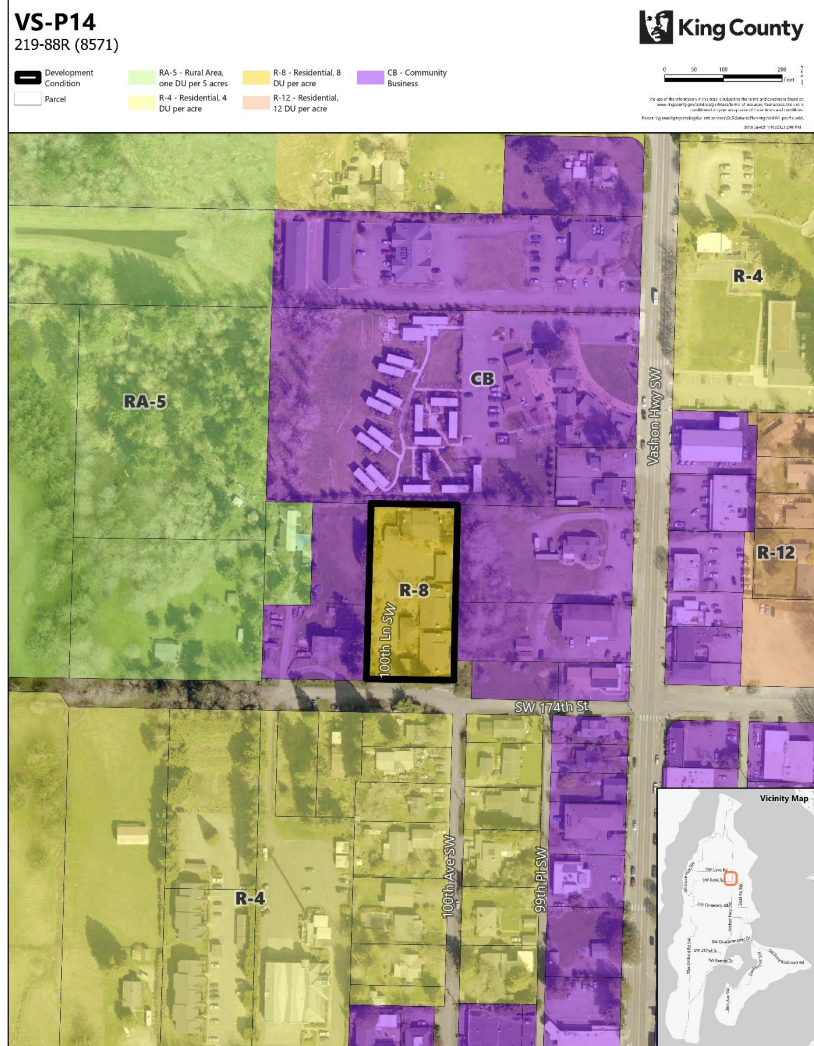
Previous: Multifamily
Residential

Adopted P-Suffix Map



Condition: Density is limited to 6 units per acre. Parking areas and outside storage shall not be located within the required road setback.

Current P-suffix Map



P-Suffix Analysis – VS-P15

Site Information

Year of Adoption

1989 (Amended in 2005)

Affected Parcel(s)

3223039114

Zoning History

Current: CB-P-SO

Previous: CB-P

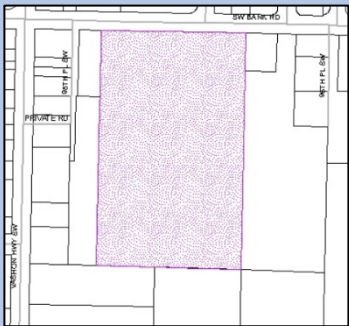
Land Use

“rt” – rural town

Use of Site/Property

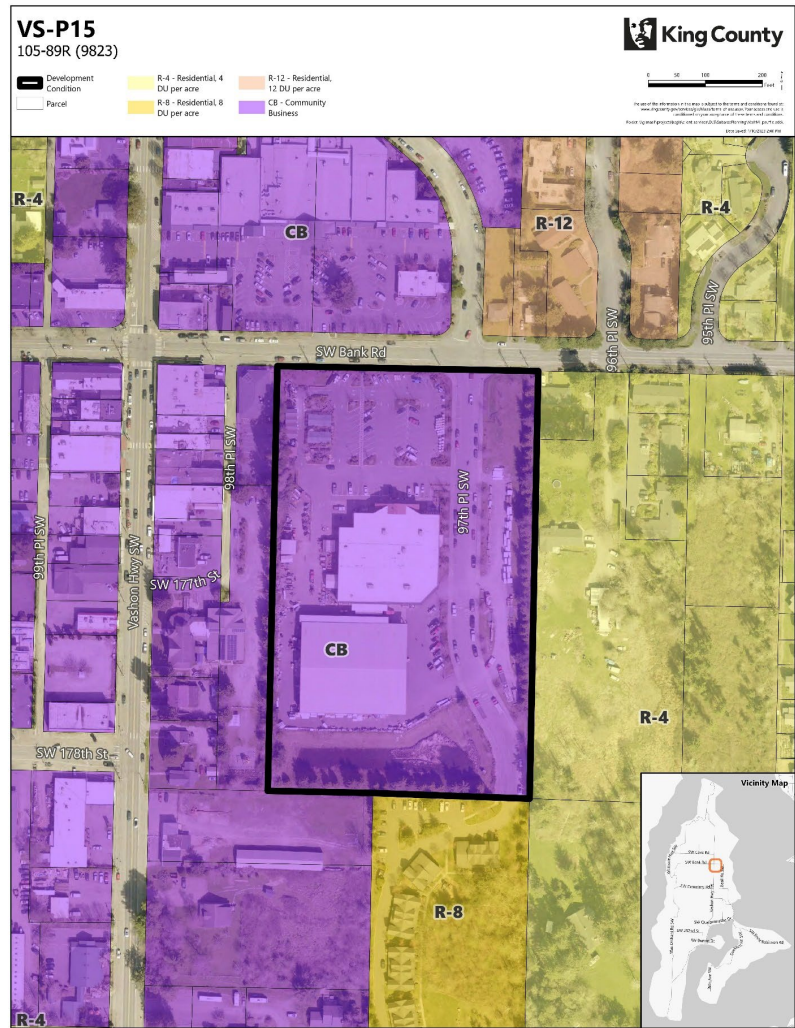
Current: Lumber
Supply Store
Previous: Vacant

Adopted P-Suffix Map:



Condition: Multiple Conditions Apply – including various requirements for certain types of development.

Current P-suffix Map



P-Suffix Analysis – VS-P16

Site Information

Year of Adoption:
1992 (Amended in 1997)

Affected Parcel(s)
3123039055

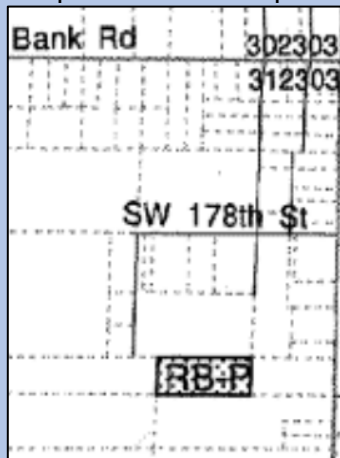
Other Development
Conditions:
VS-P28, VS-P29 & SO-270

Zoning History
Current: CB-P-SO
Previous: RB-P

Land Use
“rt” – rural town

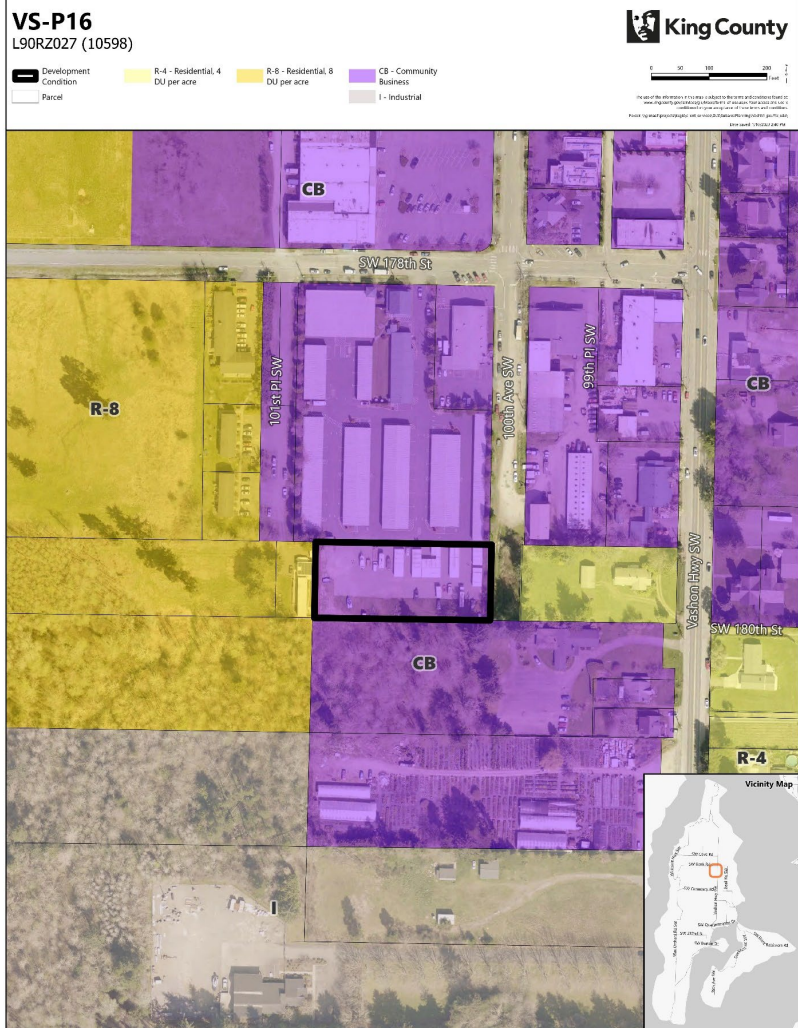
Use of Site/Property
Current: Storage
Previous: Storage

Adopted P-Suffix Map



Condition: Use of the property shall be limited to self-service storage warehousing. Development of the property shall be limited to that use and ancillary, accessory or appurtenant uses, structures, or other improvements. Temporary turnaround and easement requirements.

Current P-suffix Map



P-Suffix Analysis – VS-P17

Site Information

Year of Adoption:
1994 (Amended in 1997)

Affected Parcel(s)
3123039066

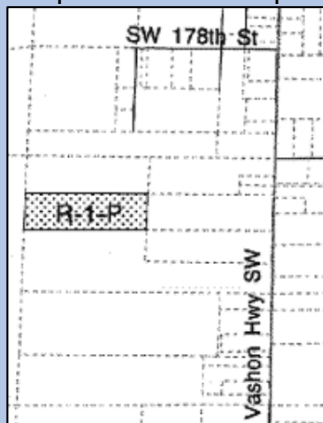
Other Development
Conditions:
VS-P30

Zoning History
Current: I-P
Previous: R-1-P

Land Use
“rt” – rural town

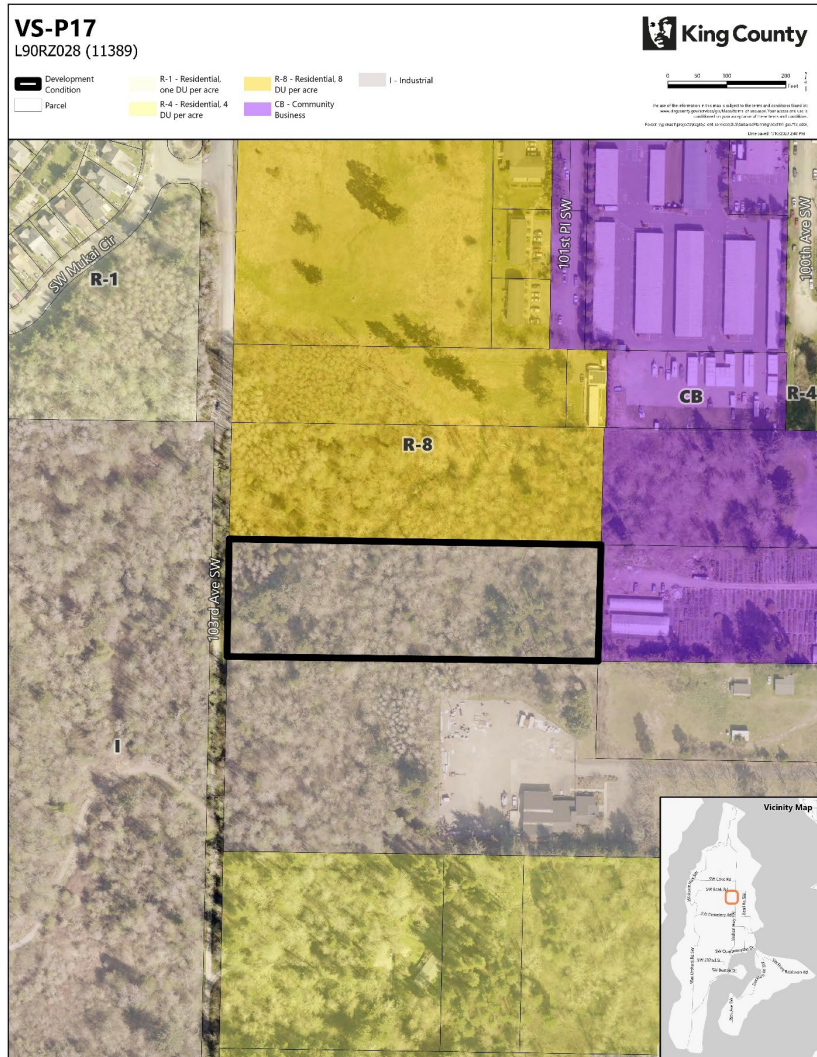
Use of Site/Property
Current: Vacant
Previous: Vacant

Adopted P-Suffix Map



Condition: *Use of the property shall be limited to office/manufacturing. Development of the property shall be limited to this permitted use and ancillary, accessory or appurtenant use, structures or other improvements. ROW improvements required to 103rd Avenue Southwest from the south property line of the subject property to Southwest 178th Street.*

Current P-suffix Map



P-Suffix Analysis – VS-P18

Site Information

Year of Adoption:

1993 (Amended in 1997)

Affected Parcel(s)

8884200000

Zoning History

Current: R-4-P

Previous: R-4-P & R-18-P

Land Use

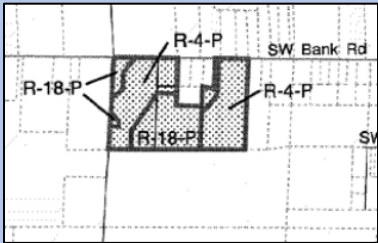
“rt” – rural town

Use of Site/Property

Current: Co-Housing
Multifamily

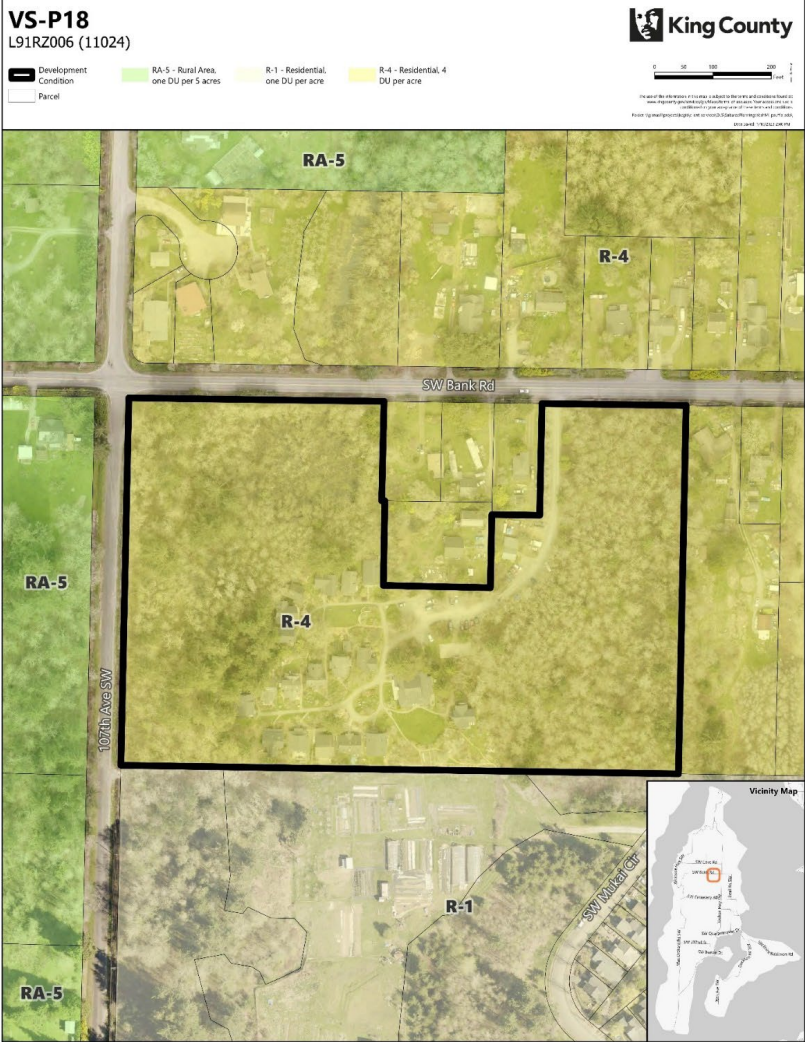
Previous: Vacant

Adoption P-Suffix Map



Condition: *Multiple site-specific development conditions apply.*

Current P-suffix Map



P-Suffix Analysis – VS-P19

Site Information

Year of Adoption:
1996 (Amended in 1997)

Affected Parcel(s)
3023039187

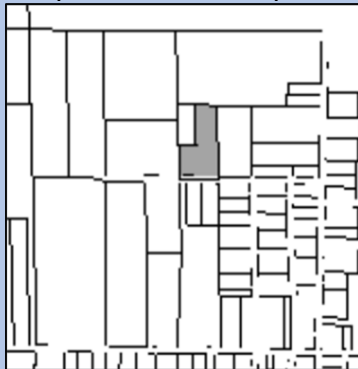
Other Development
Conditions:
VS-P28 & SO-270

Zoning History
Current: CB-P-SO
Previous: CB-P

Land Use
“rt” – rural town

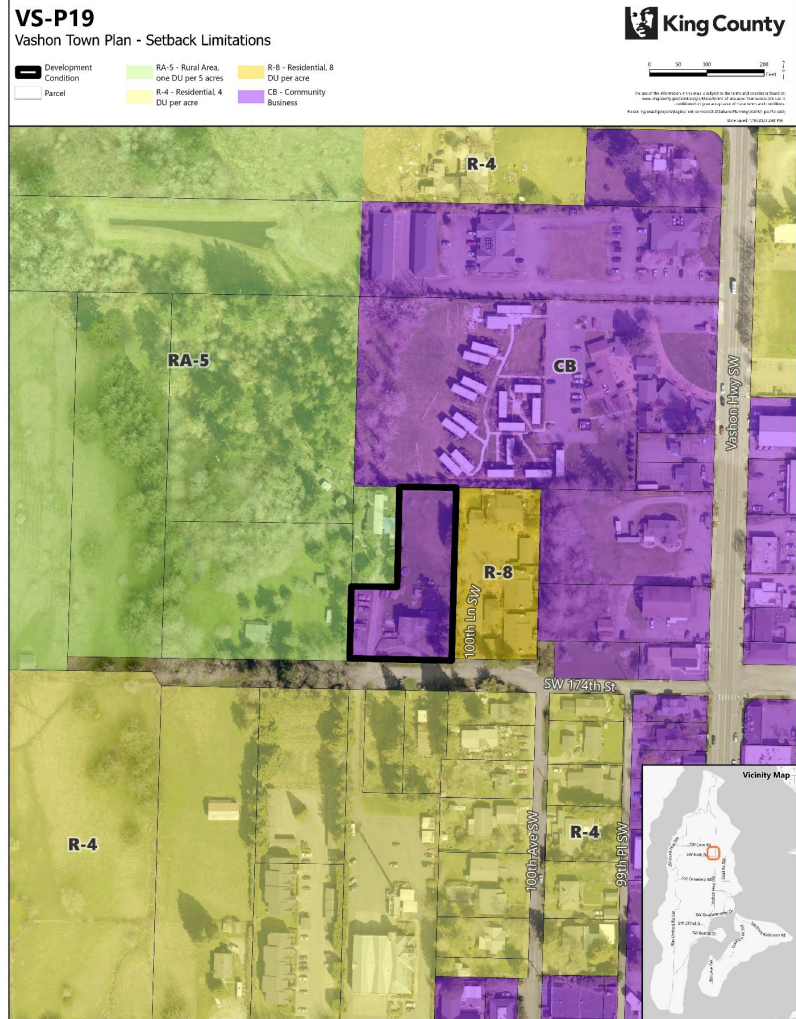
Use of Site/Property
Current: Single Family Home
Previous: Single Family Home

Adopted P-Suffix Map:



Condition: Setbacks shall be those for the R-8 zone.

Current P-suffix Map



P-Suffix Analysis – VS-P20

Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3123039138 3123039108
3123039139 3123039106

Zoning History

Current: R-8-P

Previous: R-18-P

Land Use

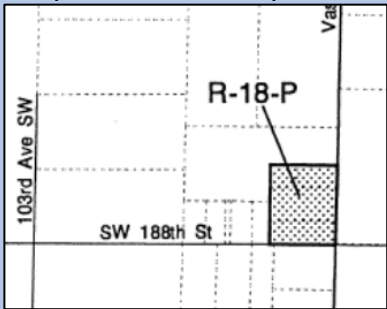
“rt” – rural town

Use of Site/Property

Current: Single Family Residence and Vacant

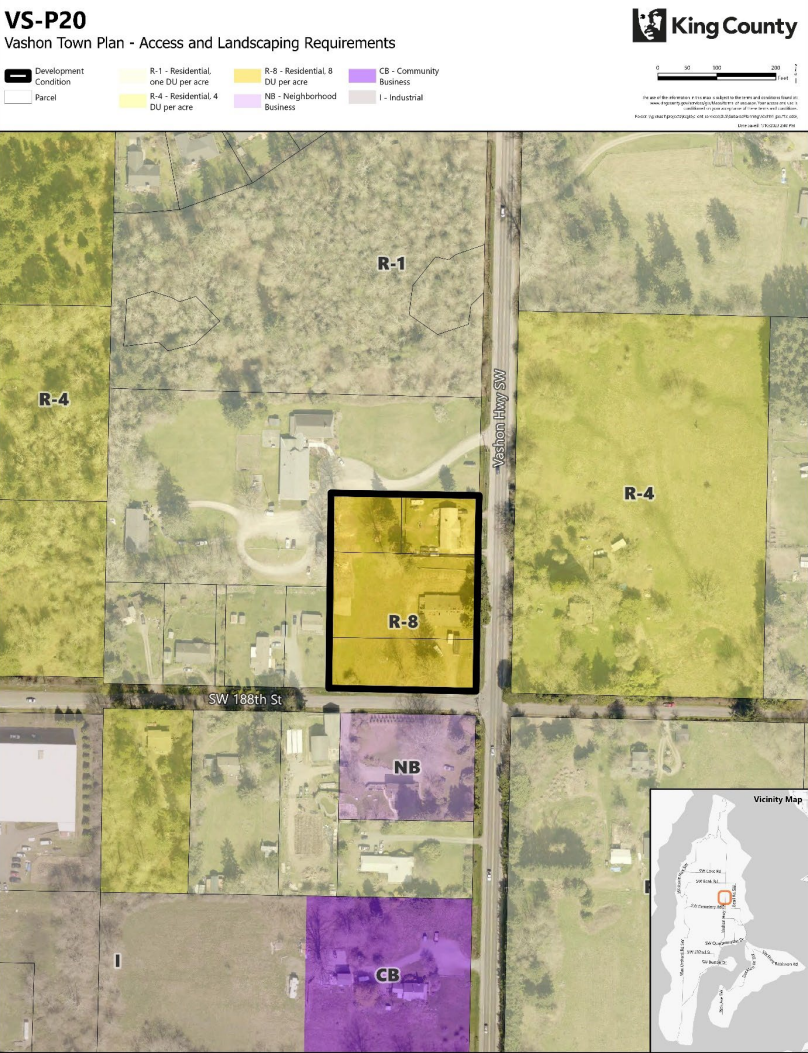
Previous: Plant Nursery

Adopted P-Suffix Map



Condition: Access restricted to SW 188th, with required landscaping.

Current P-suffix Map



P-Suffix Analysis – VS-P21

Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3123039095

Zoning History

Current: NB-P

Previous: R-4-P

Land Use

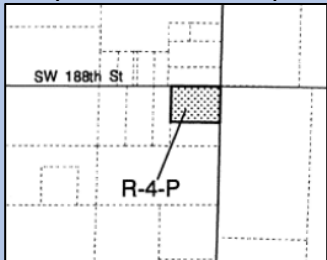
“rt” – rural town

Use of Site/Property

Current: Single Family Residence

Previous: Single Family Residence

Adopted P-Suffix Map



Condition: Use restricted to existing building. Access parking from S.W. 188th.

Current P-suffix Map



P-Suffix Analysis – VS-P22

Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3223039040

Zoning History

Current: R-4-P

Previous: R-4-P

Land Use

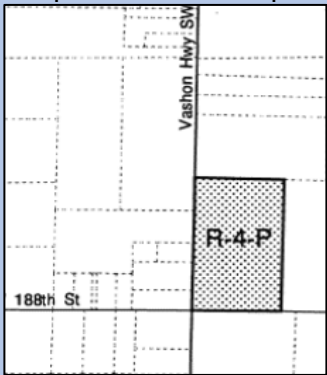
“rt” – rural town

Use of Site/Property

Current: Single Family Residence

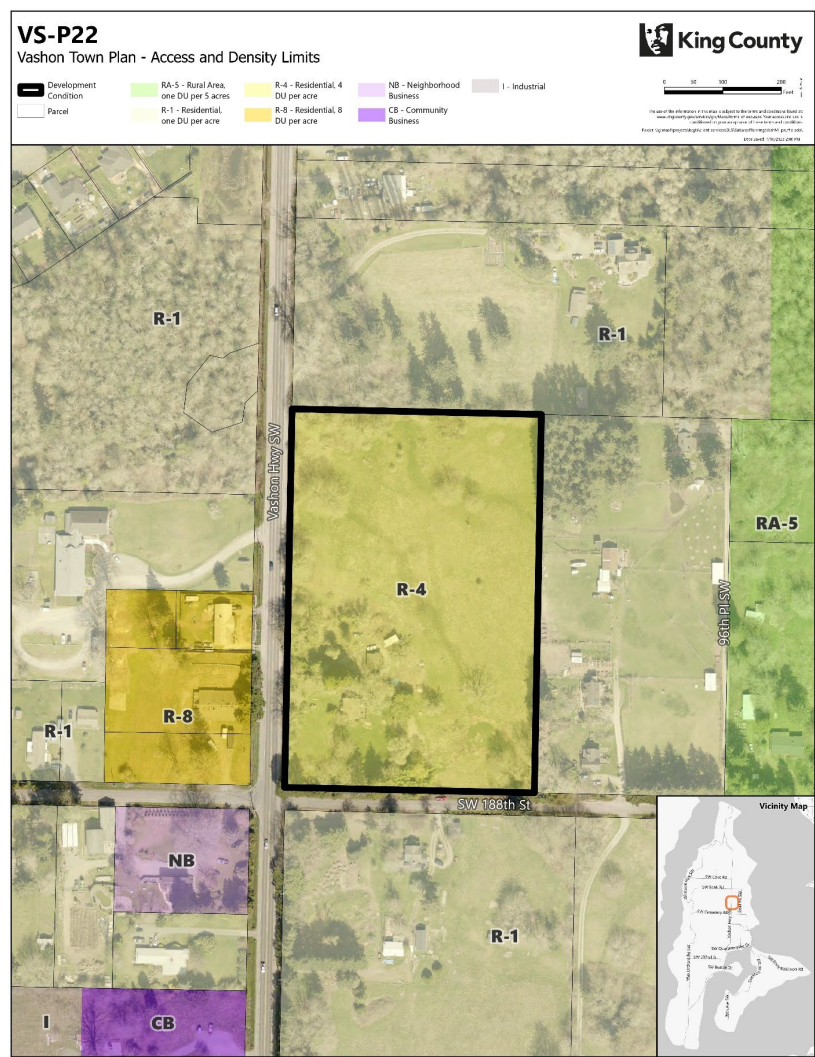
Previous: Single Family Residence

Adopted P-Suffix Map



Condition: One driveway to Vashon Highway and a maximum of 14 housing units.

Current P-suffix Map



P-Suffix Analysis – VS-P23

Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)
3223039048

Other Development
Conditions:
SO-140

Zoning History

Current: CB-P-SO
Previous: R-4-P

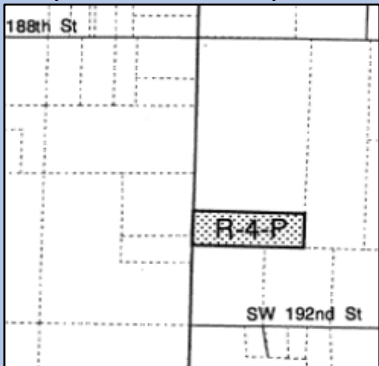
Land Use

“rt” – rural town

Use of Site/Property

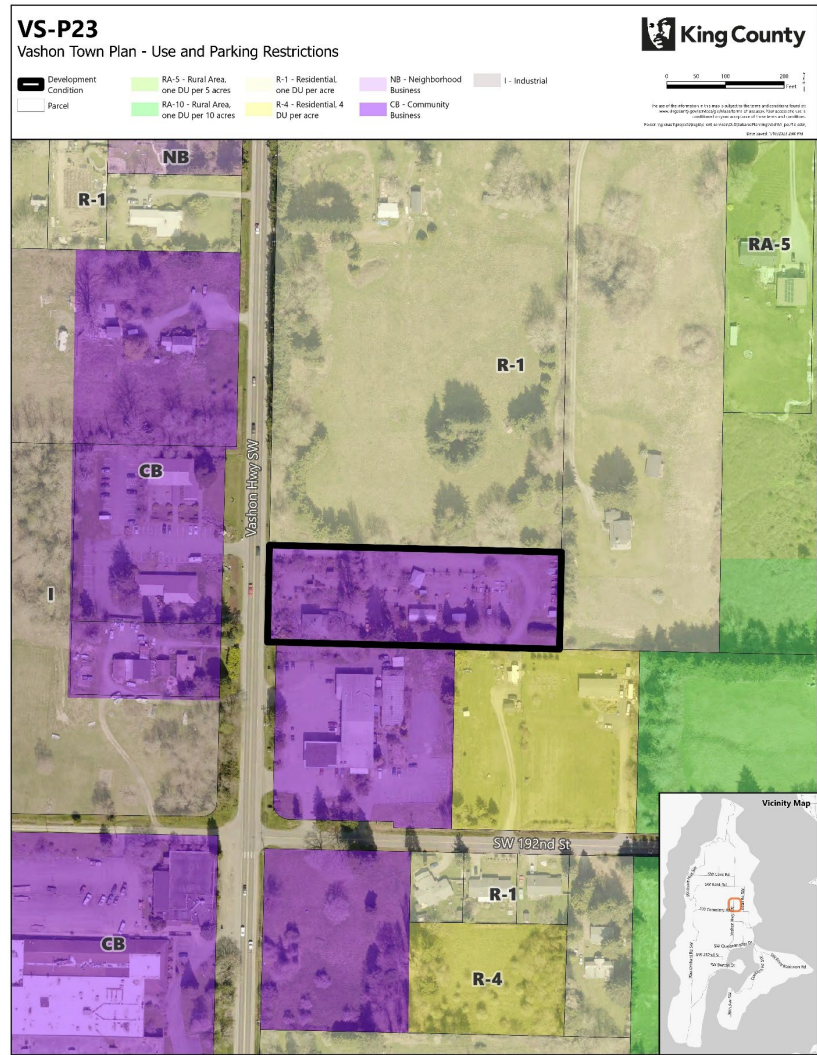
Current: Garden Center
Previous: Garden Center

Adopted P-Suffix Map



Condition: *Use restricted to existing building, parking at rear or sides of building only.*

Current P-suffix Map



P-Suffix Analysis – VS-P25

Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3123039172 3123039171
3123039170 3123039099
3123039186 3123039185
3123039184

Other Development

Standards:

SO-140 and SO-270

Zoning History

Current: R-4-P-SO

Previous: R-4-P

Land Use

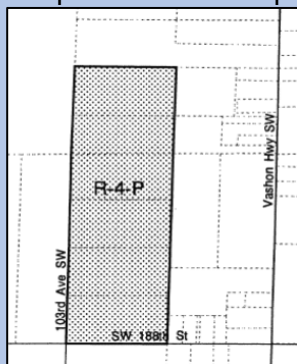
“rt” – rural town

Use of Site/Property

Current: Vacant and
Single Family

Previous: Vacant and
Single Family

Adopted P-Suffix Map

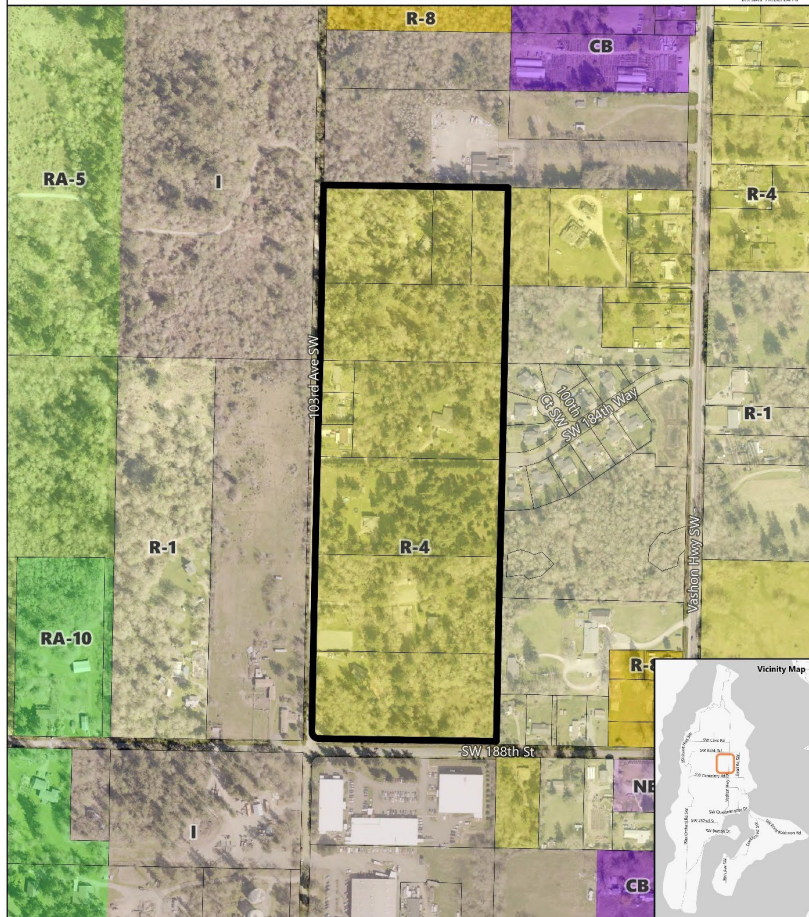


Condition: Access restricted to 103rd Ave SW or SW 188th, or, if constructed, SW 183rd or SW 184th.

Current P-suffix Map

VS-P25

Vashon Town Plan - Access Restrictions



P-Suffix Analysis – VS-P26

Site Information

Year of Adoption:
1996 (Amended in 1997)

Effected Parcel(s)
3023039108 3023039176
3023039034 3023039036
3023039233 (partial)
3023039096

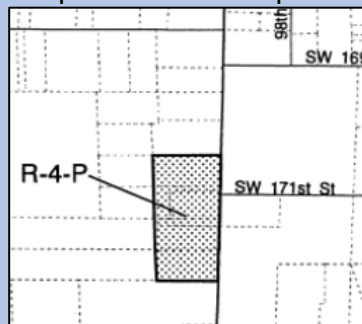
Other Development
Conditions:
VS-P28 & SO-270

Zoning History
Current: R-4-P-SO &
CB-P
Previous: R-4-P

Land Use
“rt” – rural town

Use of Site/Property
Current: Low Density
Residential
Previous: Low Density
Residential

Adopted P-Suffix Map



Condition: Town Gateway - The conditions apply to 4 parcels on the west side of Vashon Highway:

- Buildings shall be set back 40 feet from the property line along Vashon Highway;
- Roof pitch shall be 5 feet in height for each 12 inches in length;
- Parking shall be at the side or rear of the buildings;
- No auto service facilities shall be allowed on commercial parcels; and
- Mixed use housing density is limited to 4 units per acre.

Current P-suffix Map



P-Suffix Analysis – VS-P27

Site Information

Year of Adoption:
1996 (Amended in 1997)

Affected Parcel(s)
2923039040

Other Development Conditions:
VS-P08 & SO-270

Zoning History
Current: R-4-P
Previous: R-4

Land Use
“rt” – rural town

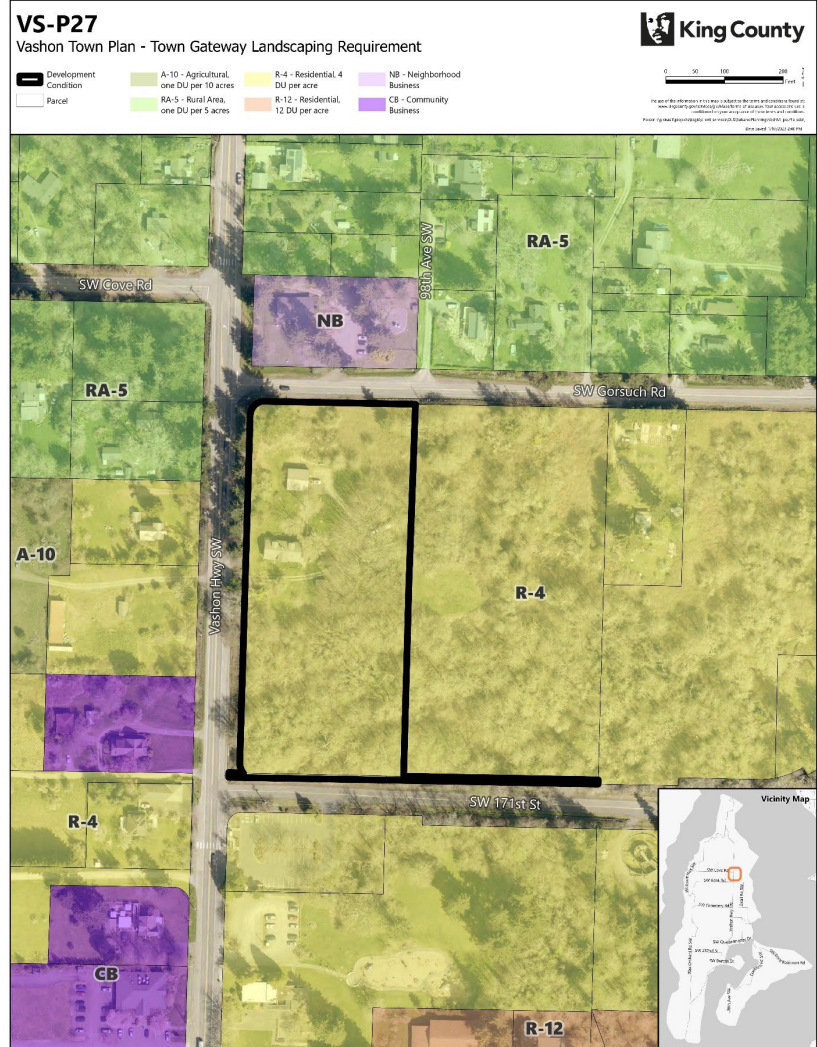
Use of Site/Property
Current: Single Family Residence
Previous: Single Family Residence

Adopted P-Suffix Map



Condition: Town Gateway Landscaping –
Landscaping shall be Type 1 (K.C.C. 21A.16.040A), 20 feet wide for the parcel on the east side of Vashon Highway, between SW 171st Street and SW Gorsuch Road

Current P-suffix Map



P-Suffix Analysis – VS-P29

Site Information

Year of Adoption:
1996 (Amended in 2005)

Affected Parcel(s)
124 CB-Zoned parcels

Zoning History
Current: CB
Previous: CB

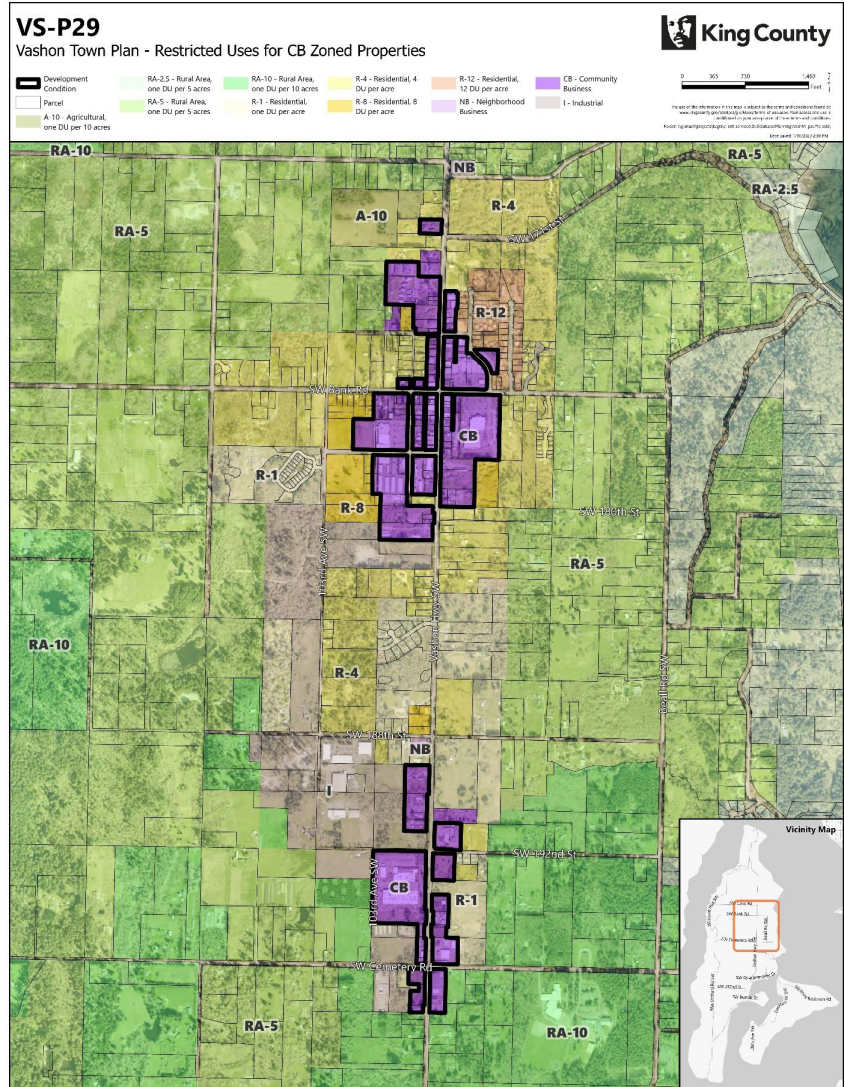
Land Use
Current: Downtown
Previous: Downtown

Adopted P-Suffix Map



Condition: Property with Community Business zoning shall be restricted to the listed specific land uses as set forth in Chapter K.C.C. 21A.08.

Current P-suffix Map



P-Suffix Analysis – VS-P30

Site Information

Year of Adoption:

1996 (Amended in 2014)

Affected Parcel(s)

23 I-zoned parcels

Other Development Conditions

SO-140

Zoning History

Current: I

Previous: I

Land Use

Current: Various
Industrial

Previous: Various
Industrial

Adopted P-Suffix Map



Condition: Property with Industrial zoning shall be restricted to the listed specific land uses as set forth in Chapter K.C.C. 21A.08.

Current P-suffix Map

VS-P30

Vashon Town Plan - Restricted Uses for I Zoned Properties

