



King County

Metropolitan King County Council Local Services and Land Use Committee

STAFF REPORT

Agenda Item:	3, 4, 5, 6	Name:	Erin Auzins
Proposed No.:	2023-0438 2023-0439 2023-0440 2024-B0048	Date:	April 4, 2024

SUBJECT

At tonight's meeting, Council staff will provide a short briefing, with the remaining time dedicated to public comment, on the 2024 Comprehensive Plan.

SUMMARY

The 2024 King County Comprehensive Plan (2024 KCCP) is the first opportunity where the entire plan will be open for review and update since 2016. Additionally, it will also serve as the Growth Management Act (GMA) mandated periodic review and update. The Executive transmitted the Executive's Recommended 2024 KCCP to the Council on December 7, 2023, and the Council has referred the 2024 KCCP to the Local Services and Land Use (LSLU) Committee.

Review of the 2024 KCCP will be led by the LSLU Committee Chair, consistent with past updates, and will include Committee briefings on the substance of the Executive's Recommended 2024 KCCP, analysis of each substantive change by policy staff, public outreach, development of a LSLU Chair's striking amendment, line amendments by LSLU Committee members, and a vote in LSLU in June 2024. Full Council adoption is expected in December 2024, after a formal public hearing on November 19, 2024.

At tonight's meeting, staff will be available to answer questions beginning at 5:00pm. The meeting will start at 5:30pm, with a short briefing by Council staff, and then time for public comment on the 2024 KCCP.

BACKGROUND

King County Comprehensive Planning. The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. The King County Code (K.C.C.) allows for amendments to the KCCP on an annual, midpoint, or ten-year update schedule.¹ The ten-year update

¹ K.C.C. 20.18.030, including changes proposed with the 2024 KCCP.

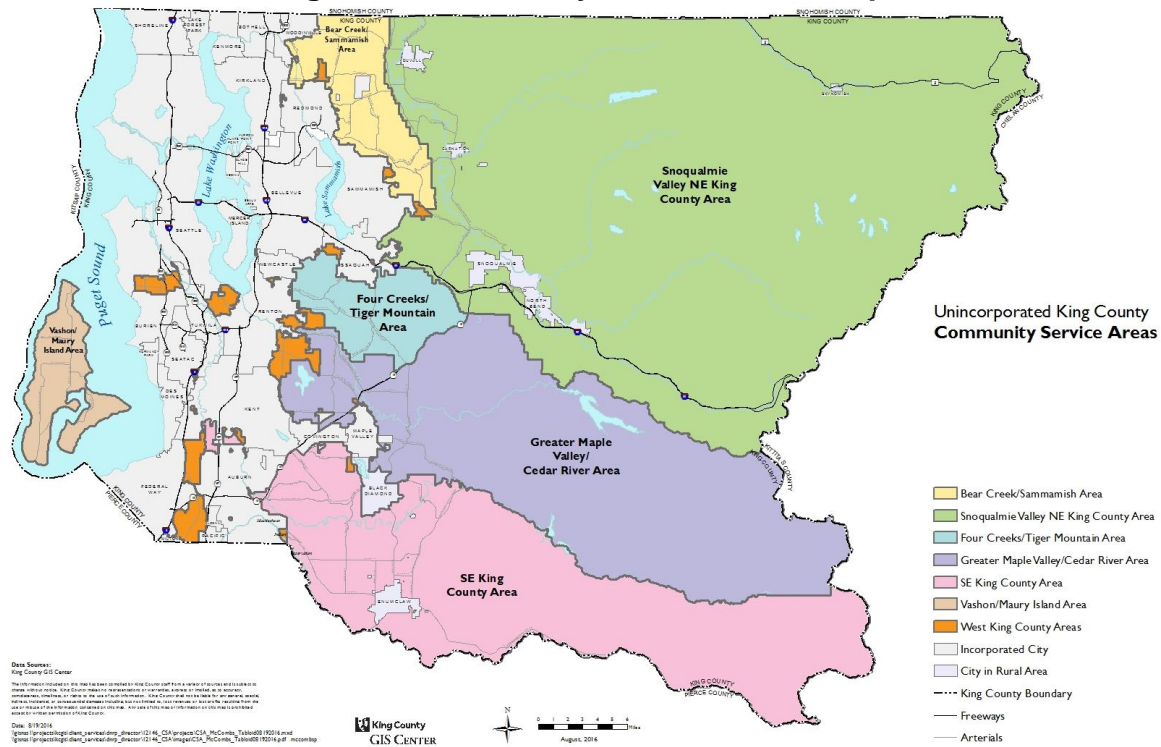
is on the same timeline as the GMA mandated review and update. The entire KCCP, and associated implementing regulations, is open for substantive revision, subject to limitations in the GMA, VISION 2050, the Countywide Planning Policies, KCCP policies, and the King County Code.

Scoping Motion. K.C.C. 20.18.060 requires the County to approve a scope of work for the ten-year KCCP update, known as the scoping motion. The scoping motion establishes the baseline issues that the County proposes to consider in the development of the 2024 KCCP; additional issues beyond what is in the scope of work may also be addressed in the ten-year update. The Council approved the scoping motion, as well as the State Environmental Policy Act (SEPA) work program and public participation plan, as part of Motion 16142 in June 2022. The scope of work included three focus areas: Pro-Equity, Housing, and Climate Change and the Environment. It also adopted a General category to cover other required and priority items for the County.

SEPA Environmental Impact Statement. The SEPA review for the 2024 KCCP includes an environmental impact statement (EIS), which includes alternatives analysis based on the scope of work and other potential amendment concepts. The Executive issued a Draft EIS concurrent with transmittal of the 2024 KCCP to the Council on December 7, 2023. The public comment period on the Draft EIS closed on January 31, 2024. A Final EIS will be developed based on any comments received, and the Committee-Recommended version of the 2024 KCCP and any new amendment concepts to be considered by the Council before final adoption. Amendment concepts raised after publication of the Draft EIS must be within the scope of the alternatives analyzed in the Draft EIS, otherwise a supplemental EIS may be required.

Subarea Planning. As part of the 2016 KCCP, the Council included Workplan Action #1, Implementation of the Community Service Area (CSA) Subarea Planning Program. As part of this Workplan Action item, the County will conduct subarea planning using the geography of the six rural CSAs, and the five remaining large urban unincorporated potential annexation areas (PAAs), as shown in the map in Chapter 11 of the 2024 KCCP and in Figure 1 of this staff report.

Figure 1. Community Service Areas Map



Since the implementation of the Subarea Planning Program in 2016, three subarea plans have been adopted: Vashon-Maury Island in 2017, Skyway-West Hill in 2022, and North Highline in 2022. The Executive's proposed Snoqualmie Valley/NE King County (SVNE) subarea plan will be taken up concurrently with the 2024 KCCP and the remaining subarea plans will later be taken up in the following order: Greater Maple Valley/Cedar River CSA, Fairwood PAA, Bear Creek/Sammamish CSA, Southeast King County CSA, Four Creeks/Tiger Mountain CSA, East Renton PAA, and Federal Way PAA.

2020 Changes to the Subarea Planning Program. As part of the 2020 KCCP, policy and code changes were made regarding the Subarea Planning Program. Generally, the changes required that subarea plans: be developed based on an established scope of work, use equity impact tools and resources in plan development, have more robust community engagement, and be monitored through performance measures and evaluation. K.C.C. 2.16.055.B. requires the Department of Local Services (DLS), in coordination with the regional planning unit and the Councilmember office representing the geography, to manage the CSA subarea planning program, and requires that each subarea plan:

- Be consistent with the KCCP;
- Be based on a scope of work established with the community;
- Establish a long-range vision and policies that implement that vision, but that are not redundant to the KCCP;
- Establish performance metrics and monitoring;
- Use the tools and resources of the Executive's Office of Equity and Racial and Social Justice (OERSJ) throughout development, implementation and monitoring,

including for community engagement and incorporating the findings of an equity impact analysis;

- Review existing policies (primarily from Chapter 11) of the KCCP and retain/transfer those that are still applicable;
- Review land use designations and zoning classifications, including special district overlays (SDOs) and property-specific (P-suffix) development conditions, and amend as necessary; and
- Incorporate the community needs list required to be developed simultaneously.

Community Needs List. As part of the 2020 KCCP, the Council established a Community Needs List (CNL) for each of the CSA geographies in the subarea planning program. Each CNL is intended to be consistent with its respective subarea plan by identifying potential services, programs, facilities, and improvements that respond to community-identified needs. Development of the CNLs, including community engagement, must use tools from the County's Office of Equity and Racial and Social Justice (formerly OESJ). CNLs are required to be submitted with transmittal of the applicable subarea plan, and with each county budget, via ordinance.

Council Review Process. The LSLU Committee will meet on the 1st and 3rd Wednesday of each month from January through June 2024, and is expected to make a recommendation to the full Council at its June 5, 2024, committee meeting. Each committee meeting will be dedicated to specific chapters of the 2024 KCCP. This approach allows for detailed review of each chapter but will not provide time in Committee to revisit most issues discussed in earlier meetings. The Snoqualmie Valley/NE King County (SVNE) Subarea Plan will be briefed at the beginning of the Committee review process, and then heard with the striking amendment at the end of the committee review process.

The schedule takes into account a number of factors, including the EIS process; LSLU Committee meeting dates; public comments; lead time to analyze and produce amendments; minimum noticing timeframes; and the state deadline for adoption. The schedule assumes one meeting solely for briefing the striking amendment and one meeting to vote on the underlying ordinance, the striking amendment, and all line amendments.

Special LSLU Evening Meetings. The LSLU Committee is expected to hold five special evening meetings on the 2024 KCCP and Draft EIS. The dates, locations, and the focus of each special evening meeting are provided in the following table. The remaining evening meetings will only allow for in person public comment.

Meeting Date/Time	Location	Focus
Thursday, January 18, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	County Council Chambers 516 Third Ave, Room 1200 Seattle	Hearing on Draft EIS
Thursday, February 8, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Covington City Hall 16720 SE 271st Street, Suite 100	KCCP Overview

Meeting Date/Time	Location	Focus
Thursday, March 7, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Covington Riverview Educational Service Center 15510 1st Ave NE Duvall	Snoqualmie Valley / NE King County Subarea Plan
Thursday, April 4, 2024 Doors open: 5:00pm Meeting starts: 5:30pm	Vashon Center for the Arts 19600 Vashon Hwy SW Vashon	Map changes, Shoreline code changes
Thursday, May 16, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Skyway VFW 7421 S 126th St Seattle	Committee Striking Amendment

These locations were chosen based on the location of significant map amendments and issues of interest, and to provide geographic distribution of the meetings. The first meeting on January 18th was primarily to hear verbal public comment on the Draft EIS. Comments on the KCCP will be accepted at each evening meeting. The final evening meeting on May 16th will be focused on the Committee Chair's striking amendment.

Evening meetings are expected to include: a welcome/open house at the beginning, followed by Councilmember remarks, a staff presentation, and public comment. The majority of the meeting will be dedicated to receiving public comment. Materials to share information and obtain written comment will be prepared and provided at the meeting.

Chair Striking Amendment. The LSLU Committee Chair is expected to sponsor and lead development of the committee striking amendment. Policy staff will prepare analysis and potential options that will be distributed to all committee members' offices for their consideration in advance of the amendment request deadline.

Regular briefings for district staff will be provided, and policy staff will be available to brief councilmembers individually.

Amendment deadlines. The review schedule, Attachment 1 to this staff report, includes the established amendment deadlines. The attached schedule also includes the amendment deadlines for full Council.

Key committee review dates include:

Date	Deadline
March 29	Amendment requests for Striking Amendment due – Except for Critical Area Regulations
April 5	Substantive direction deadline for Striking Amendment – Except for Critical Area Regulations
April 12	Amendment requests for Striking Amendment due – Critical Area Regulations
April 19	Substantive direction deadline for Striking Amendment – Critical Area Regulations
May 14	Striking Amendment released
May 22	Line amendment direction due

ANALYSIS

Executive Transmittal. The Executive transmittal of the 2024 KCCP follows 18 months of work by the Executive, including, in part, public issuance of an early concepts document, an interbranch review by Council staff at two stages, a Public Review Draft with a public comment period, and an interdepartmental review of the plan by Executive staff. There are three proposed ordinances in the Executive's transmittal to the Council.

- 1) Proposed Ordinance 2023-0440 would make changes to development and other implementing regulations and adopt the 2024 King County Comprehensive Plan, as well as the associated appendices (Housing, Transportation, Capital Facilities and Utilities, Regional Trails, Growth Targets). The transmittal also includes the following:
 - Changes to the Vashon-Maury Island Subarea Plan and associated zoning map conditions;
 - Proposed land use designation and zoning map amendments;
 - I-207 matrices and Plain Language Summary;
 - Equity Analysis; and
 - Other supporting materials (i.e., Public Participation Summary, area zoning and land use studies, code studies, best available science summary).
- 2) Proposed Ordinance 2023-0439 would adopt the Snoqualmie Valley/Northeast King County Subarea Plan with subarea-specific development regulations and map amendments, as well as a Fall City residential study.
- 3) Proposed Ordinance 2023-0438 would adopt updated Countywide Planning Policies.

Analysis of the Executive's Proposal. The following sections provide a high-level description of the Council staff's review of the Executive's proposal. This includes:

- Changes to the Vashon-Maury Island Subarea Plan;
- Proposed Map Amendments impacting Vashon-Maury Island; and
- Shoreline Stabilization changes.

Vashon-Maury Island Subarea Plan Changes²

The proposed 2024 KCCP would include some changes to the Vashon-Maury Island Subarea Plan,³ including one substantive change. Additional proposed changes to the land use and zoning on Vashon-Maury Island are discussed in the next section of the staff report.

² Attachment 2 to the Staff Report

³ [Vashon-Maury Island Subarea Plan](#), adopted by Ordinance 18810 and amended by Ordinance 19146.

Policy H-5 is proposed to be changed to address new terminology when addressing affordable housing income levels, and to change the mix of income levels desired on affordable housing to between 50 and 80 percent of AMI (Executive staff state this reflects the repeal of the Affordable Housing Special District Overlay and the adoption of voluntary inclusionary housing provisions for Vashon Rural Town), and to remove regulatory level language regarding the life of the affordable units.

- H-5** Increasing the inventory of housing that is affordable to extremely-low, very((-))_low-, and low((-, and moderate))-income populations on the Island is a high community need and priority. One barrier to constructing affordable housing is the lack of land suitable and zoned for high density residential. King County should ~~((support increasing))~~ provide incentives to allow for higher density residential in the Rural Town, if it meets the following criteria:
- is within a sewer and water service area;
 - provides a mix of housing that is affordable to families with incomes ~~((ef))~~ between 50 percent and 80 percent area median income (AMI) ((or below, and 60 percent AMI or below; and
 - ~~ensures that new ownership units remain affordable for at least 50 years and new rental units remain affordable for at least 30 years)).~~

2024 KCCP Land Use and Zoning Map Amendments

This section of the staff report summarizes the map amendments,⁴ Vashon-Maury Island P-suffix,⁵ and SDO evaluations⁶ that were transmitted as part of the Executive's Recommended 2024 KCCP and that impact Vashon-Maury Island.

Map Amendment 5: North Highline and Vashon-Maury Island – Low Impact Development and Built Green Demonstration Project

Existing Land Use Designation: co, uh, um, rt

Existing Zoning: NB-DPA, R-24-P-DPA, R-18-P-DPA, R-18-DPA, R-12-P-DPA, R-6-DPA, R-4-DPA

Proposed Land Use Designation: co, uh, um, rt

Proposed Zoning: NB, R-24-P, R-18-P, R-18, R-12-P, R-6, R-4

Effect: Removes the Low-Impact Development and Built Green Demonstration Project (K.C.C. 21A.55.060) overlay from applicable parcels to reflect that the authority adopted in the code has expired.

An AZLUS was not completed for this map amendment, as it is a technical change.

Map Amendment 9: Vashon-Maury Island – Land Use Redesignations, Zoning Reclassification and Development Condition Amendments and Repeals

⁴ Attachment 3 to this Staff Report

⁵ Attachment 4 to this Staff Report

⁶ Attachment 5 to this Staff Report

Existing Land Use Designation: Varies
Proposed Land Use Designation: Varies

Existing Zoning: Varies
Proposed Zoning: Varies

Effect:

- Removes the Vashon Rural Town Affordable Housing Special District Overlay SO-270 from all parcels where it applies in Vashon Rural Town. The SDO's purpose is to spur creation of affordable housing on Vashon-Maury Island. Special District Overlay SO-270 is proposed for repeal by this ordinance.
- Amends the land use designation to King County Open Space System on a several properties owned by the County on Vashon-Maury Island.
- Amends the zoning classification on a parcel on SW 174th St in the vicinity of Vashon Highway SW from CB to R-8 while retaining P-Suffix VS-P28. Rezoning the parcel would be consistent with its residential use and adjacent parcels. Removes P-Suffix VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A for residential development will apply on the parcel.
- Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon Highway SW north of SW 174th St by:
 - Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Amending the maximum density for mixed-use housing. The maximum density would be increased from the adopted maximum density to provide an incentive for creating affordable housing units, while considering scale of existing development.
 - Removing a provision on roof pitch, which is prescriptive and limits design flexibility.
- Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core by:
 - Removing a limitation on number of floors in a building, while retaining maximum height limits, which would foster flexibility in design.
 - Removing conditions that would limit opportunity for design flexibility with a goal of increasing use of the provisions, including fostering mixed-use development and easing implementation.
- Removes P-Suffix VS-P28 from a rural-designated parcel north of SW 174th St and west of Vashon Highway SW.
- Amends P-Suffix VS-P29 development conditions on CB-zoned parcels in Vashon Rural Town by:
 - Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Adding a maximum height limit, which would retain scale of development.
 - Amending the maximum density for mixed-use housing, which would be increased from the adopted maximum density and would provide an incentive for creating affordable housing units.
 - Amending terminology for uses to align with uses in K.C.C. Chapter 21A.08.
 - Adding Farmers Market to allowed uses, which would align with existing Vashon-Maury Island Subarea Plan policy.
 - Removing 'Recreational Marijuana Producer' from allowed uses, which

would align with recommendations in the 2018 King County Marijuana Report.⁷

- Adds P-Suffix VS-P29 development conditions to CB-zoned parcels on Vashon Highway SW north of SW 192nd St and on Vashon Highway SW south of SW Cove Road to make consistent rules for all CB-zoned properties.
- Amends P-Suffix VS-P30 development conditions on I-zoned parcels in Vashon Rural Town to align terminology used in K.C.C. Chapter 21A.08.
- Adds P-Suffix VS-P30 development conditions to I-zoned parcels on Vashon Highway SW north of SW 204th St, which would be consistent with uses available for I-zoned parcels.
- Removes P-Suffix VS-P01, which limits maximum densities to 12 dwelling units per acre from parcels north of Southwest 171st Street and east of Vashon Highway Southwest, to align with the current zoning of the parcels.
- Removes P-Suffix VS-P08, which limits the development of the parcel to no more than 85 dwelling units, from a parcel on Vashon Highway SW and SW 169th St, to align with the current zoning of the parcel.
- Removes P-Suffix VS-P10, which requires right-of-way dedication on a parcel, which would reflect current on-the-ground conditions and align with current regulations.
- Removes P-Suffix VS-P11, which limits uses that are allowed on the affected parcels that have I zoning. The affected parcels are on Vashon Highway SW north of SW 204th Street; the parcels would be covered by VS-P30, and have the same regulations as other I-zoned properties.
- Removes P-Suffix VS-P13, which limits density to a maximum of 12 dwelling units per acre, from a parcel on Vashon Highway SW north of SW 188th Street, to align with the maximum density limits that apply to mixed use development on other CB-zoned parcels.
- Removes P-Suffix VS-P14, which limits density to 6 dwelling units per acre with requirements prohibiting parking and outside storage in the road setback from a parcel on SW 174th St in the vicinity of Vashon Highway SW. The change would align with the current zoning and on-the-ground conditions.
- Removes P-Suffix VS-P15 from a parcel on SW Bank Road in the vicinity of Vashon Highway SW. VS-P15 set multiple development conditions for a specific development proposal that did not come to fruition. The change would align with current on-the-ground conditions.
- Removes P-Suffix VS-P16, which limits development on a parcel on 100th Ave SW south of SW 178th St to a single use consistent with the current business use. The parcel is zoned CB and development conditions in P-Suffix VS-P29 also regulate how the parcel and adjacent CB-zoned parcels can be developed. The change would align with current on-the-ground conditions.
- Removes P-Suffix VS-P17, which limits development to office and manufacturing uses and accessory uses, from a parcel on 103rd Avenue SW south of SW 178th Street. Right-of-way improvements are also required by P-Suffix VS-P17. The change would align with the current zoning and applicable conditions in P-Suffix VS-P30, which would still apply.
- Removes P-Suffix VS-P23, which restricts use of buildings and sets provisions

⁷ 2019-RPT002

for parking location, from a parcel on Vashon Highway SW north of SW 192nd Street. The change would align with current on-the-ground conditions and be consistent with adjacent properties.

- Removes P-Suffix VS-P25, which regulates access the parcels on 103rd Ave SW north of SW 188th St. The change would align with current on-the-ground conditions.
- Amends P-Suffix VS-P31, which limits development to housing for low-income householders, on a parcel on Southwest Gorsuch Road and 95th Lane Southwest. The change would align with proposed application of inclusionary housing provisions in K.C.C. chapter 21A.48 throughout the Rural Town.
- Repeals the following P-Suffix Development Conditions from the Zoning Atlas:

P-Suffix VS-P01	P-Suffix VS-P11	P-Suffix VS-P15	P-Suffix VS-P19
P-Suffix VS-P08	P-Suffix VS-P13	P-Suffix VS-P16	P-Suffix VS-P23
P-Suffix VS-P10	P-Suffix VS-P14	P-Suffix VS-P17	P-Suffix VS-P25

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report"⁸ was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.⁹ The P-suffix report also addresses the addition of a "farmers market" use added to P-Suffix VS-P29. The change to repeal the Affordable Housing Special District Overlay is supported by a separate "Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation"¹⁰ also required by the 2017 Subarea Plan. The open space land use designation change does not represent a substantive change.

Map Amendment 10: Vashon-Maury Island – Fire Station Development Condition

Existing Land Use Designation: rn
Proposed Land Use Designation: rn

Existing Zoning: NB-P
Proposed Zoning: NB-P

Effect: Amends P-Suffix VS-P03 to be consistent with the terminology used in K.C.C. Chapter 21A.08. The affected parcel is the site of a fire station on SW Burton Drive. No substantive change is made.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 11: Vashon-Maury Island – Guest Inn/Restaurant Development Condition

Existing Land Use Designation: rn
Proposed Land Use Designation: rn

Existing Zoning: NB-P
Proposed Zoning: NB

Effect: Removes P-Suffix VS-P04 on parcels in the Burton Rural Neighborhood Commercial Center (RNCC). P-Suffix VS-P04 currently limits the use of the parcels on Vashon Highway Southwest, south of SW Burton Drive, to a guest inn or

⁸ Attachment 4 to this Staff Report

⁹ Ordinance 18623.

¹⁰ Attachment 5 to this Staff Report

restaurant. The repeal of the condition allows the underlying zoning of Neighborhood Business to govern the permitted uses for the site in alignment with other Neighborhood Business-zoned sites in the RNCC.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 12: Vashon-Maury Island – Food Processing Development Condition

Existing Land Use Designation: ra
Proposed Land Use Designation: ra

Existing Zoning: RA-5-P
Proposed Zoning: RA-5

Effect: Removes VS-P05, which limits the use of parcels on Wax Orchard Road SW, north of SW 232nd St, to food processing. The change would align with the underlying RA zoning classification.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 13: Vashon-Maury Island – Neighborhood Business Site Design Development Condition

Existing Land Use Designation: rt
Proposed Land Use Designation: rt

Existing Zoning: NB-P
Proposed Zoning: NB

Effect: Removes P-Suffix VS-P06 from a parcel on Vashon Highway SW and SW Gorsuch Road on Vashon-Maury Island. P-Suffix VS-P06 requires landscaping in setbacks, prohibits new driveways or additional parking, requires that the façade is retained on specific parts of the building, and limits building expansion. The repeal of the development condition allows the development regulations in K.C.C. Title 21A to govern the site design on the parcel.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 14: Vashon-Maury Island – Community Use Development Condition

Existing Land Use Designation: rn
Proposed Land Use Designation: rn

Existing Zoning: O-P-SO
Proposed Zoning: O-P-SO

Effect: Amends P-Suffix VS-P07 to remove the names of specific businesses and agencies and align terms used in P-Suffix VS-P07 with ones found in K.C.C. Chapter 21A.08. The affected parcels are on Vashon Highway SW and SW 210th Street.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 15: Vashon-Maury Island – Rural Area Site Design Development Condition

Existing Land Use Designation: ra
Proposed Land Use Designation: ra

Existing Zoning: RA-10-P-SO
Proposed Zoning: RA-10-SO

Effect: Removes P-Suffix VS-P09 from parcels located on SW 256th Street and 75th Ave SW. P-Suffix VS-P09 specifies that, at the time that a building permit application is made, the affected parcels be one contiguous parcel, and limits the number of barns allowed. Removal of P-Suffix VS-P09 would align with the current development on the parcels.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was completed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 16: Vashon-Maury Island – Density Restriction Development Condition

Existing Land Use Designation: rt
Proposed Land Use Designation: r

Existing Zoning: R-4-P
Proposed Zoning: R-4

Effect: Removes P-Suffix VS-P12 from parcels located on SW Bank Road in the vicinity of Vashon Highway SW. P-Suffix VS-P12 limits the density on the affected parcels to a maximum of 12 dwelling units per acre, unless the property is developed as a housing project for seniors with low incomes. The change would align with current zoning on the parcels, which allows a maximum density of 8 dwelling units per acre.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was completed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 17: Vashon-Maury Island – Use Restrictions & Development Requirements Development Condition

Existing Land Use Designation: rt
Proposed Land Use Designation: rt

Existing Zoning: R-4-P
Proposed Zoning: R-4

Effect: Removes P-Suffix VS-P18 from a parcel on SW Bank Road and 107th Ave SW. P-Suffix VS-P18 limits development on the parcel to a residential development or a medical clinic and includes additional development requirements. The change reflects that the parcel has been developed consistent with the use restrictions and other development conditions in P-Suffix VS-P18. Future development would be subject to the underlying code.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was completed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 18: Vashon-Maury Island – Development Requirements Development Condition & Alternative Housing Demonstration Project Area

Existing Land Use Designation: rt

Existing Zoning: R-8-P-DPA,
R-8-P

Proposed Land Use Designation: rt

Proposed Zoning: R-8

Effect:

- Removes P-Suffix VS-P20 from parcels on Vashon Highway SW and SW 188th St. P-Suffix VS-P20 requires access to the parcel from SW 188th St and includes landscaping requirements.
- Removes the Alternative Housing Demonstration Project Area (K.C.C. 21A.55.125) overlay from the applicable parcels to reflect that the authority for these parcels has expired.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was completed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 19: Vashon-Maury Island – Access and Use Development Condition

Existing Land Use Designation: rt

Existing Zoning: NB-P

Proposed Land Use Designation: rt

Proposed Zoning: NB

Effect: Removes P-suffix VS-P21 from a parcel on Vashon Highway Southwest and Southwest 188th Street. P-suffix VS-P21 restricts use on the parcel and restricts access to the parcel to Southwest 188th Street. This change would align with the fact that the parcel is listed in King County's Historic Resource Inventory and there are provisions for reviewing changes to historic structures.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was completed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Map Amendment 20: Vashon-Maury Island – Access and Density Limits Development Condition

Existing Land Use Designation: rt

Existing Zoning: R-4-P

Proposed Land Use Designation: rt

Proposed Zoning: R-4

Effect: Removes P-Suffix VS-P22 from a parcel on Vashon Highway Southwest and SW 188th Street. P-Suffix SV-P22 limits access to one driveway from Vashon Highway SW. P-Suffix VS-P22 also limits development on the parcel to a maximum of 14 dwelling units. This change would align with current Road standards and King County Code provisions for access and allowed densities for the R-4 zone.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was completed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Shoreline Stabilization

What are shorelines? Shorelines are rivers, streams, lakes, and marine waters that exceed a certain size or flow. Examples of shorelines include the Puget Sound, Duwamish River, Lake Washington, and Snoqualmie River. The State requires the protection of shorelines through the Shoreline Management Act. Cities and Counties are required to adopt a Shoreline Master Program, that includes policies (Chapter 6 of the King County Comprehensive Plan) and development regulations (primarily in K.C.C. 21A.25).

What is shoreline stabilization? Shoreline stabilization refers to methods or actions to stop erosion along shorelines from tidal, wave, wind, or flood activity. Shoreline stabilization can occur in a variety of ways, such as through preventative measures (this is called nonstructural stabilization) like setting buildings further back from the water, soft structural methods like vegetation or beach enhancement, or hard structural methods like bulkheads. “Harder” methods have more negative impacts by interrupting ecological processes and degrading natural habitat. The image to the right shows soft stabilization in the foreground, using vegetation and beach enhancement, as well as hard stabilization, using a bulkhead, to the right.



State requirements. Under state law, the County is required to adopt policies and regulations on shoreline stabilization that minimize ecological impacts. This includes:

- Designing new development in a manner that avoids the use of future shoreline stabilization and does not cause impacts to other properties.
- Requiring soft stabilization measures that mimic natural conditions and growth be used first.
- Permitting new structural stabilization for existing primary structures, new nonwater-dependent development, or new water-dependent development under specific conditions. Different criteria exist for each instance (such as allowing only when non-structural methods are not feasible, there is a need to protect primary structures, or mitigation is provided).
- Permitting shoreline stabilization to protect shoreline restoration projects and hazardous substance remediation projects.
- Providing for instances when a stabilization structure can be replaced, subject to specific conditions.
- If allowed, requiring structural shoreline stabilization to be the minimum necessary and avoids net loss of ecological processes and functions.
- Requiring publicly financed or subsidized shoreline erosion control does not restrict public access where feasible.

2024 KCCP Changes. The Executive proposed changes to the policies and regulations around shoreline stabilization that were intended to clarify existing policy intent, align with current practice and with state guidance. The proposal also includes general clean-up and consolidation of similar policies.

ATTACHMENTS

1. Council's Review Schedule for 2024 KCCP, updated March 4, 2024
2. Proposed Ordinance 2023-0440 – Attachment H
3. Proposed Ordinance 2023-0440 – Attachment I
4. Vashon-Maury Island P-Suffix Conditions Report
5. Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation

INVITED

- Lauren Smith, Director of Regional Planning Unit, Office of Performance, Strategy and Budget
- Chris Jensen, Comprehensive Planning Manager, Office of Performance, Strategy and Budget
- Susan McLain, Strategic Planning Manager, Department of Local Services

LINKS

All materials of the transmitted 2024 KCCP, as well as additional information about the Council's review of the proposal, can be found at:

<https://kingcounty.gov/en/dept/council/governance-leadership/county-council/topics-of-interest/comprehensive-plan>

Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan

- Attachment A – 2024 King County Comprehensive Plan
- Attachment B – Capital Facilities and Utilities
- Attachment C – Housing Needs Assessment
- Attachment D – Transportation
- Attachment E – Transportation Needs Report
- Attachment F – Regional Trail Needs Report
- Attachment G – Growth Targets and the Urban Growth Area
- Attachment H – Vashon-Maury Island Subarea Plan Amendments
- Attachment I – Land Use and Zoning Map Amendments

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix
- Equity Analysis
- Area Land Use and Zoning Studies
- Middle Housing Code Study
- Vashon-Maury Island P-Suffix Conditions Report
- Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation
- Update on Best Available Science Critical Area Ordinance Review

- Public Participation Summary

Proposed Ordinance 2023-0439 – Snoqualmie Valley/Northeast King County Subarea Plan

- Attachment A – Supplemental Changes to the Comprehensive Plan
- Attachment B – Snoqualmie Valley/Northeast King County Subarea Plan
- Attachment C – Land Use and Zoning Map Amendments
- Attachment D – Fall City Moratorium Report

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix

Proposed Ordinance 2023-0438 – Countywide Planning Policy Update

- Attachment A – GMPC Motion 23-4 Relating to the Four-to-One Program

Supporting Materials

- Transmittal Letter
- Fiscal Note

Executive Recommended 2024 Critical Areas Update

- Critical Areas King County Code Updates
- Critical Areas Comprehensive Plan Updates

Supporting materials

- Transmittal Letter
- Best Available Science Review and Updates to Critical Areas Protection
- Supplemental I-207 Analysis – Critical Areas Update

2024 King County Comprehensive Plan

Proposed Ordinance 2023-0438, 2023-0439, 2023-0440

King County Council Committee Review and Adoption Schedule As of March 4, 2024 - subject to change

Date	Event
December 7, 2023	Executive Recommended Plan Transmitted
December 12	Referral to Local Services and Land Use (LSLU) Committee
January 17 9:30am Council Chambers	LSLU Committee - Briefing 1 <ul style="list-style-type: none"> - Overview, Schedule, Process - Snoqualmie Valley/Northeast King County Subarea Plan - Vashon-Maury Island Subarea Plan changes - Chapter 11: Community Service Area Subarea Planning - Map Amendments - Equity Analysis Summary - Equity Work Group Presentation <i>Opportunity for Public Comment - Remote and In-Person</i>
January 18 6:30pm Council Chambers	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Hearing on Draft Environmental Impact Statement - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - Remote and In-Person</i>
February 7 9:30am Council Chambers	LSLU Committee - Briefing 2 <ul style="list-style-type: none"> - Chapter 1: Regional Growth Management Planning - Chapter 2: Urban Communities - Growth Targets and the Urban Growth Area Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
February 8 6:30pm Covington City Hall	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - Remote and In-Person</i>
February 21 9:30am Council Chambers	LSLU Committee - Briefing 3 <ul style="list-style-type: none"> - Chapter 5: Environment - Chapter 6: Shorelines <i>Opportunity for Public Comment - Remote and In-Person</i>
March 6 9:30am Council Chambers Joint Meeting with Health and Human Services Committee	LSLU Committee - Briefing 4 <ul style="list-style-type: none"> - Chapter 4: Housing and Human Services - Housing Needs Assessment Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
March 7 6:30pm Riverview Educational Center, Duvall	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - In-Person only</i>

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
March 20 9:30am Council Chambers	LSLU Committee - Briefing 5 - Chapter 3: Rural Areas and Natural Resource Lands <i>Opportunity for Public Comment - Remote and In-Person</i>
March 29	Amendment requests for Striking Amendment due - Except for Critical Area Regulations
April 3 9:30am Council Chambers	LSLU Committee - Briefing 6 - Chapter 7: Parks, Open Space, and Cultural Resources - Regional Trails Needs Report Appendix - Chapter 8: Transportation - Transportation Appendix - Transportation Needs Report Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
April 4 5:30pm Vashon Center for the Arts	LSLU Special Committee Meeting - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - In-Person only</i>
April 5	Substantive direction deadline for Striking Amendment - Except for Critical Area Regulations
April 12	Amendment requests for Striking Amendment due - Critical Area Regulations
April 17 9:00am Council Chambers	LSLU Committee - Briefing 7 - Chapter 9: Services, Facilities, and Utilities - Capital Facilities and Utilities Appendix - Chapter 10: Economic Development - Chapter 12: Implementation, Amendments, and Evaluation - Development Regulations - Four-to-One Program <i>Opportunity for Public Comment - Remote and In-Person</i>
April 19	Substantive direction deadline for Striking Amendment - Critical Area Regulations
May 14	Striking Amendment released
May 15 9:30am Council Chambers	LSLU Committee Briefing - Briefing on the Striking Amendment <i>Opportunity for Public Comment - Remote and In-Person</i>
May 16 6:30pm Skyway VFW	LSLU Special Committee Meeting - Public Comment on Committee Striking Amendment <i>Opportunity for Public Comment - In-Person only</i>
May 22	Line amendment direction due
May 31	Public Line Amendments released
June 5 9:30am Council Chambers	Local Services and Land Use Committee - Review and consideration of striking and line amendments - Vote on Committee recommendation <i>Opportunity for Public Comment - Remote and In-Person</i>
June 14	Council amendment concept deadline for FEIS and public hearing notice
June 21	Substitute Ordinance, Public Hearing Notice concepts, to Exec for FEIS
September 19 to ~Thanksgiving (November 28)	Budget Standdown

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
October 14 to 18 October 21 to 25	Public Hearing Notice Prepared by Council staff Public Hearing Notice Issued
October 4	Substantive direction needed on Striking Amendment
October 28	Striking Amendment distributed to Councilmembers
November 1	Line amendment direction due
November 12	Public Amendments released
November 6 November 6 to 13	FEIS Issued – last possible date for hearing on November 19 7 day waiting period for FEIS
November 19 1:30pm Council Chambers	Public Hearing at full Council <i>Opportunity for Public Testimony – Remote and In-Person</i>
December 3 1:30pm Council Chambers	Possible vote at full Council <ul style="list-style-type: none"> Consideration of amendments Vote on final adoption of proposed 2022 King County Comprehensive Plan Update
December 10 1:30pm Council Chambers	Back up vote if 1-week courtesy delay

For more information on the Council's Review of the 2024 Comprehensive Plan, please visit the website: <https://kingcounty.gov/CouncilCompPlan>.

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

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King County

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**Amendments to Vashon-Maury Island
Community Service Area Subarea Plan, As Amended**

December 2023

In Chapter 6 Housing and Human Services, on page 41, amend as follows:

- H-5** Increasing the inventory of housing that is affordable to extremely-low, very~~((low-, and low((, and moderate))~~-income populations on the Island is a high community need and priority. One barrier to constructing affordable housing is the lack of land suitable and zoned for high density residential. King County should ~~((support increasing))~~ provide incentives to allow for higher density residential in the Rural Town, if it meets the following criteria:
- a. is within a sewer and water service area;
 - b. provides a mix of housing that is affordable to families with incomes ~~((of))~~ between 50 percent and 80 percent area median income (AMI) ~~((or below, and 60 percent AMI or below; and~~
 - c. ~~ensures that new ownership units remain affordable for at least 50 years and new rental units remain affordable for at least 30 years)).~~

In Chapter 9 Transportation, on page 72, amend as follows:

- T-6** Sidewalks in the Vashon Town Core should facilitate continuous, smooth, predictable and safe pedestrian travel to key destinations such as grocery stores, the Post Office, Vashon Landing, the library, and other public services. New sidewalks and sidewalks addressing gaps in existing sidewalk connectivity shall be constructed ~~((on both sides of))~~ along the roads identified on Map 11 as part of permitting and development activity.

In Chapter 10 Services, Facilities and Utilities, on page 83, amend as follows:

Through its designation of the Vashon Rural Town as adopted in the Land Use map of the King County Comprehensive Plan, ~~((T))~~the County ~~((and the Vashon Sewer District have established))~~ establishes a local service area ~~((for portions of))~~ eligible for sewer service on Vashon-Maury Island. The purpose and intent of demarcating a local service area for sewer is to provide for a predictable sewer system over time from a land use perspective. It should be noted, however, that the identification of this local service area has no connection to sewer service actually being available, or planned for in the future. Whether or not the District requires annexation of the property to the District as a condition of service is a decision of the District at the time of a sewer connection request.

In Chapter 11 Implementation, on page 89, amend as follows:

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 ((~~marijuana~~)) cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the ((~~marijuana~~)) 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.

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Land use and Zoning Map Amendments

December 2023



King County

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Map Amendment 1: Maple Valley – Urban Growth Area Boundary and Industrial Amendment

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 15	Township 22	Range 6
Section 16	Township 22	Range 6

URBAN GROWTH AREA BOUNDARY

1. Amend the urban growth area boundary to include the following parcels and a portion of undesignated King County Right-of-Way in the rural area. The parcels include:

1522069034	1522069036	1622069091
------------	------------	------------

LAND USE

1. Amend land use designation from "I" (Industrial) to "ra" (Rural Area) on the following parcels:

1522069034	1522069036	1622069091
------------	------------	------------

ZONING

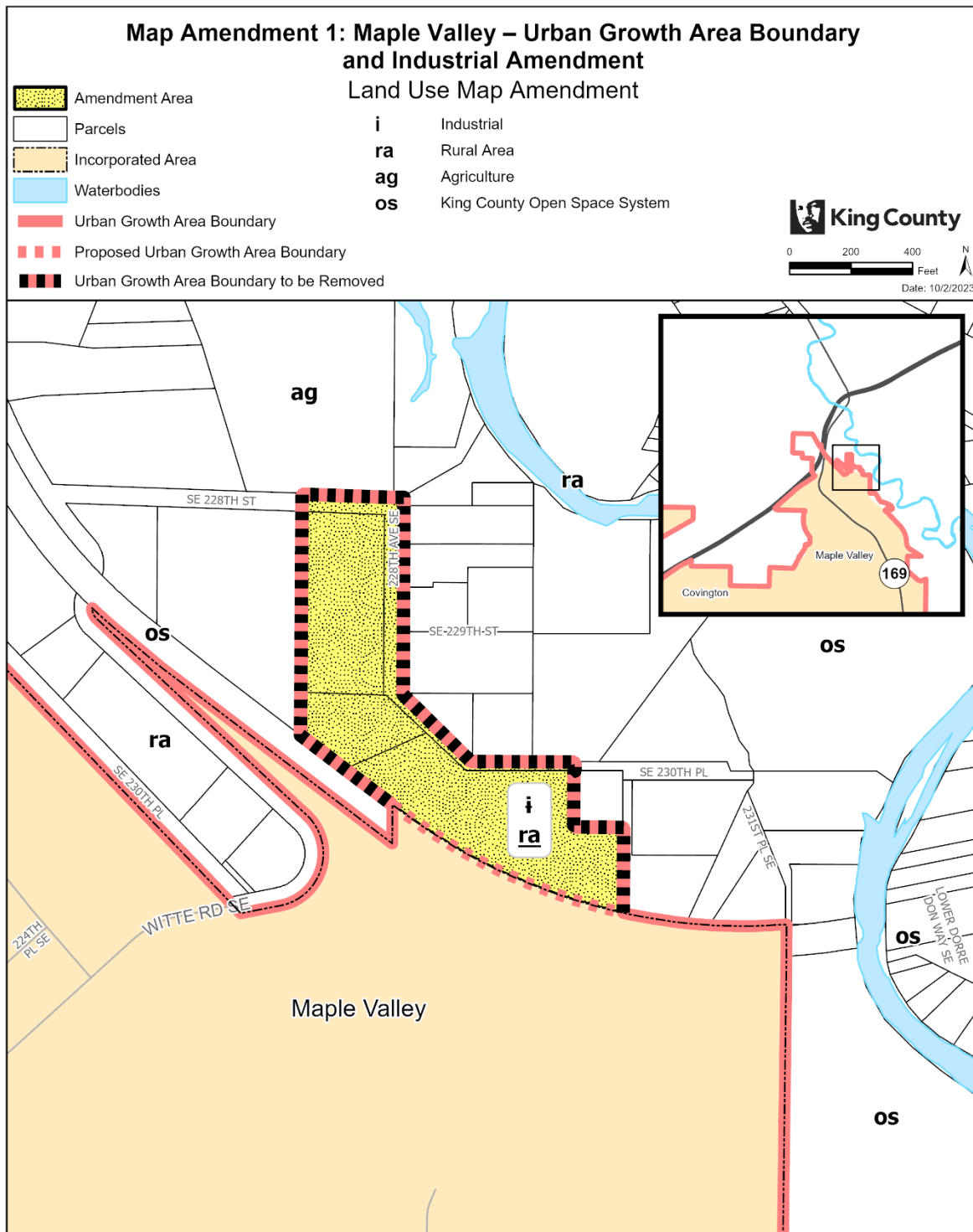
1. On the following parcels:
 - a. Remove P-Suffix TR-P17; and
 - b. Amend the zoning of from I (Industrial) to RA-5 (Rural area, 1 dwelling unit per 5 acres).

1522069034	1522069036	1622069091
------------	------------	------------

2. Repeal P-Suffix Development Condition TR-P17 from the Zoning Atlas.

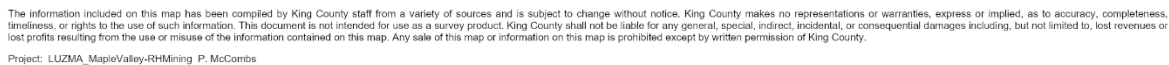
Effect: Amends the Urban Growth Area boundary to coincide with a portion of the northern city limits of Maple Valley. The amendment also includes the following actions consistent with this change:

- Changes the Comprehensive Plan land use designation of parcels now outside of the Urban Growth Area boundary from Industrial to Rural Area;
- Rezones the parcels from I to RA-5; and
- Removes and repeals P-suffix TR-P17, which was meant to limit the impacts of potential industrial uses on the properties.



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Project: LUZMA_MapleValley-RHMining P. McCombs



Map Amendment 2: Skyway-West Hill – Cannabis Retail Terminology

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 11	Township 23	Range 4
Section 12	Township 23	Range 4
Section 14	Township 23	Range 4
Section 7	Township 23	Range 5

ZONING

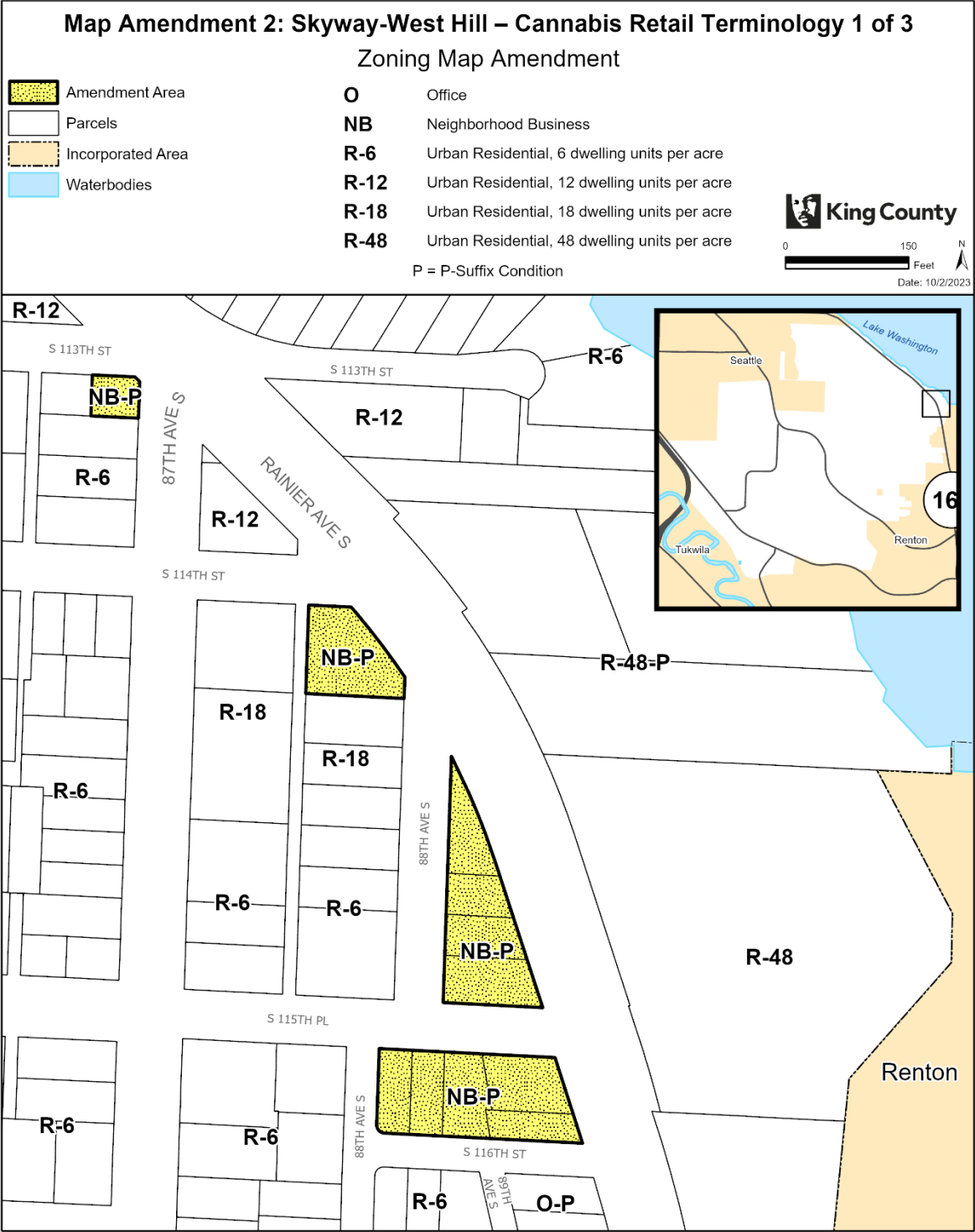
1. Amend P-Suffix WH-P11 on the following parcels:

0231000005	0231000011	0231000012	0231000014
0231000020	0231000022	0231000025	0231000030
0231000035	0231000040	0232000003	0232000010
0232000030	0232000035	0232000036	0232000053
0232000054	0232000070	0232000072	0232000080
0232000100	0372000094	0372000115	0372000130
0372000135	0372000140	1180000400	1180001765
1223049007	1223049027	1223049032	1223049037
1223049039 (portion)	1223049042 (portion)	1223049058	1223049068
1223049111	1223049128	1223049149	1223049156
1223049171	1223049178	1223049185	2172000594
2172000596	2172000611	2172000616	2172000646
2172000648	2172000650	2172000660	2172000665
2172000670	2172000671	3969300215	3969300220
4136800125	4136800130	4136800135	4136800140
7580200120	7580200121	7580200165	7580200170
7580200175	7580200181	7580200182	7580200190
7580200200	7580200205	7580200250	7580200255
7580200260	7580200265	7580200267	7580200270
7580200430	7580200431	7580200435	7580200440
7812801975	7812801986		

2. Amend P-Suffix WH-P11 as follows:

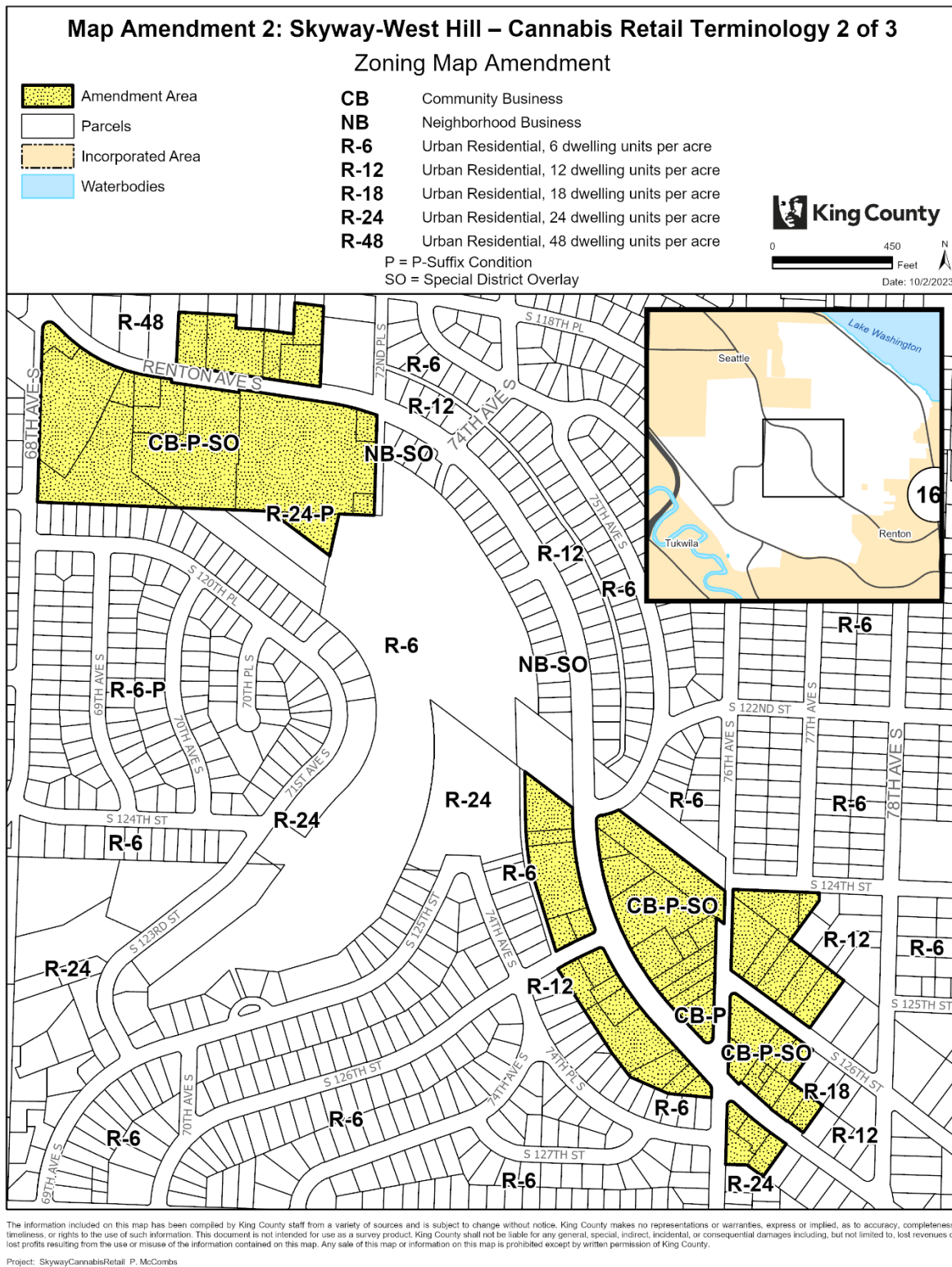
"The establishment of new ((~~marijuana~~)) cannabis retail uses within the Skyway-West Hill Potential Annexation Area shall only be permitted if the total number of ((~~marijuana~~)) cannabis retailers, as permitted in K.C.C. 21A.08.070, does not exceed two."

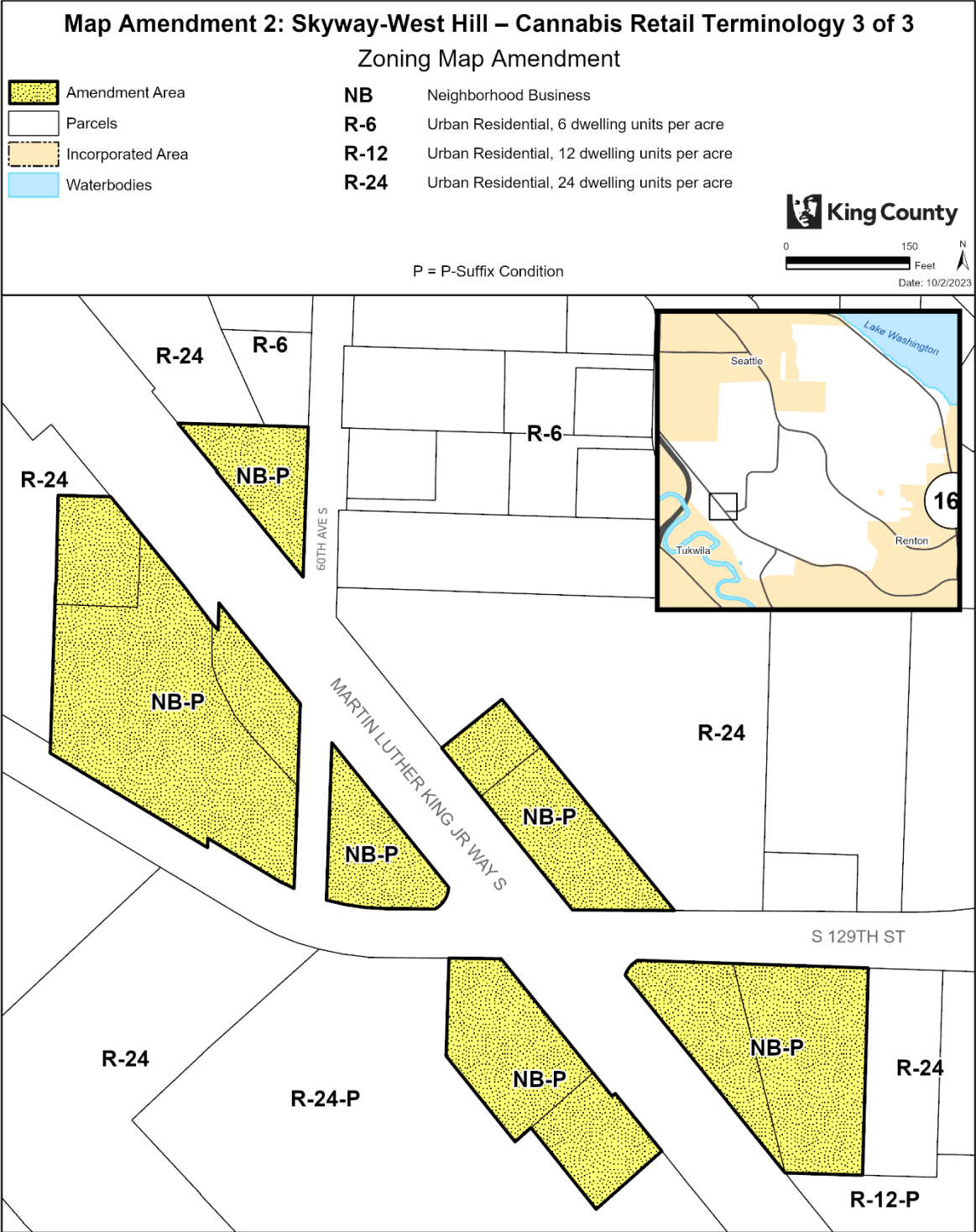
Effect: Updates P-Suffix WH-P11: "Skyway-West Hill Planning Area, Limit to new marijuana retail uses," which currently caps the number of marijuana retail uses in the subarea. The change updates terminology to "cannabis," which would align with recent changes in state law.



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Project: SkywayCannabisRetail P, McCombs





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Project: SkywayCannabisRetail P, McCombs

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**Map Amendment 3: Skyway-West Hill – Unincorporated Activity Center
Amendment**

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

Amend Sections, Townships, and Ranges, as follows:

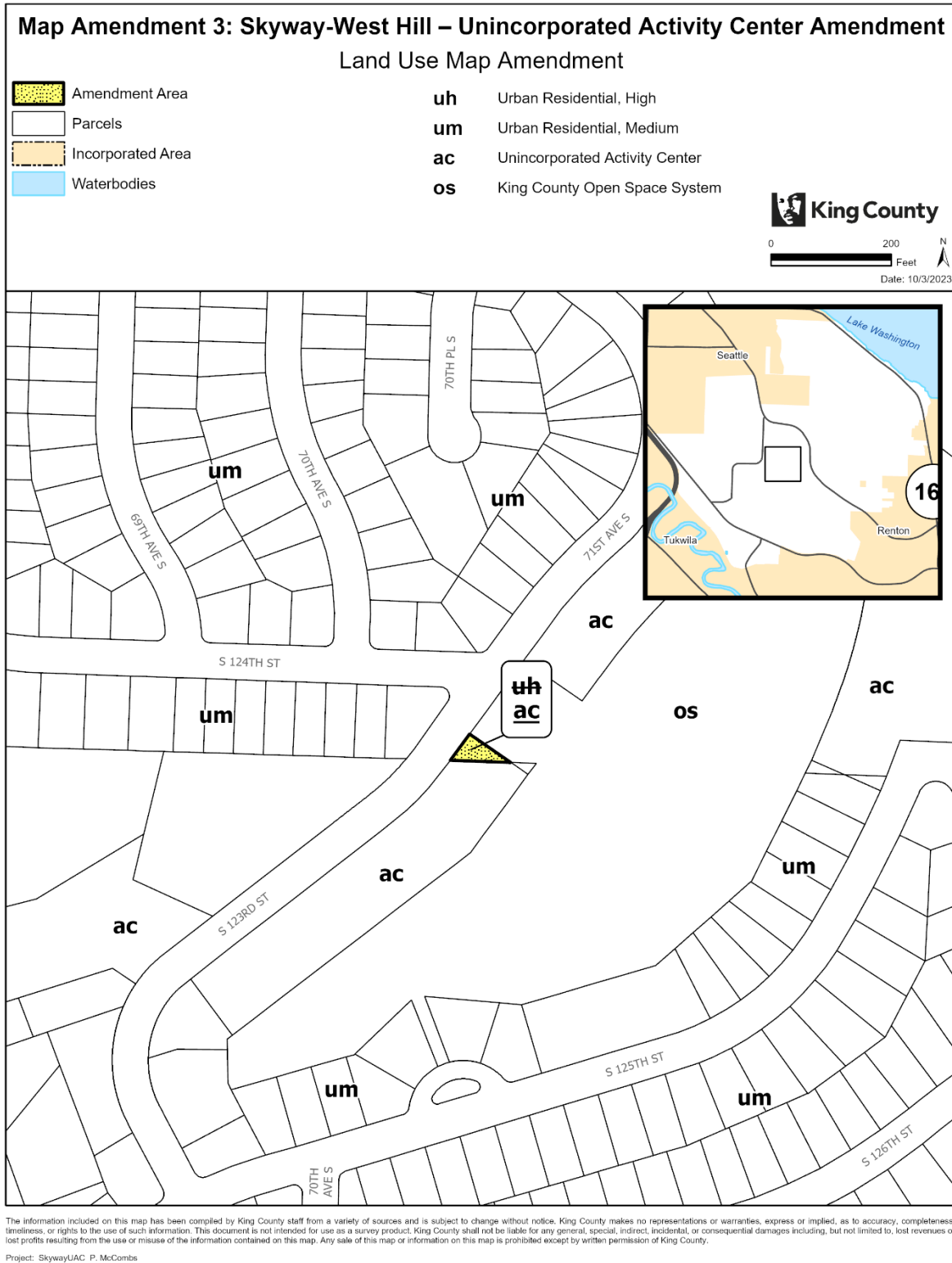
Section 12	Township 23	Range 4
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LAND USE

1. Amend land use designation from "uh" (Urban Residential, High) to "ac" (Unincorporated Activity Center) on the following parcel:

7812801510

Effect: Amends the land use designation from Urban Residential, High, to Unincorporated Activity Center on a parcel adjacent to Skyway Park. This change would align with other similar changes in Attachment D to Ordinance 19555, which this parcel was inadvertently omitted from.



Map Amendment 4: North Highline – Cannabis Retail Terminology and Alternative Housing Demonstration Project Area**AMENDMENT TO THE KING COUNTY ZONING ATLAS**

Amend Sections, Townships, and Ranges, as follows:

Section 1	Township 23	Range 3
Section 4	Township 23	Range 4
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4
Section 8	Township 23	Range 4
Section 32	Township 24	Range 4

ZONING

1. Add P-Suffix NH-P02 to the following parcels:

0795000025	0795000030	0795000035	0795000040
0795000045	0795000050	0795000060	0795000075
0795001505	0795001510	0795001776	0795001785
0795001795	0795001800	0795001805	2185000895

2. On the following parcels:

- Amend P-Suffix NH-P02, and
- Remove “Alternative Housing Demonstration Project” (-DPA) established in K.C.C. 21A.55.125.

0123039001	0123039100	0123039104	0123039105
0123039112	0123039120	0123039146	0123039220
0123039221	0123039244	0123039250	0123039252
0123039257	0123039271	0123039389	0123039521
0623049006	0623049044	0623049143	0623049163
0623049172	0623049173	0623049183	0623049191
0623049208	0623049209	0623049226	0623049285
0623049293	0623049379	0623049412	0623049413
2195100005	2195100025	2195100040	2195100060
2195100090	2195100205	3004800375	3004800380
3004800385	3004800390	3004800392	3004800395
3004800410	3004800415	3004800425	3004800430
3004800440	3004800445	3004800455	3004800460
3004800465	3004800505	3107400005	3107400008
3107400035	3107400040	3107400060	3107400095
3107400110	3107400135	3107400145	3107400165
3203800005	3203800035	3203800105	3203800120
3203800130	3203800135	3203800140	3203800145
3203800155	3203800165	3203800170	3203800175
3203800178	3203800180	3203800181	3203800195
3203800210	3203800215	3203800225	3451000004

2024 King County Comprehensive Plan
Land Use and Zoning Map Amendments
Attachment I to PO 2023-XXXX

3451000010	3451000015	3451000020	3451000035
3451000038	3451000039	3451000041	3451000042
3451000043	3451000044	3451000045	3451000085
3451000087	3451000088	3451000099	3451000105
3451000106	3451000120	3451000125	3451000130
3451000143	3451000147	3451000149	3451000200
3451000205	3451000206	3451000207	3451000209
3451000210	3451000220	3451000228	6303400250
6303400260	6303400265	6303400270	6303400275
6303400276	6303400316	6303400325	6303400330
6303400335	6303400340	7211401085	7211401105
7211401140	7211401145	7211401160	7211401175
7211401345	7211401355	7211401375	7211401395
7211401404	7211401405	7973202635	7973202645
7973202646	7973202650	7973202655	7973202660
7973202665	7973202685	7973202686	7973202690
7973202695	7973202700	7973202705	7973202710
7973202712	7973202715	7973202720	7973202725
7973202730	7973202800	7973202820	7973202830
7973202835	7973202845	7973202870	8801700010
8801700020			

3. Amend P-Suffix NH-P02 on the following parcels:

0123039121	0123039481	0123039482	0123039520
0123039620	0523049034	0623049048	0623049079
0623049089	0623049111	0623049154	0623049200
0623049215	0623049219	0623049220	0623049286
0623049356	0723049182	0723049183	0723049550
0795000005	0795000010	0795000020	0795000080
0795000090	0795000095	0795000100	0795000105
0795000110	0795000115	0795000125	0795000130
0795000135	0795000245	0795000250	0795000255
0795000260	0795000270	0795000280	0795000285
0795000290	0795000295	0795000300	0795000305
0795001515	0795001525	0795001530	0795001535
0795001540	0795001541	0795001545	0795001550
0795001560	0795001575	0795001580	0795001585
0795001590	0795001735	0795001745	0795001750
0795001751	0795001760	0795001770	0796000005
0796000010	0892000040	0892000041	0892000042
0892000043	0892000050	1721801935	2185001045
2185001075	2185001105	2185001107	2185001130
2185001140	2185001240	2185001245	2185001250
2185001270	2185001275	2853600005	3451000230
3451000234	3451000290	3451000486	3451000487
5624200370	5624200371	5624200372	5624200390
5624200410	5624200411	5624200412	5624200416
5624201250 (portion)	6303400975	6303400980	6303400981

6303400982	6303400986	6303401055	7262200005
7262200010	7262200011	7973202385	7973202540
7973202555	7973202556	7973202560	7973202565
7973202570	7973202575	7973202580	7973202585
7973202586	7973202600	7973202610	7973202615
7973202900 (portion)			

4. Remove "Alternative Housing Demonstration Project" (-DPA) established in K.C.C. 21A.55.125:

0123039061	0123039067	0123039069	0123039072
0123039151	0123039223	0123039224	0123039227
0123039234	0123039241	0123039251	0123039415
0623049034	0623049035	0623049056	0623049057
0623049115	0623049233	0623049264	0623049266
0623049275	0623049277	0623049281	0623049282
0623049283	0623049290	0623049292	1591000005
1591000010	1591000015	1591000020	1591000025
1591000030	1591000035	1591000040	1591000045
1591000050	1591000055	1591000060	1591000065
1591000070	1591000075	1591000080	1591000085
1591000090	1591000095	1591000100	2195100105
2195100115	2195100125	2195100135	2195100145
2195100155	2195100165	2195100180	2195100185
2195100195	2195100215	3004800165	3004800175
3004800176	3004800185	3004800215	3004800225
3004800234	3004800235	3004800295	3004800298
3004800300	3004800310	3004800320	3004800326
3004800335	3004800340	3004800345	3004800355
3004800365	3004800480	3004800490	3004800500
3107400050	3451000050	3451000051	3451000052
3451000053	3451000055	3451000165	3451000172
3451000174	3451000175	3451000180	3451000181
3451000182	3451000191	3451000192	6303400180
6303400190	6303400195	6303400200	6303400205
6303400210	6303400215	6303400235	6303400240
6303400245	6303400280	6303400285	6303400290
6303400295	6303400300	6303400303	6303400305
6303400385	6303400390	6303400395	6303400400
6303400405	6303400410	6303400415	7211400485
7211400490	7211400505	7211400506	7211400507
7211400680	7211400685	7211400708	7211400709
7211400710	7211400711	7211400725	7211400735
7211400745	7211400760	7211400845	7211400850
7211400863	7211400864	7211400865	7211400866
7211400867	7211400868	7211400895	7211400905
7211400914	7211400915	7211400916	7211400917
7211400935	7211400945	7211400960	7211400965
7211400990	7211400995	7211400996	7211401005
7211401015	7211401030	7211401045	7211401047

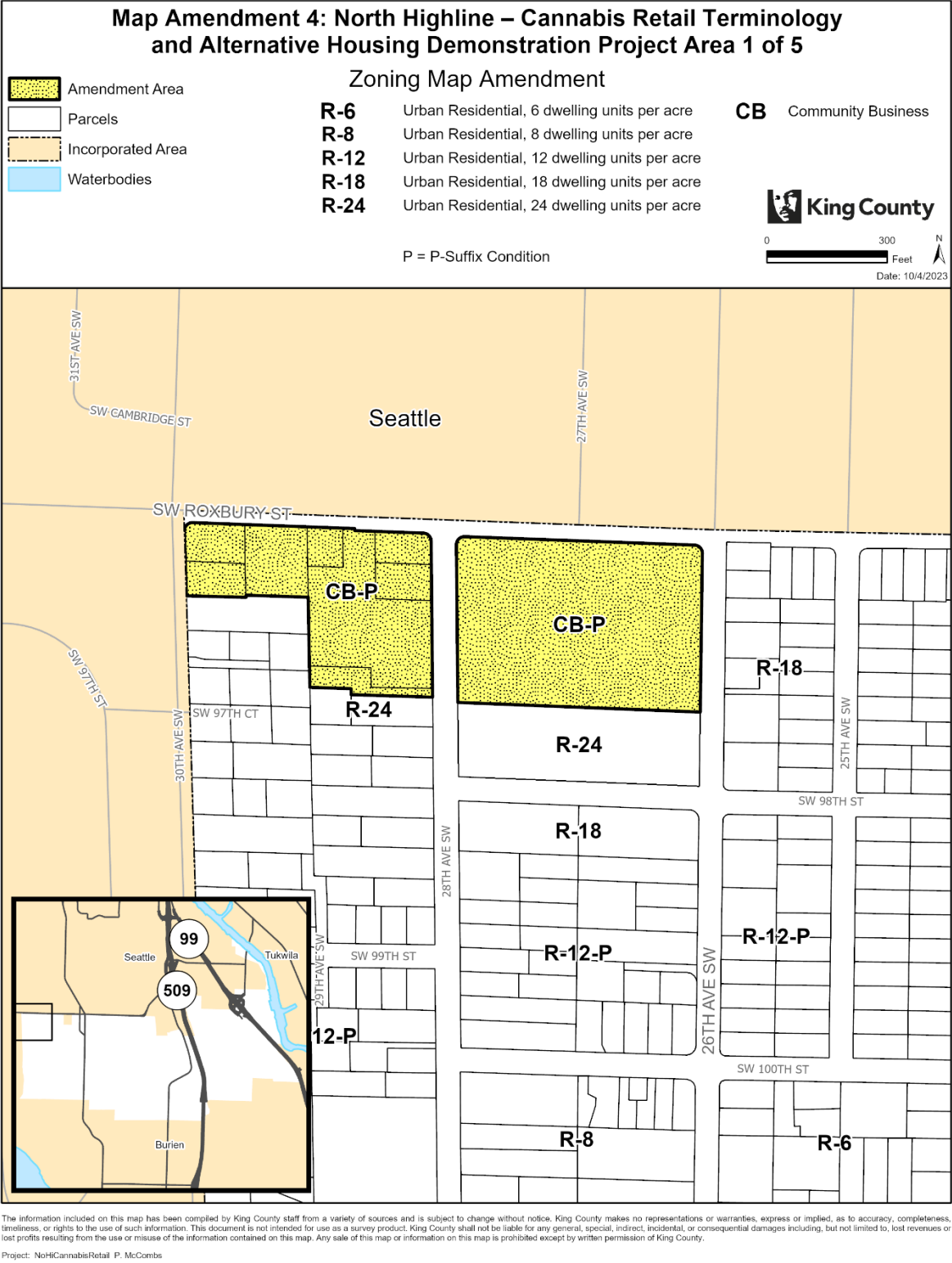
7211401048	7211401065	7211401205	7211401225
7211401245	7211401255	7211401264	7211401265
7211401270	7211401275	7211401280	7211401285
7211401294	7211401295	7211401305	7211401306
7211401310	7211401565	7211401580	7211401590
7211401591	7211401600	7211401610	7211401611
7211401620	7211401625	7211401635	7211401645
7211401655	7211401665	7211401675	7211500000
7452200000			

5. Amend P-Suffix NH-P02 as follows:

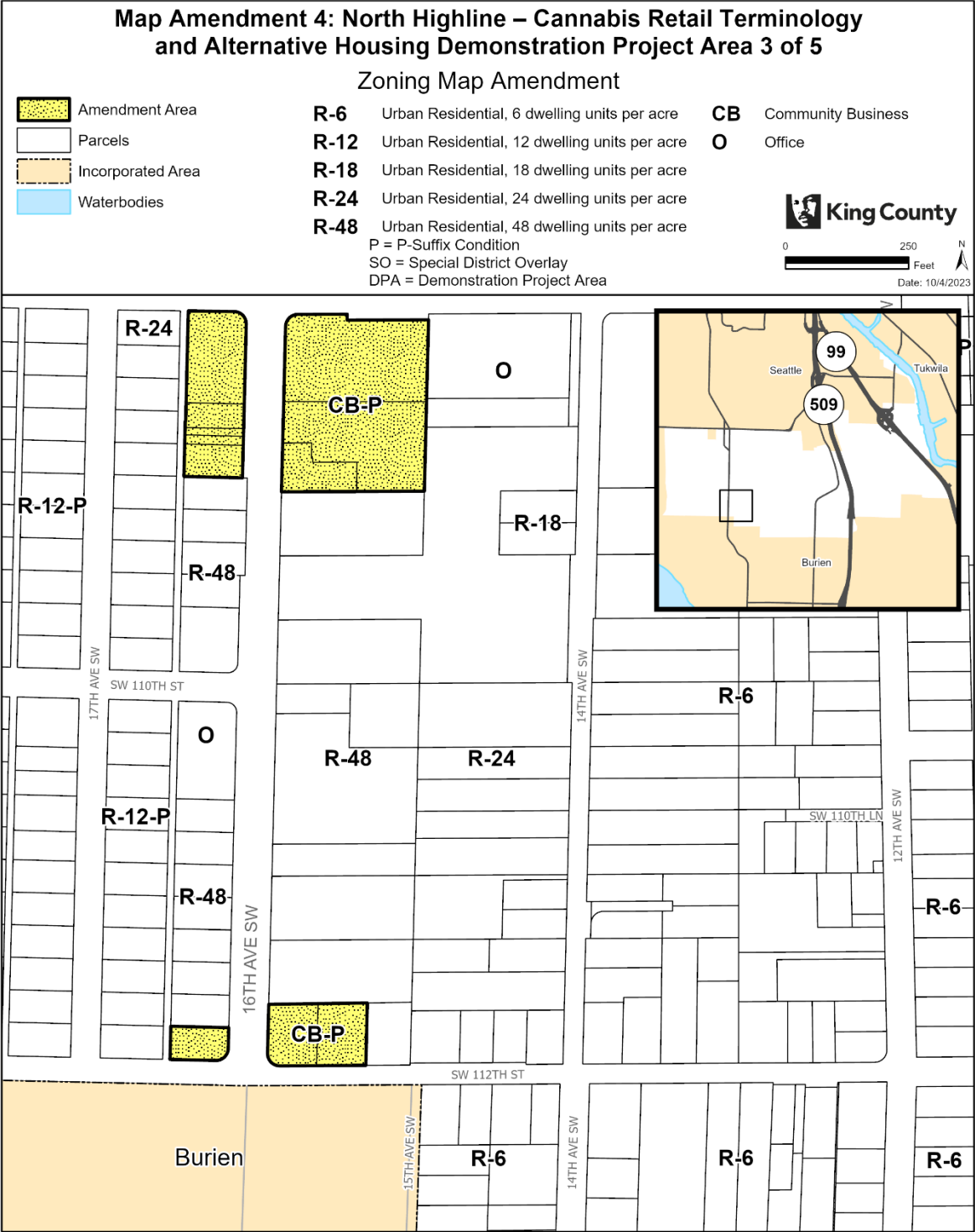
"The total number of (~~marijuana~~) cannabis retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any (~~marijuana~~) cannabis retailers legally established beyond this limit within the North Highline subarea prior to the adoption of Ordinance 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

Effect: Amends the King County Zoning Atlas as follows:

- **Adds P-Suffix NH-P02: "North Highline Planning Area, Limit to new cannabis retail uses," which currently caps the number of cannabis retail uses in the subarea, on parcels inadvertently omitted from the initial adoption of the P-Suffix in 2022.**
- **Removes the Alternative Housing Demonstration Project (K.C.C. 21A.55.125) from parcels in the White Center Unincorporated Activity Center to reflect that the authority for these parcels has expired**
- **Amends terminology of P-Suffix NH-P02 by replacing the term "marijuana" with "cannabis," which would align with recent changes in state law.**

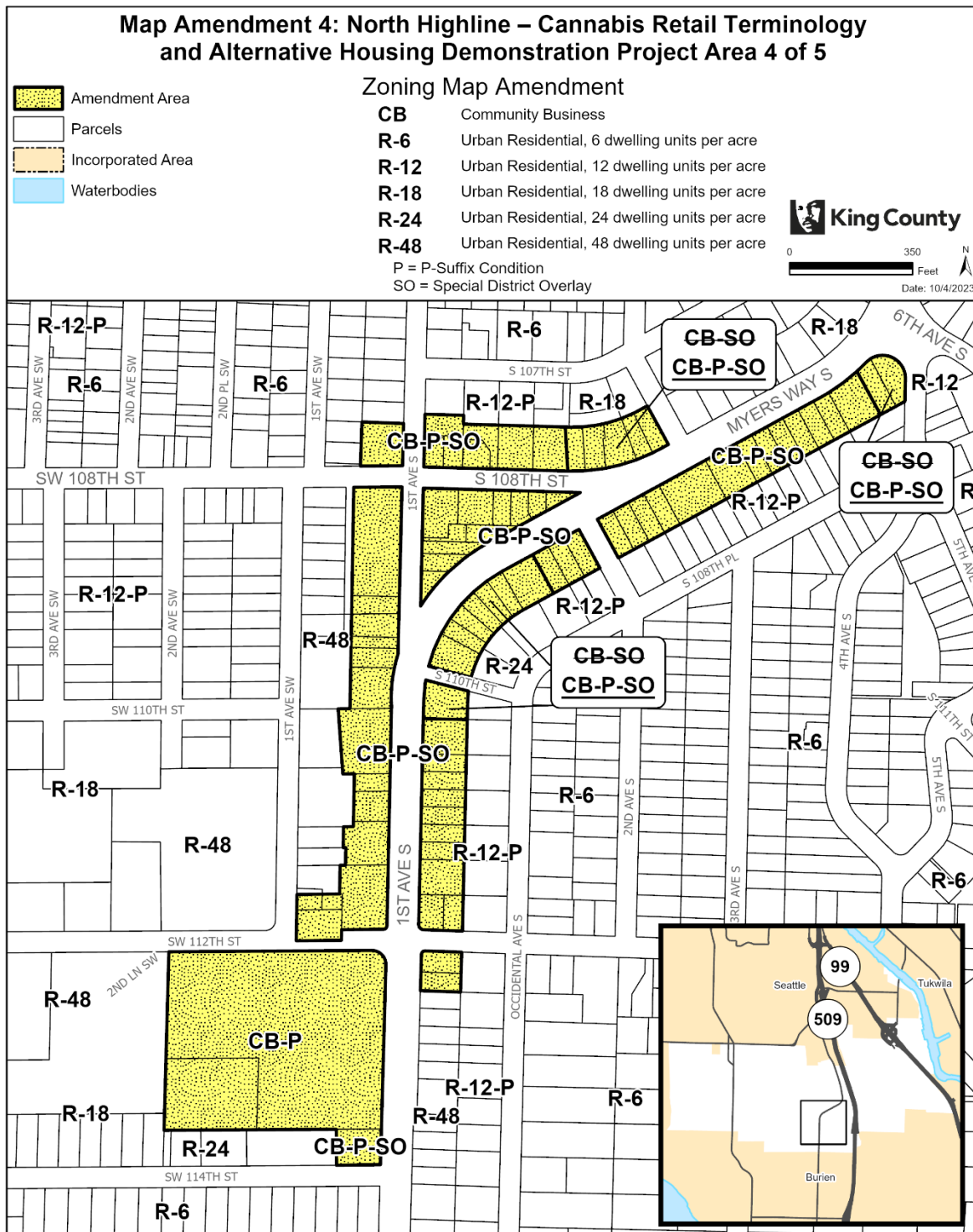






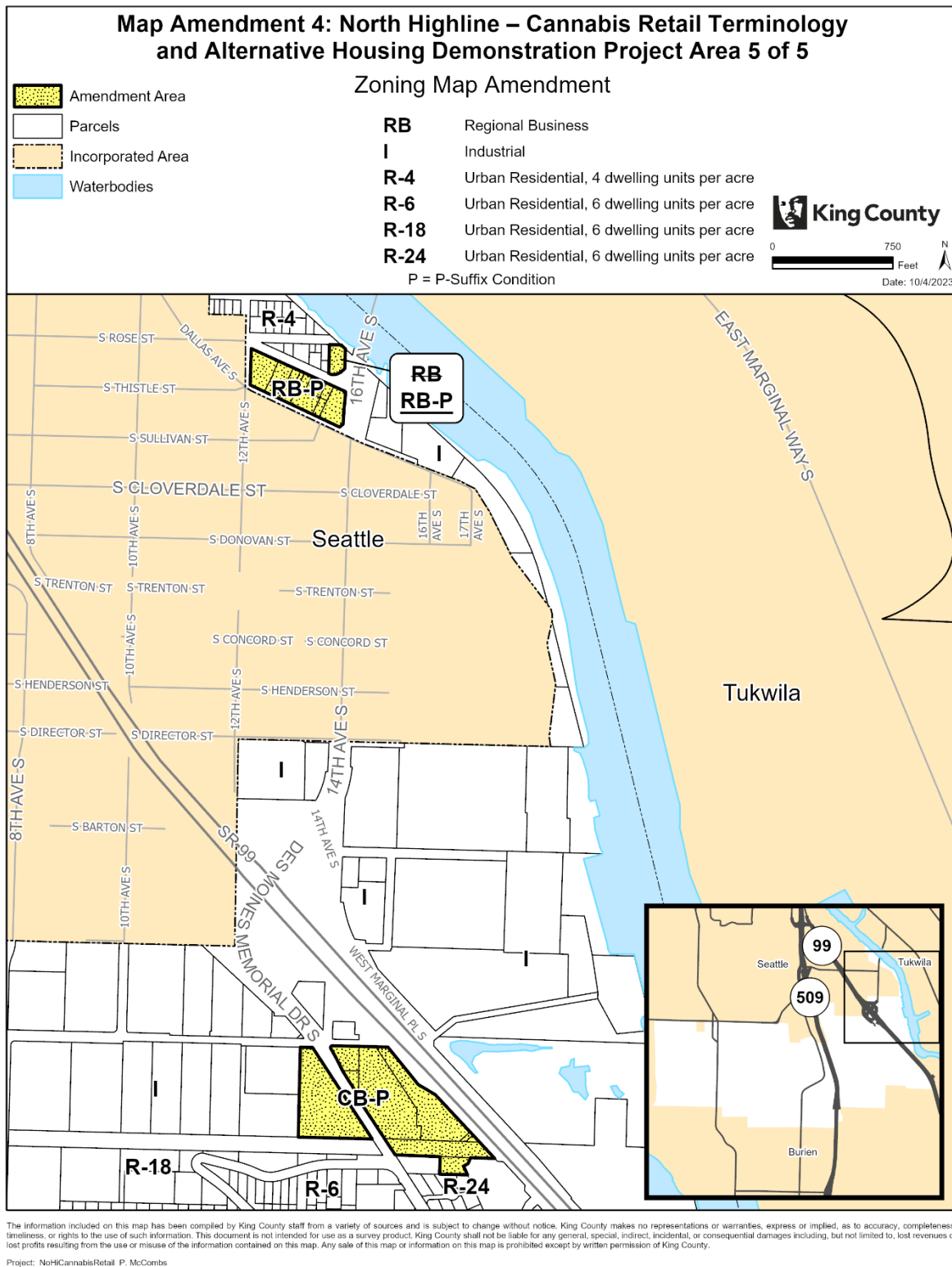
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Project: NoH6CannabisRetail P. McCombs



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Project: NoHiCannabisRetail P. McCombs



**Map Amendment 5: Low-Impact Development and Built Green Demonstration
Project Area****AMENDMENT TO THE KING COUNTY ZONING ATLAS**

Amend Sections, Townships, and Ranges, as follows:

Section 32	Township 23	Range 3
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4

ZONING

1. Remove the “Low Impact Development and Built Green Demonstration Project” (-DPA) established in K.C.C. 21A.55.060 on the following parcels:

0623049238	0623049297	0623049326	0623049327
0623049392	0623049393	2414600003	2414600005
2414600010	2414600011	2414600015	2414600016
2414600020	2414600021	2414600025	2414600026
2414600027	2414600030	2414600031	2414600035
2414600036	2414600040	2414600044	2414600045
2414600050	2414600052	2414600055	2414600060
2414600061	2414600065	2414600066	2414600070
2414600071	2414600075	2414600076	2414600080
2414600081	2414600085	2414600086	2414600090
2414600095	2414600100	2414600110	2414600111
2414600113	2414600115	2414600116	2414600120
2414600121	2414600125	2414600126	2414600130
2414600132	2414600134	2414600140	2414600145
2414600146	2414600150	2414600155	2414600156
2414600160	2414600161	2414600165	2414600166
2414600170	2414600171	2414600175	2414600180
2414600181	2414600185	2414600186	2414600190
2414600191	2414600195	2414600196	2414600200
2414600201	2875150010	2875150020	2875150030
2875150040	2875150050	2875150060	2875150070
2875150080	2875150090	2875150100	2875150110
2875150120	2875150130	2875150140	2875150150
2875150160	2875150170	2875150180	2875150190
2875150200	2875150210	2875150220	2875150230
2875150240	2875150250	2895800010	2895800020
2895800030	2895800040	2895800050	2895800060
2895800070	2895800080	2895800090	2895800100
2895800110	2895800120	2895800130	2895800140
2895800150	2895800160	2895800180	2895800190
2895800200	2895800210	2895800220	2895800230
2895800240	2895800250	2895800260	2895800270
2895800280	2895800290	2895800300	2895800310
2895800320	2895800330	2895800340	2895800350
2895800360	2895800370	2895800380	2895800390

2024 King County Comprehensive Plan
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2895800400	2895800410	2895800420	2895800430
2895800440	2895800450	2895800460	2895800470
2895800480	2895800490	2895800500	2895800510
2895800520	2895800530	2895800540	2895800550
2895800560	2895800570	2895800580	2895800590
2895800600	2895800610	2895800620	2895800630
2895800640	2895800650	2895800660	2895800670
2895800680	2895800690	2895800700	2895800710
2895800720	2895800730	2895800740	2895800750
2895800760	2895800770	2895800780	2895800790
2895800800	2895800810	2895800820	2895800830
2895800840	2895800850	2895800860	2895800870
2895800880	2895800890	2895800900	2895800910
2895800920	2895800930	2895800940	2895800950
2895800960	2895800970	2895800980	2895800990
2895801000	2895801090	2895801100	2895801110
2895801120	2895810010	2895810020	2895810030
2895810040	2895810050	2895810060	2895810070
2895810080	2895810090	2895810100	2895810110
2895810120	2895810180	2895810190	2895810200
2895810210	2895810220	2895810230	2895810240
2895810250	2895810420	2895810430	2895810460
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2895820020	2895820030	2895820040	2895820050
2895820060	2895820070	2895820080	2895820090
2895820100	2895820110	2895820120	2895820130
2895820140	2895820150	2895820160	2895820170
2895830010	2895830020	2895830030	2895830040
2895830050	2895830060	2895830070	2895830080
2895830090	2895830100	2895830110	2895830120
2895830130	2895830140	2895830150	2895830160
2895830170	2895830180	2895830190	2895830200
2895830210	2895830220	2895830230	2895830240
2895830260	2895850010	2895850020	2895850030
2895850040	2895850050	2895850060	2895850070
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2895850280	2895850290	2895850300	2895850310
2895850320	2895850330	2895850340	2895850350
2895850360	2895850370	2895850380	2895850390
2895850400	2895850410	2895850420	2895850430
2895850440	2895850450	2895850460	2895850470
2895850480	2895850490	2895850500	2895850510
2895850520	2895850530	2895850540	2895850550
2895850560	2895850570	2895850580	2895850590
2895850600	2895850610	2895850620	2895850630
2895850640	2895850650	2895850660	2895850670
2895850680	2895850690	2895850700	2895850710
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2024 King County Comprehensive Plan
Land Use and Zoning Map Amendments
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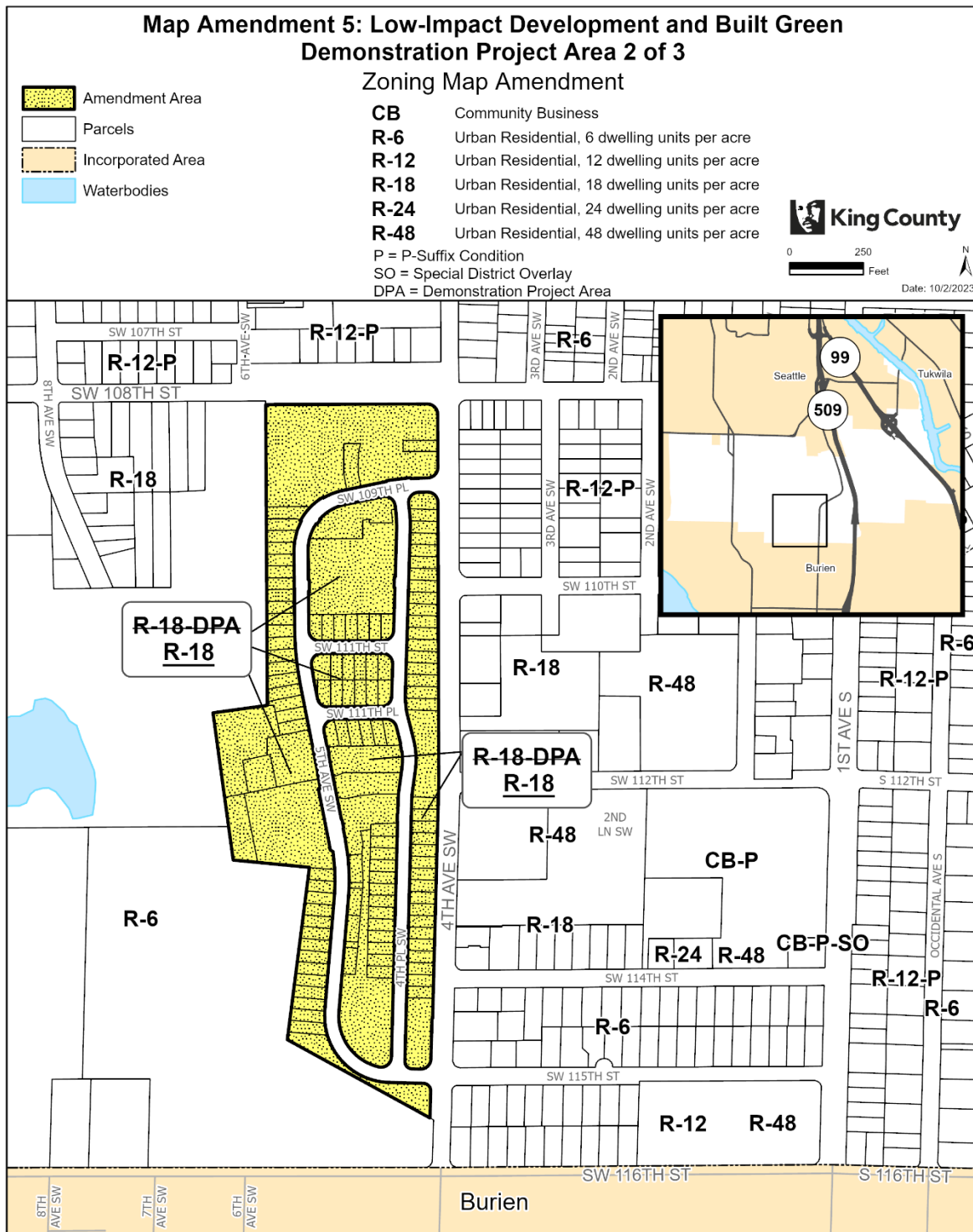
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2895870050	2895870060	2895870070	2895870080
2895870090	2895870100	2895870110	2895870120
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2895870210	2895870220	2895870230	2895870240
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2895870370	2895870380	2895870390	2895870400
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2895870610	2895870620	2895870630	2895870640
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2895870690	2895870700	2895870710	2895870720
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2895870770	2895870780	2895870790	2895870800
2895870810	2895870820	2895870830	2895870840
2895870850	2895870860	2895870870	2895870880
2895870890	2895870900	2895870910	2895870920
2895870930	2895870940	2895870950	2895870960
2895870970	2895870980	2895870990	2895871000
2895871010	2895871020	2895871030	2895871040
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2895871090	2895871100	2895871110	2895871120
2895871130	2895871140	2895871150	2895871160
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2898600020	2898600025	2898600030	2898600035
2898600045	2898600050	2898600053	2898600055
2898600065	2898600073	2898600075	2898600085
2898600086	2898600095	2898600100	2898600115
2898600120	2898600125	2898600130	2898600140
2898600150	2898600160	2898600165	2898600166
2898600175	2898600180	2898600190	2898600195
2898600205	2898600210	2898600215	2898600220
2898600230	2898600235	2898600240	2898600245
2898600250	5269200005	5269200010	5269200015
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5269200045	5269200050	5269200055	5269200060
5269200065	5269200070	5269200075	5269200080
5269200085	5269200090	5269200095	5269200100
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5269200149	5269200150	6917900000	7694200010
7694200020	7694200030	7694200040	7694200050

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7694200060	7694200070	7694200080	7694200090
7694200100	7694200110	7694200120	7694200130
7694200140	7694200160	7694200170	7694200180
7694200190	7694200200	7694200210	7694200220
7694200230	7694200240	7694200250	7694200260
7694200270	7694200280	7694200290	7694200300
7694200310	7694200320	7694200330	7694200340
7694200350	7694200360	7694200370	7694200380
7694200390	7694200400	7694200410	7694200420
7694200430	7694200440	7694200450	7694200460
7694200470	7694200480	7694200490	7694200500
7694200510	7694200520	7694200530	7694200540
7694200550	7694200560	7694200570	7694200580
7694200590	7694200600	7694200610	7694200620
7694200630	7694200640	7694200650	7694200660
7694200670	7694200690	7694200700	7694200710
7694200720	7694200730	7694200740	7694200750
769420T101	769420T102	7694210010	7694210020
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7694210070	7694210080	7694210090	7694210100
7694210110	7694210120	7694210130	7694210140
7694210150	7694210160	7694210170	7694210180
7694210190	7694210200	7694210210	7694210220
7694210230	7694210240	7694210250	7694210260
7694210270	7694210280	7694210290	7694210300
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7694210390	7694210400	7694210410	7694210420
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7694210470	7694210480	7694210490	7694210500
7694210510	7694210520	7694210530	7694210540
7973200605	7973200610	7973200615	7973200620
7973200625	7973200680	7973200685	7973200690
7973200705	7973200710	7973200715	7973200790
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7973201710	7973201715	7973201720	7973201725
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7973201750	7973201755	8094700010	8094700020
8094700030	8094700040	8094700050	8094700060
8094700070	8094700080	8094700090	8094700100
8094700110	8094700120	8094700130	8094700140
8094700150	809470TR-B	809470TR-C	809470TR-D
809470TR-E	809470TR-X	9475600010	9475600020
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9475600110	9475600120	9475600130	9475600140
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9475600190	9475600200	9475600210	9475600220
9475600230	9475600240	9475600250	9475600260
9475600270	9475600280	9475600290	9475600300
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9475600380			

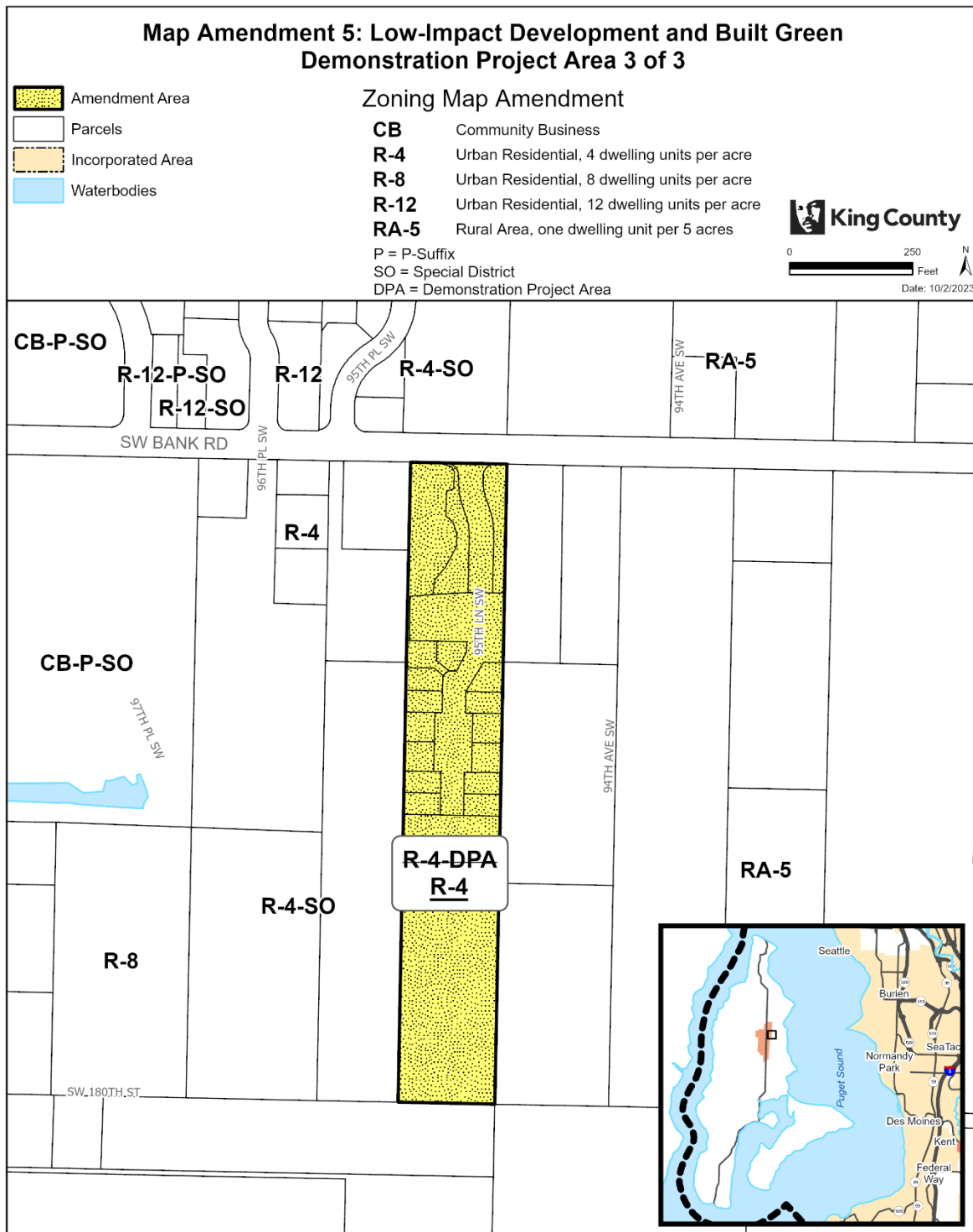
200 **Effect: Removes the Low-Impact Development and Built Green Demonstration Project Area**
201 **(K.C.C. 21A.55.060) overlay from applicable parcels to reflect that the authority adopted in the**
202 **code has expired.**





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Project: BuiltGreenDPA P. McCombs



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Project: BuiltGreenDPA P. McCombs

**Map Amendment 6: Sustainable Communities and Housing Projects
Demonstration Project Area****AMENDMENT TO THE KING COUNTY ZONING ATLAS**

Amend Sections, Townships, and Ranges, as follows:

Section 6	Township 23	Range 4
Section 11	Township 23	Range 4

ZONING

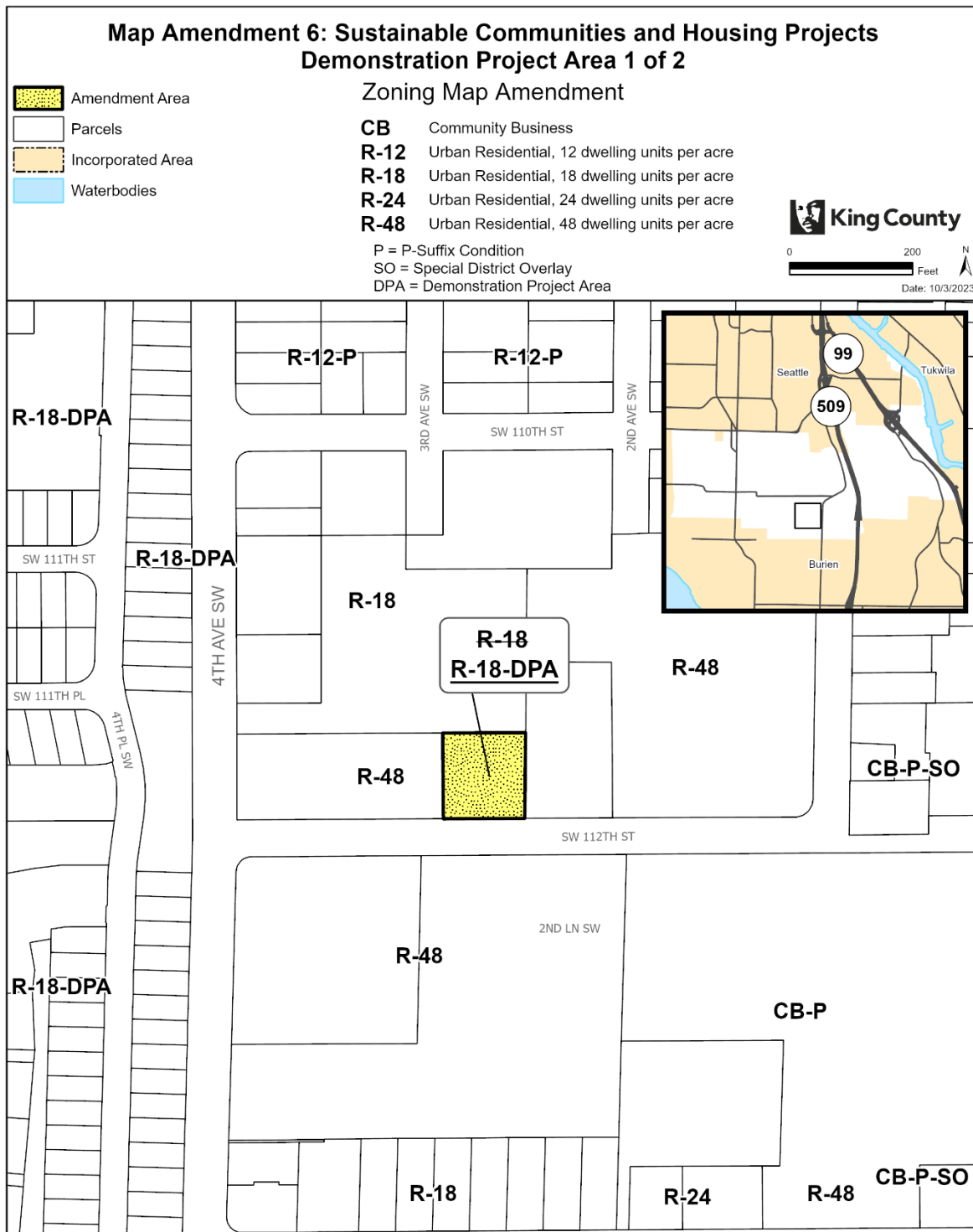
1. Amend the zoning from R-18 (Urban Residential, 18 dwelling units per acre) to R-18-DPA (Urban Residential, 18 dwelling units per acre with a Demonstration Project Area overlay) to add the "Sustainable Communities and Housing Projects Demonstration Project" established in K.C.C. 21A.55.101 on the following parcel:

0623049375

2. Amend the zoning from R-8 (Urban Residential, 8 dwelling units per acre) to R-8-DPA (Urban Residential, 8 dwelling units per acre with a Demonstration Project Area overlay) to add the "Sustainable Communities and Housing Projects Demonstration Project" established in K.C.C. 21A.55.101 on the following parcels:

1148300010	1148300020	1148300030	1148300040
1148300050	1148300060	1148300070	1148300080
1148300090	1148300100	1148300110	1148300120
1148300130	1148300140	1148300150	1148300160
1148300170	1148300180	1148300190	1148300200
1148300210	1148300220	1148300230	1148300240
1148300250	1148300260	1148300270	1148300280
1148300290	1148300300	1148300310	1148300320
1148300330	1148300340	1148300350	1148300360
1148300370	1148300380	1148300390	1148300400
1148300410	1148300420	1148300430	1148300440
1148300450	1148300460	1148300470	1148300480
1148300490	1148300500	114830TRCT	

Effect: Applies the Sustainable Communities and Housing Projects Demonstration Project Area (K.C.C. 21A.55.101) overlay to applicable properties. This technical correction would align with the properties' edibility currently authorized in K.C.C. 21A.55.101.



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Project: SustainableCommunitiesDPA P. McCombs



Map Amendment 7: Kent – Pet Cemetery Amendment

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 15	Township 22	Range 4
------------	-------------	---------

LAND USE

1. Amend land use designation from "i" (Industrial) to "ul" (Urban Residential, Low) on the following parcel:

1522049162

ZONING

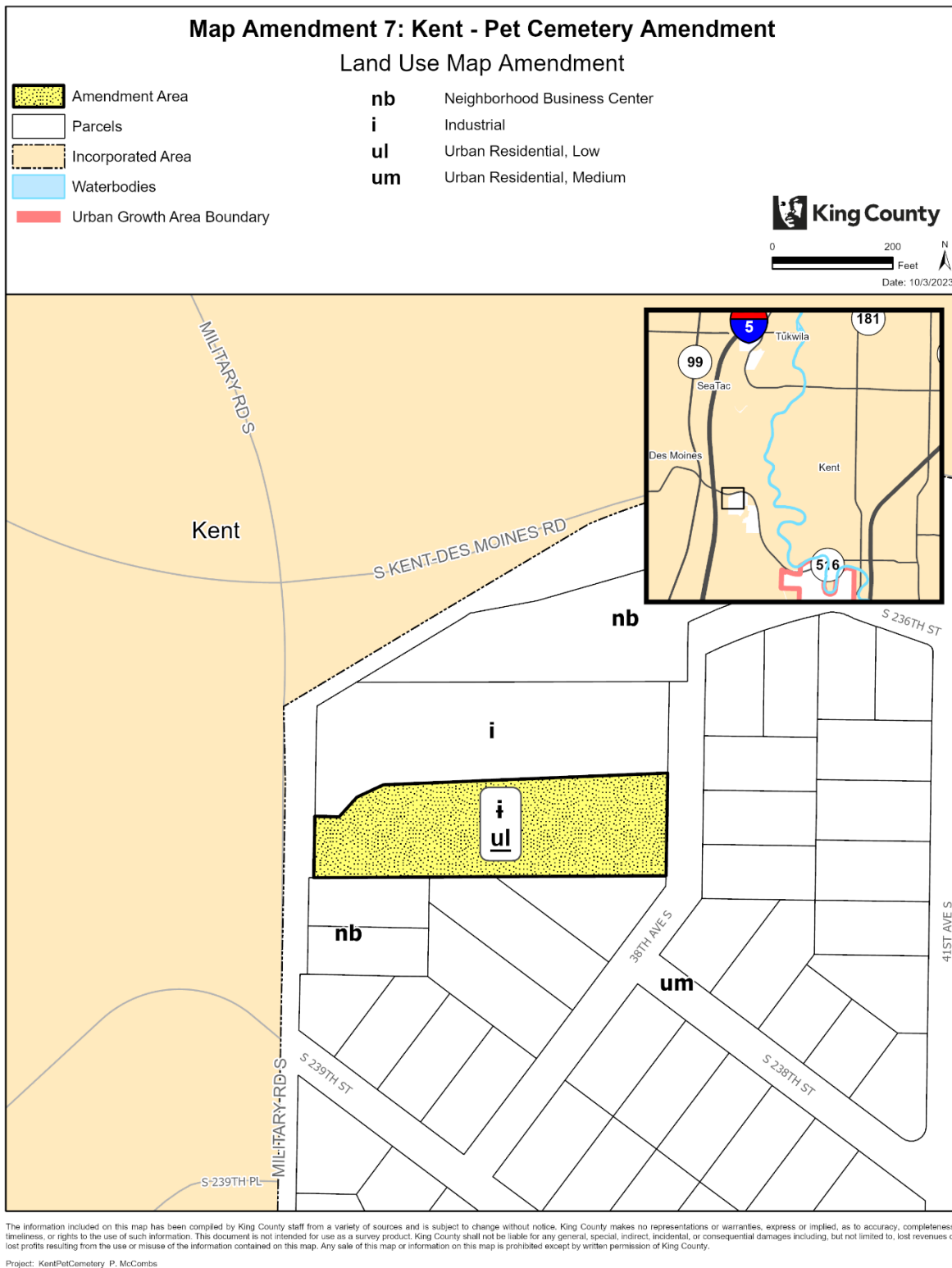
1. On the following parcel:
 - a. Remove P-Suffix GR-P03; and
 - b. Amend the zoning classification from I (Industrial) to R-1 (Urban Residential, 1 dwelling unit per acre).

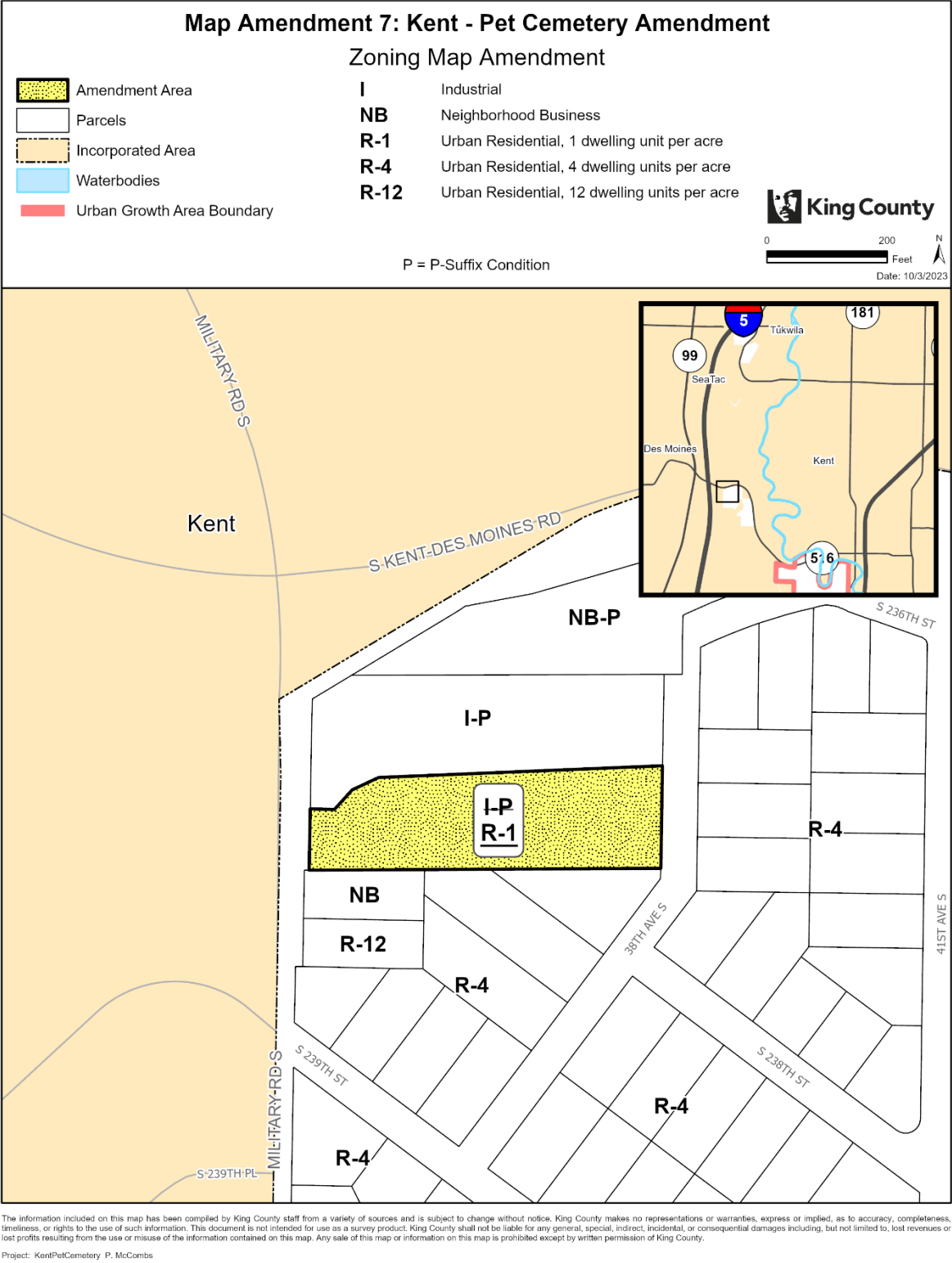
1522049162

2. Repeal P-Suffix Development Condition GR-P03 from the Zoning Atlas.

Effect: On a parcel in unincorporated Kent:

- Amends the land use designation from Industrial to Urban Residential, Low;
- Amends the zoning classification from Industrial to R-1; and
- Removes and repeals P-Suffix GR-P03, which limits the allowed uses to long-term storage of recreation vehicles (RVs).





Map Amendment 8: Countywide – King County Open Space System ExpansionAMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 1	Township 25	Range 6
Section 25	Township 26	Range 6
Section 36	Township 26	Range 6
Section 2	Township 24	Range 7
Section 10	Township 24	Range 7
Section 11	Township 24	Range 7
Section 14	Township 24	Range 7
Section 30	Township 24	Range 7
Section 31	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7
Section 8	Township 25	Range 7
Section 28	Township 25	Range 7
Section 34	Township 25	Range 7
Section 13	Township 26	Range 7
Section 14	Township 26	Range 7
Section 17	Township 26	Range 7
Section 23	Township 26	Range 7
Section 31	Township 26	Range 7
Section 6	Township 23	Range 8
Section 32	Township 23	Range 9
Section 30	Township 26	Range 12

LAND USE

1. Amend land use designation from "ac" (Unincorporated Activity Center) to "os" (King County Open Space System) on the following parcels:

7973202900 (portion)

2. Amend land use designation from "ag" (Agriculture) to "os" (King County Open Space System) on the following parcels:

0119069035	0626079039	0925079008 (portion)	1020069054
1024079035	1024079036 (portion)	1024079037	1222029035
1320069208 (portion)	1322029005	1322029049	1322029073
1322029082	1322029085	1420069014	1420069031
1420069086	1420069094	1420069105	1520069017
1520069032	1520069041	1520069099	1520069100
152006HYDR	1526059070	2221059010	2226059084
2326059048	2520069078	2521059007	2521059016
2521059018	2521059021	2521059062	2521059075
2521059081	2521059082	2521059084	2521059085
2621059006	2626059059	2721059001	2726059081
2821069004	2821069031	2821069032	2821069033

2821069034	2921069014	2921069075	2921069111
2925079003	2925079004	2925079026	2925079027
2925079035	2925079052	2925079053	3020079034
3020079079	3221069006	3321069009	3321069021
3321069025	3321069033	3321069034	3321069042
3321069043	3321069044	3420069020	3420069087
3421069005	3421069007	3520069074 (portion)	3621059001
3621059002	3621059005 (portion)	6427000185	6427000270
7327710020	7327710030	7327710050	7327710080
7327710090	7327710122	9428500080	

- 283
284 3. Amend land use designation from "f" (Forestry) to "os" (King County Open Space System) on the
285 following parcels:
286

0125079001	0223099018	0223099019	0321079029
0721079008	0721079034	0721079045	1023079027
1023079028	1023099018	1121079020 (portion)	1121079041 (portion)
1121079042 (portion)	1121079043 (portion)	1121079057 (portion)	1125079043
1125079044	1225079031	1421079024 (portion)	1723099001 (portion)
2020079002	2020079006	2020079007	2020079008
2020079020	2020079023		

- 287
288 4. Amend land use designation from "gb" (Greenbelt/Urban Separator) to "os" (King County Open
289 Space System) on the following parcels:
290

0422059024	0422059161	0422059162	0521059119
3022059025	3022059027	3022059042	3122059011 (portion)

- 291
292 5. Amend land use designation from "i" (Industrial) to "os" (King County Open Space System) on the
293 following parcels:
294

0006600018 (portion)

- 295
296 6. Amend land use designation from "m" (Mining) to "os" (King County Open Space System) on the
297 following parcels:
298

0523069001 (portion)	0523069031 (portion)	3522069020 (portion)
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- 299
300 7. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the
301 following parcels:
302

0119069001	0119069002	0119069029	0119069030
0120069006	0121029002	0121029003	0121029005
0121029013	0121029014	0121029016	0121029040
0121029055	0121029079	0121029080	0121029081
0121029082	0121029116	0121029121	0121029122
0121029123	0121029128	0121029129	0121029132
0121029134	0121029135	0121029136	0121029137
0121029144	0122029001	0122029003	0122029004
0122029058	0220069002	0220069008	0220069009
0220069131	0221059200	0221069002	0221069003
0221069004	0221069005	0221069006	0221069007

2024 King County Comprehensive Plan
Land Use and Zoning Map Amendments
Attachment I to PO 2023-XXXX

0221069008	0221069009	0221069010	0221069012
0221069015	0221069016	0221069022	0221069023
0221069026	0222069012	0223059001	0223059002
0223059004	0223079008	0321059013	0321059190
0321069001	0323079022	0422039017	0422039042
0422039045	0422069019	0422069020	0422069028
0522069020	0523069030	0523069031 (portion)	0523089043
0526069039	0561500230	0561500240	0619079049
0619079051	0619079070	0619079083	0622069002
0623069003	0623069014	0623069031	0623069052
0625100165	0626079039	0722039122	0722039134
0723069001	0723069020	0726069013	0726069079
0726069080	0726069100	0822039097	0823069042
0823069104	0823089003	0823089006	0823089007
0823089023	0823089024	0823089031	0826069024
0826069033	0826069090	0922069035	0922069114
0922069128	1021059005	1021059045	1022059006
1022059037	1022059089	1022059182	1022059186
1022059189	1023069031	1023089099	1121059012
1121079020 (portion)	1121079041 (portion)	1121079042 (portion)	1121079043 (portion)
1121079057 (portion)	1125079013	1125079020	1125079041
1125079043	1125079044	1125079048	1125079056
1125079063	1125079065	1125079068	1125079073
1125079076	1125079077	1125079078	1125079089
1126059242	1221079014	1221079064	1222029086
1225079023	1225079031	1320069208 (portion)	1321079045
1322029043	1324079020	1324079112	1420069015 (portion)
1420069051	1420069052	1420069053	1420069059
1420069083 (portion)	1420069099	1420069150	1421079024 (portion)
1422069032	1425079013	1425079034	1425079037
1425079048	1425079053	1425079056	1425079058
1461400100	1461400105	1521059006	1522069025
1522069026	1522069028	1522069061	1525079022
1531000010	1531000160	1535202815	1535202835
1535202875	1621069031	1621069047	1621069048
1622039008	1722069067	1726069098	1726069107
1822069002	1823039092	1823039187	1824089078
1920079101	1924069020	1926069025	2022039120
2022069014	2022069035	2024069014	2024089019
2024089032	2024089088	2024089090 (portion)	2025079062
2026069005	2026069083	2051200065	2051200085
2051200240	2051200365	2051200370	2051200375
2051200380	2051200406	2051200520	2085200975
2085200980	2085200985	2121069001	2121069009
2121069019	2121069048	2121069053	2122039075
2122039080	2122039116	2122039117	2122039118
2122039124	2122039125	2122039126	2122069186
2124079003	2124079015	2221059008	2223069015
2223069016	2223069076	2223069077	2223069079
2223069122	2223069174	2316400265	2316400460
2316400465	2316400470	2321069060	2321069065
2322029035	2322029036	2322029199	2322029203
2322029204	2323059017	2323059065	2323059136

2024 King County Comprehensive Plan
Land Use and Zoning Map Amendments
Attachment I to PO 2023-XXXX

2324079093	2325069026	2325069030	2422029016
2422069047	2521069001	2521069025	2521069027
2521069028	2521069032	2522029016	2522029080
2522029081	2522029082	2522029083	2522029086
2522029087	2522029088	2522029091	2522029092
2522029101	2522029106	2522029115	2522029137
2523069011	2523069148	2523069161	2523069166
2524059178	2525069011	2525069012	2525069013
2525069017	2525069018	2525069028	2525069073
2525069082	2525069090	2525069091	2525069092
2525069093	2525069094	2525069095	2621059043 (portion)
2621069011	2621069069	2621069071	2621069072
2621069073	2621069074	2621069075	2621069076
2621069077	2621069078	2621069079	2623069015
2625069002	2625069003 (portion)	2625069015	2721069007
2721069057	2724079084	2725079039 (portion)	2822039005
2921079002	2921079039	2921079048	2921079062
2921079078	2921079083	2921079087	2922039001
2922039002	2922039003	2922039004	2922039006
2922039007	2922039026	2922039027	2923039065
2923039259	2923069007	2923069032	2923069035
2923069043	2923069050	2924069011	2924069015
2924069021	2924069031	2924069097	3023069007
3023069043	3023069139	3023069153	3024069024
3024069036	3024069037	3024069038	3024069043
3024079003	3026069062	3122039007	3122039014
3123039019	3123039021	3123039023	3123039038
3123039044	3123039116	3123039119	3123039120
3123039121	3123039122	3123039123	3123039162
3126069037	3126069038	3126069052	3126069053
3126069162	3222039011	3222039027	3222079037
3223039003	3223039011	3223039055	3223039078
3223039079	3223039081	3223039152	3223039156
3223039160	3223039172	3223039173	3223039220
3223069006	3223069050	3223069131	3223069133
3223069140	3224069015 (portion)	3323039002	3326069059
3420069032	3422029003	3422079091	3424089001
3424089024	3425079029	3425079041	3425079043
3425079046	3425079052	3425079054	3425079064
3425079069	3425079080	3425079081	3425079082
3425079083	3425079084	3425079085	3425079086
3425079094	3425079095	3425079100	3425079107
3425079117	3521069001	3521069006	3521069013
3521069015	3521069017	3521069021	3521069033
3521069074	3521069081	3521069082	3521069083
3521069084	3521069131	3521069161	3522029013
3522059031	3522059098	3522069020 (portion)	3522069043
3522069045	3620069015	3620069030	3620069035
3620069042	3620069043	3620069044	3621059005 (portion)
3621069003	3621069007	3621069008	3621069012
3621069017	3621069059	3621069062	3621069067
3621069070	3622029028	3622029034	3622029041
3622069001	3622069072	3623029012	3623029013

3623029015	3623029016	3623029077	3623069005
3623069006	3623069008	3705000170	3874400070
3874400080	3874400100	3874400102	3874400180
3874400240	5104532110	5104532120	5104532130
5104532140	5104540750	5112400047	5112400064
5112400065	5112400066	5112400067	5112400068
6175800001	6175800005	6175800010	6175800014
6175800115	6175800200	6175800205	6175800235
6175800240	6175800265	6175800300	6175800310
6175800315	6175800330	6175800350	6175800440
6175800460	6175800470	6175800475	6175800490
6175800500	6175800510	6175800560	6175800570
6175800575	6175800850	6175800870	6175800875
6175800880	6175800900	6175800960	6175801010
6175801015	6175801025	6175801030	6175801035
6175801045	6175801047	6175801050	6175801060
6175801065	6175801067	6175801070	6626300060
7325600050	7325600120	7325600130	7325600140
7325600150	7325600160	7330300310 (portion)	7330300320
7330300330	7430200170	7930000005	8550000111
8550000115	8550000376	8550000650	8550000651
8550000655	8550000920	8550001075	8550001290
8550001655	8550001850	8550001995	8550002110
8550002500	8550002585	8656800080	

8. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "os" (King County Open Space System) on the following parcels:

3224079034 (portion)	3224079100
----------------------	------------

9. Amend land use designation from "rx" (Urban Growth Area for Cities in Rural Area) to "os" (King County Open Space System) on the following parcels:

1226069029 (portion)	1420069083 (portion)	3520069074 (portion)	3520069077
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10. Amend land use designation from "uh" (Urban Residential, High) to "os" (King County Open Space System) on the following parcels:

0523049203	0623049237	0623049298
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11. Amend land use designation from "ul" (Urban Residential, Low) to "os" (King County Open Space System) on the following parcels:

2625069003 (portion)	3024069029
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12. Amend land use designation from "um" (Urban Residential, Medium) to "os" (King County Open Space System) on the following parcels:

0428000095	0428000290	1021049017	1021049064
1523059230	2789000122	2823059126	2924059005 (portion)
4010800090	4010800095	7202331630	7202331640
7330300310 (portion)	7812500340		

13. Amend land use designation from "UND" (Undesignated) to "os" (King County Open Space System) on the following parcels:

0926059170 (portion)	2223059017
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14. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks and Wilderness) on the following parcels:

0823089030	0823089046	0823089047	0823089050
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ZONING

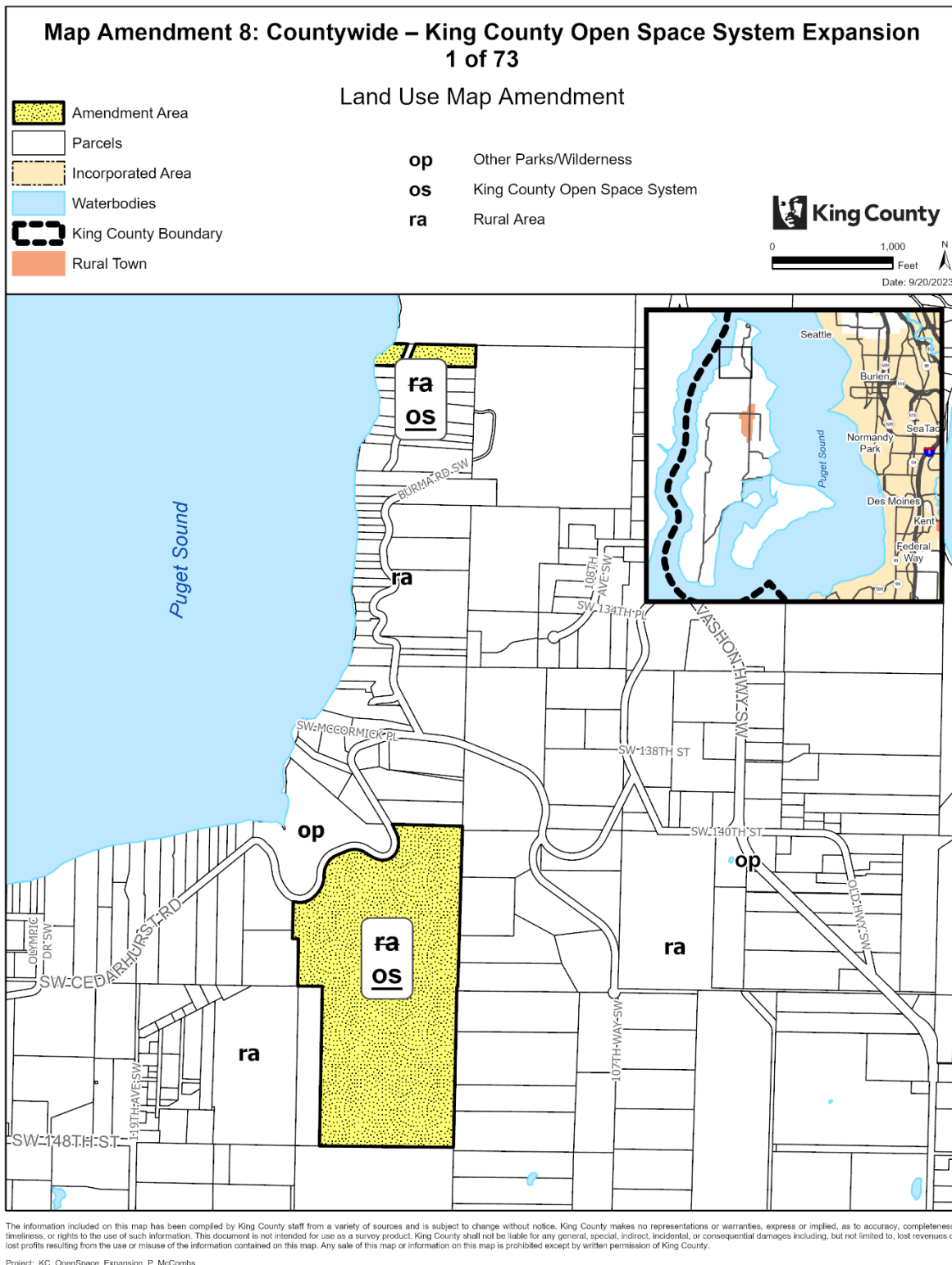
1. On the following parcels:
- Remove P-Suffix SV-P35; and
 - Amend the zoning from RA-5 (Rural Area, 1 dwelling unit per 5 acres) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).

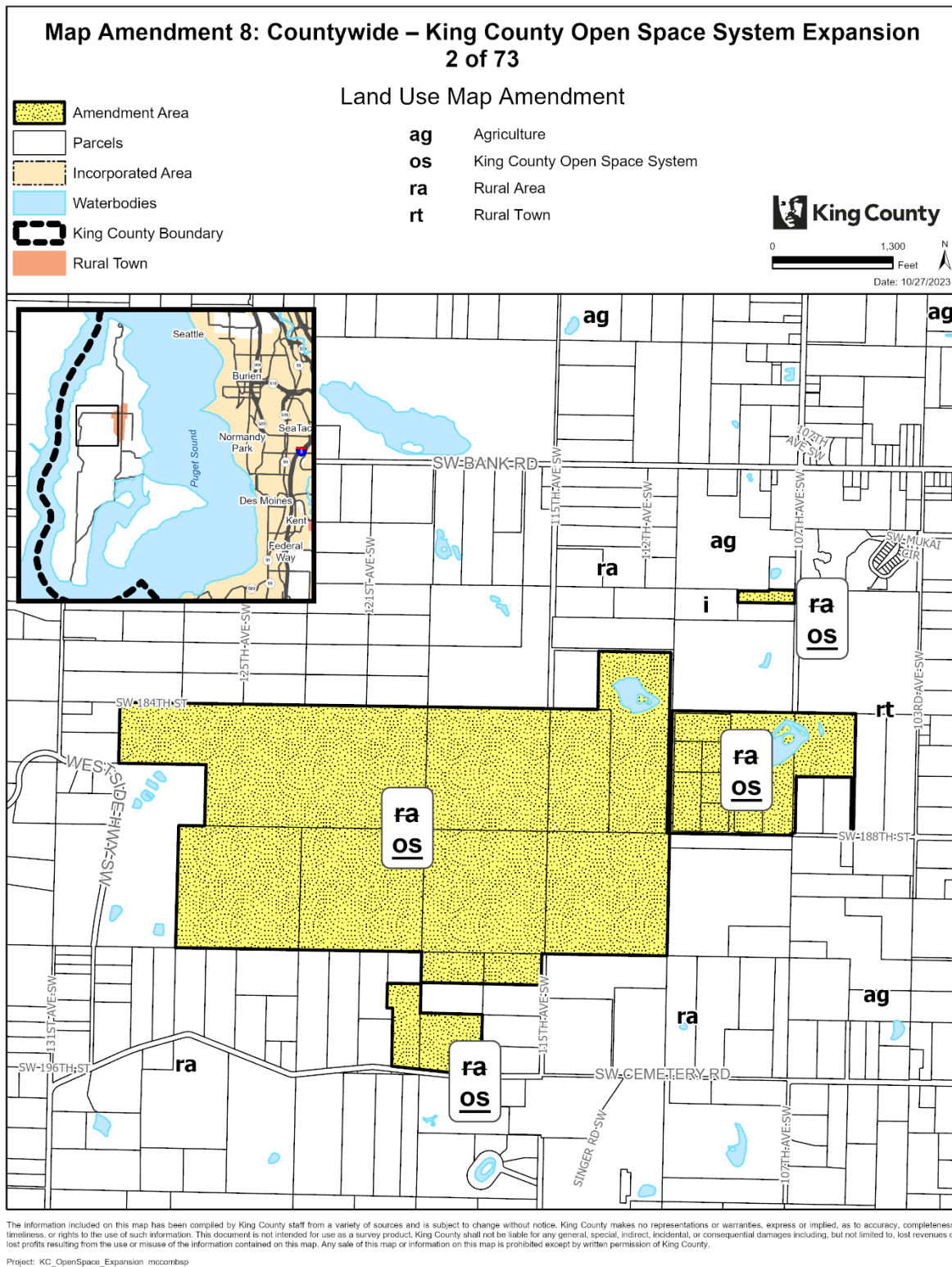
0823089006	0823089030	0823089046	0823089047
0823089050			

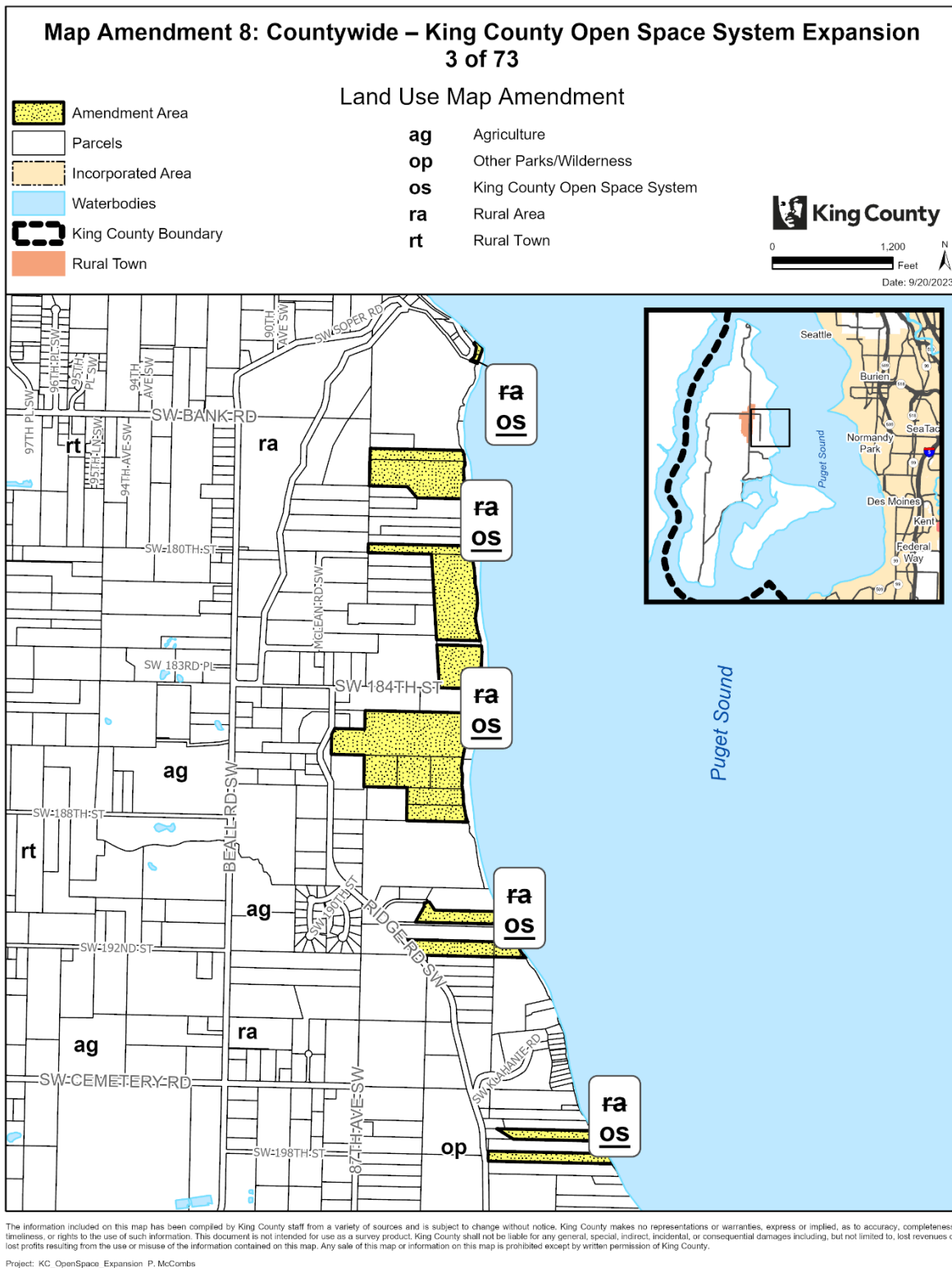
2. Repeal P-Suffix Development Condition SV-P35 from the zoning atlas.

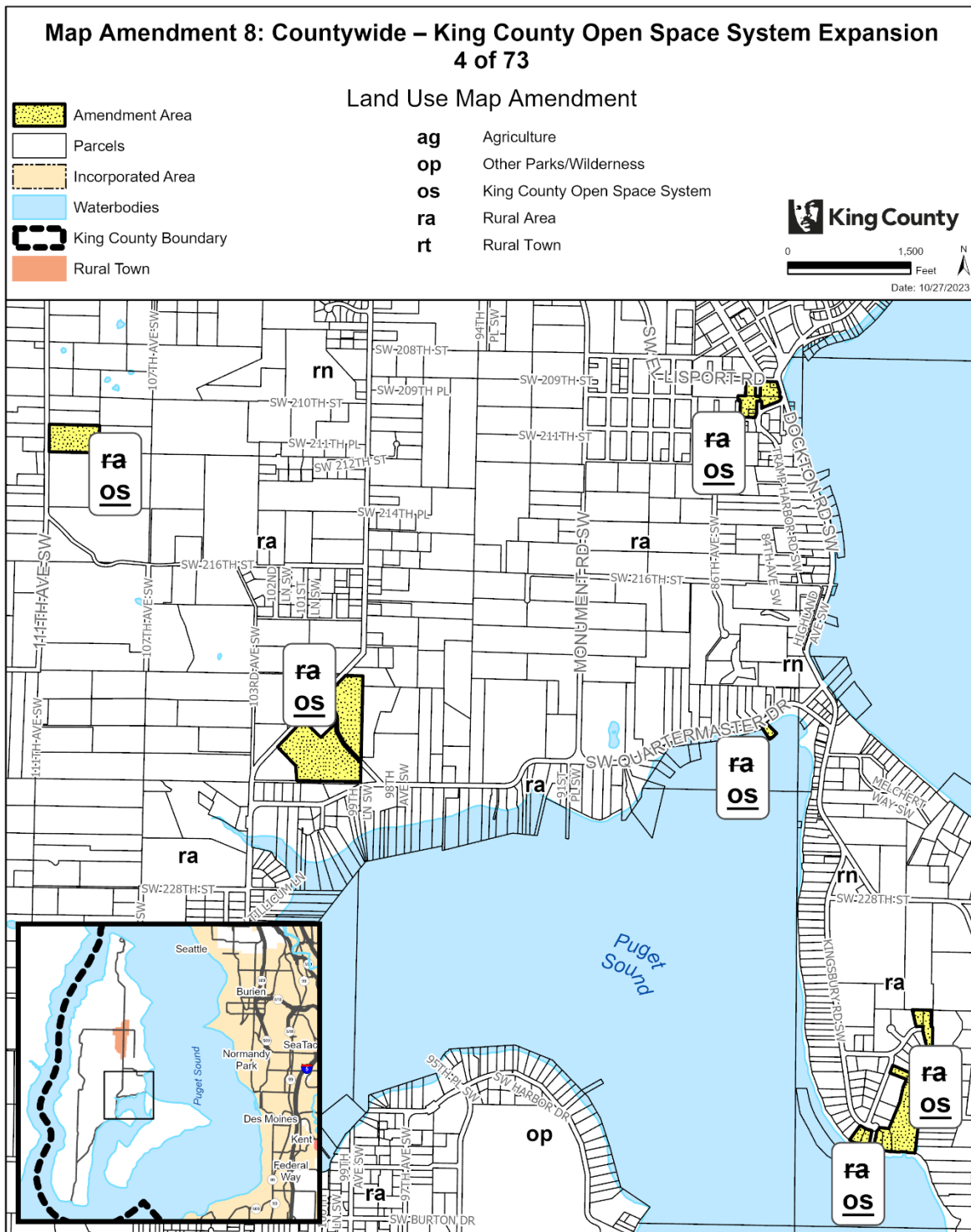
Effect:

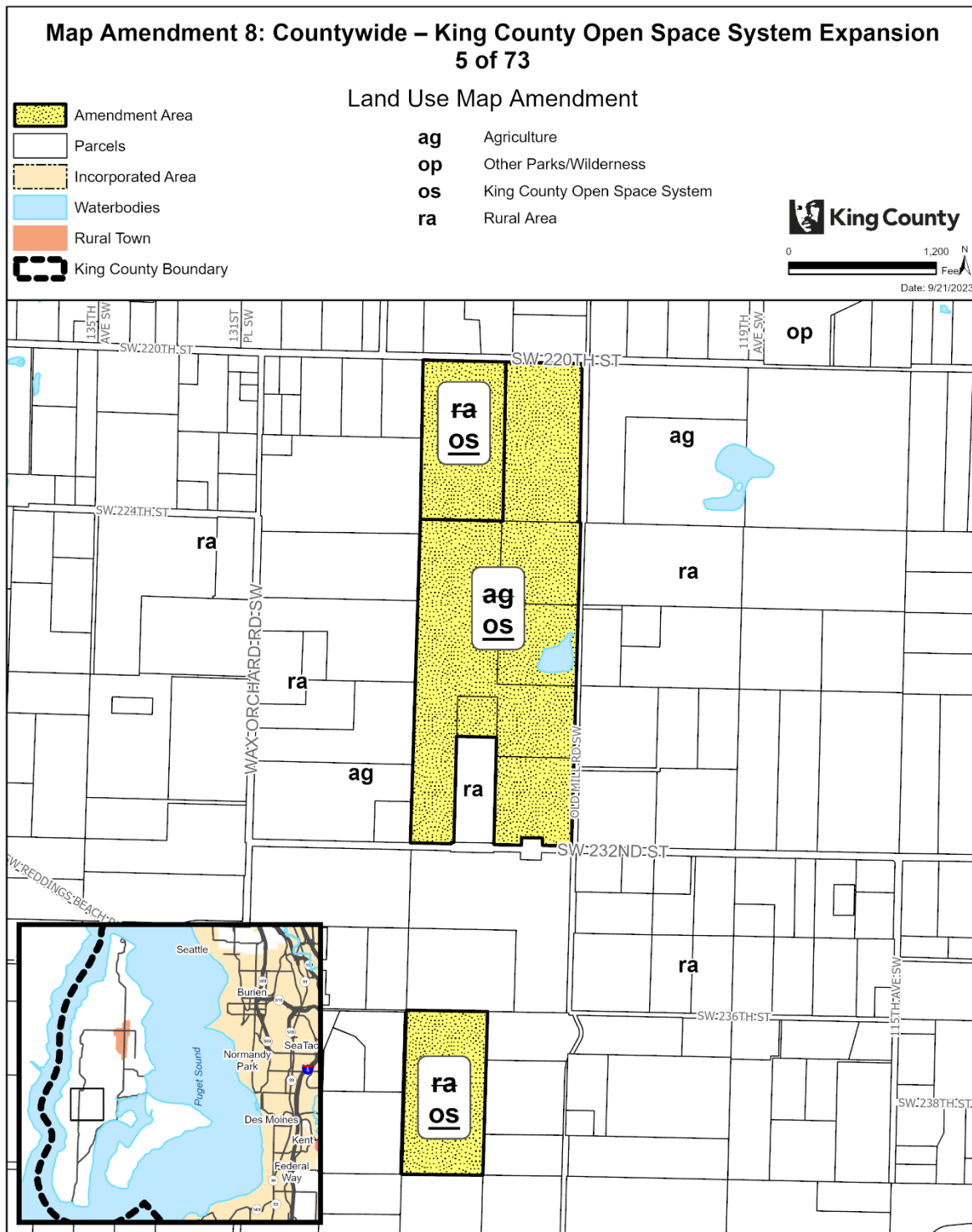
- Amends the Comprehensive Plan designation of parcels acquired by King County for inclusion in the King County Open Space System. This designation would indicate the long-term intended use of these properties for environmental protection, wildlife habitat, and outdoor recreation.
- Amends the zoning of parcels located south of Interstate-90, south of the City of Snoqualmie from RA-5 (Rural Area, 1 dwelling unit per 5 acres) to RA-10 (Rural Area, 1 dwelling unit per 10 acres), removes P-Suffix SV-P35 from the parcels, and repeals SV-P35 from the Zoning Atlas. SV-P35 requires lot clustering on a portion of the affected parcels and that the remainder of the parcels be dedicated for permanent open space.





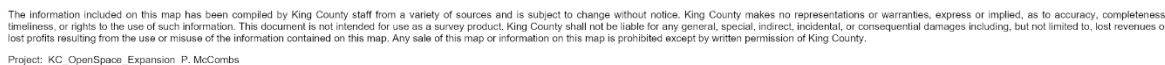


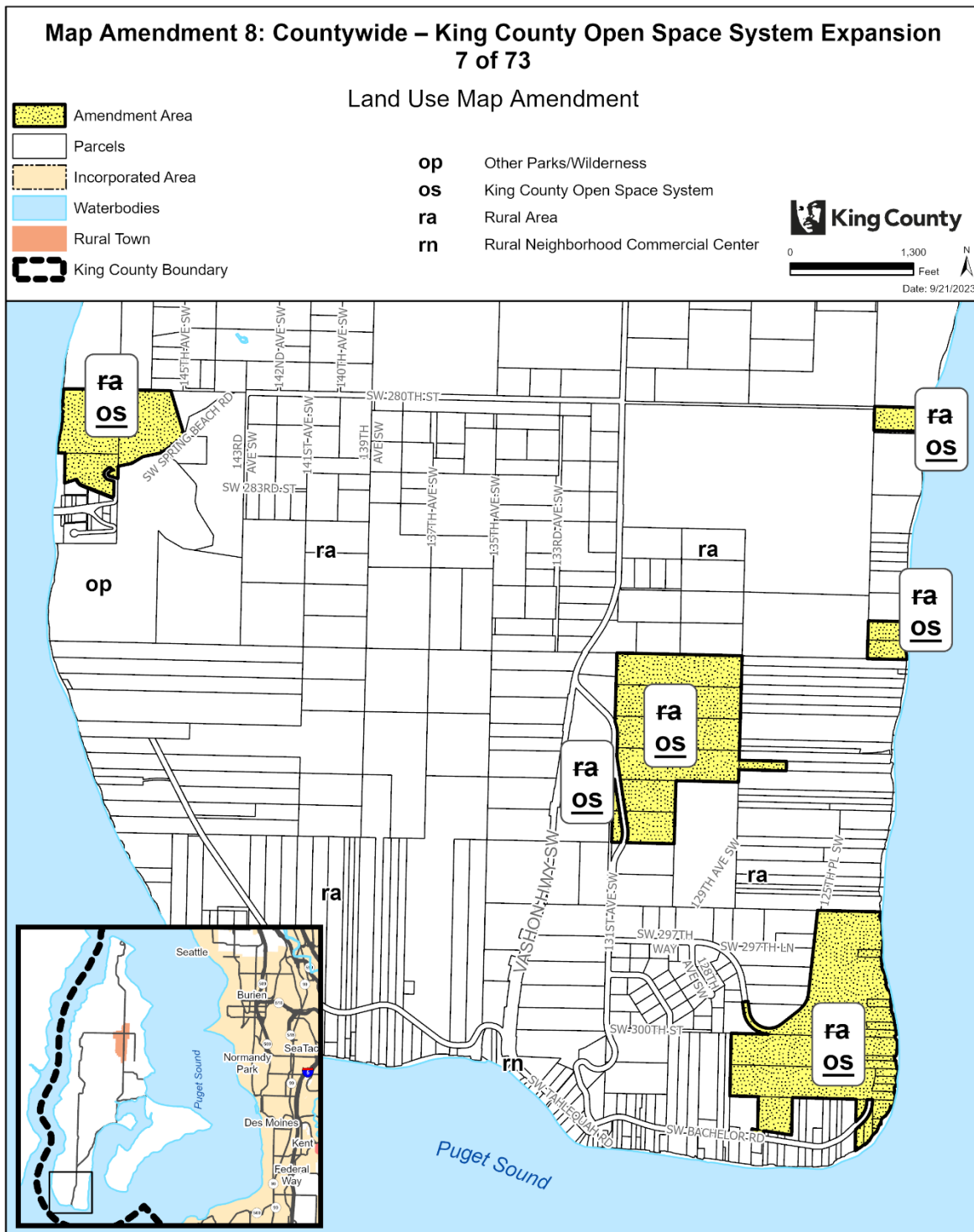




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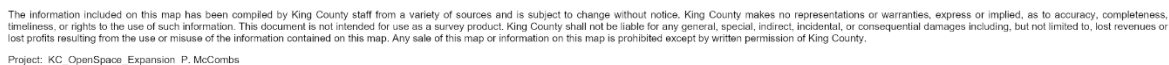
Project: KC_OpenSpace_Expansion P. McCombs

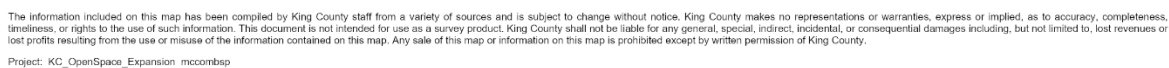


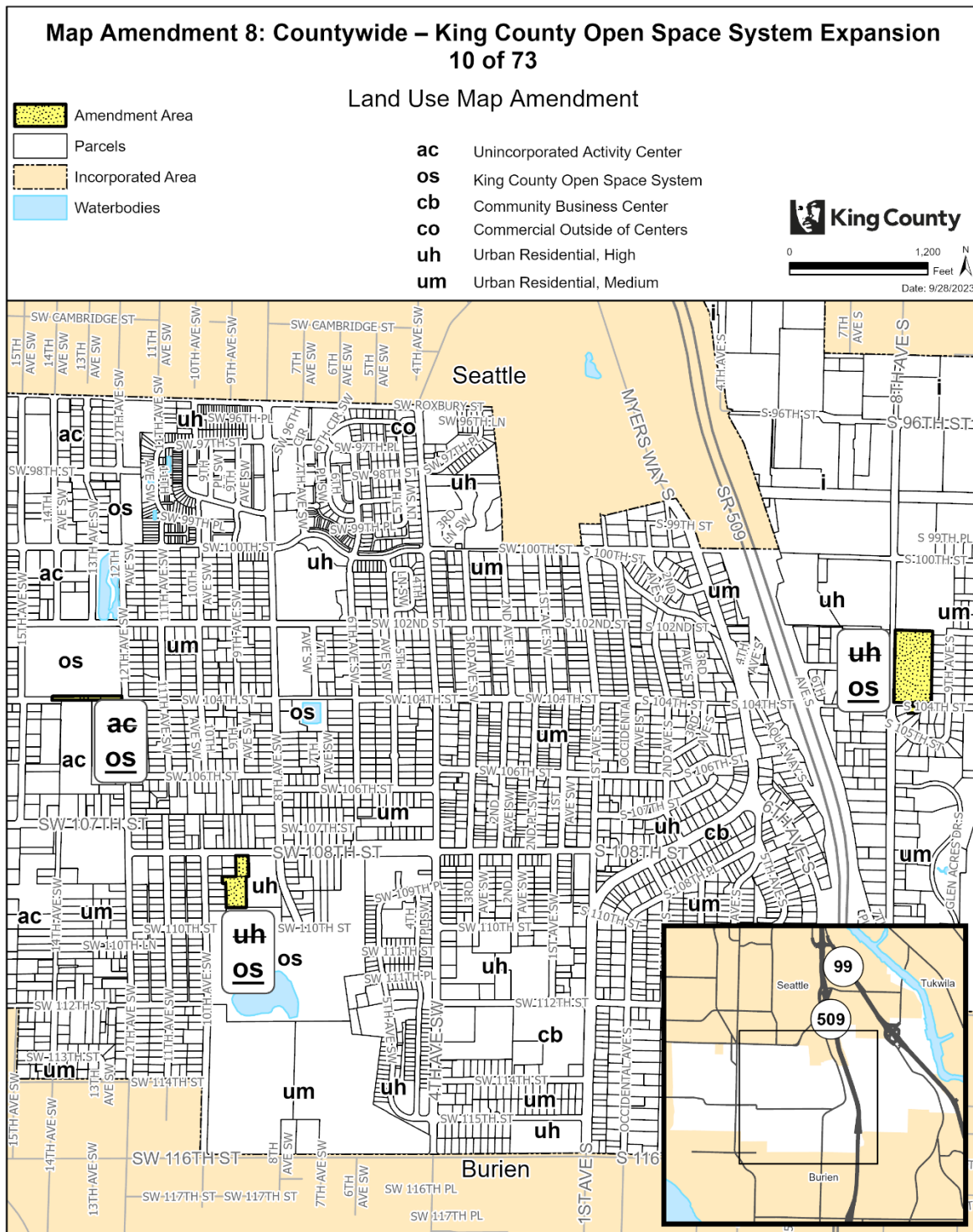


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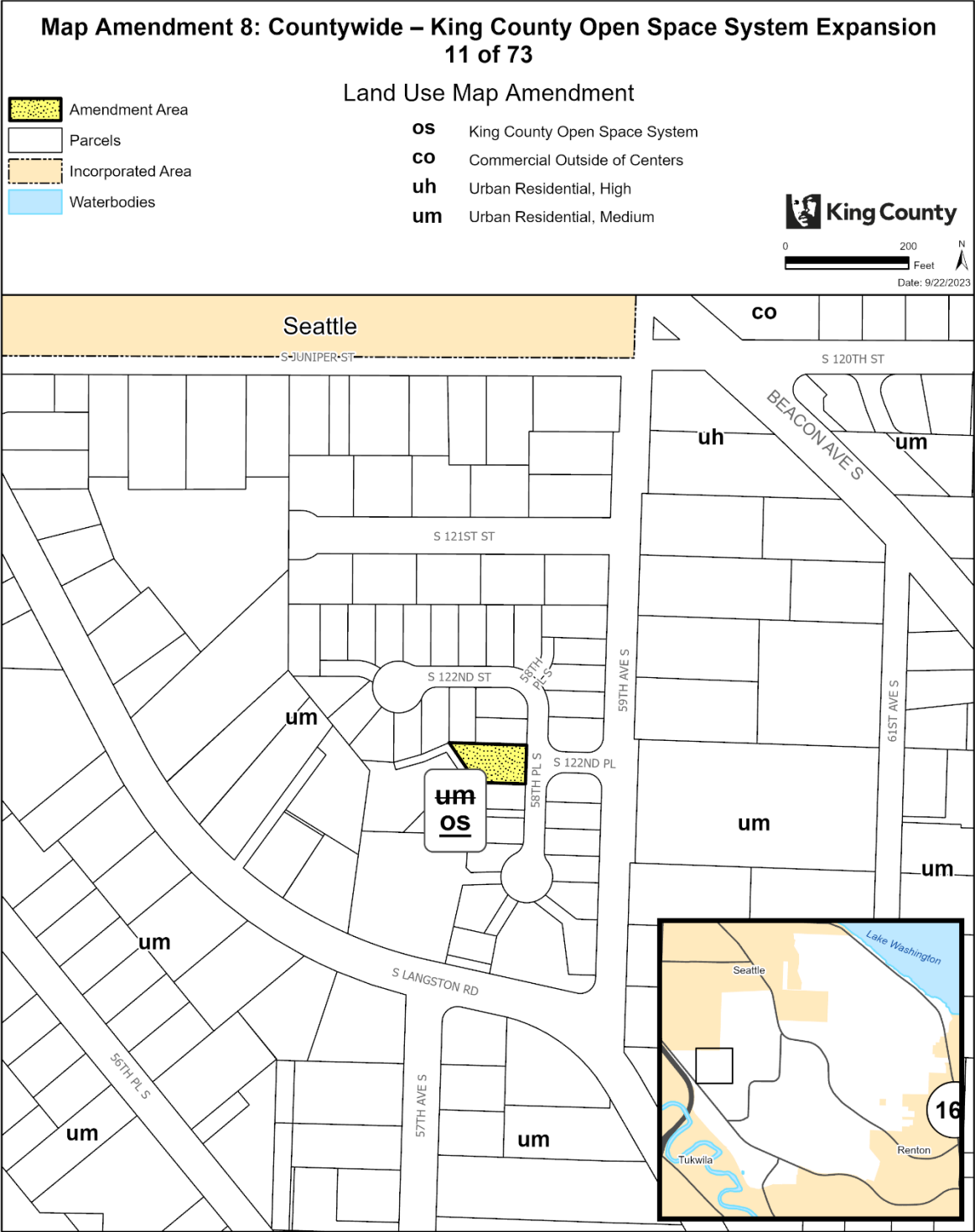






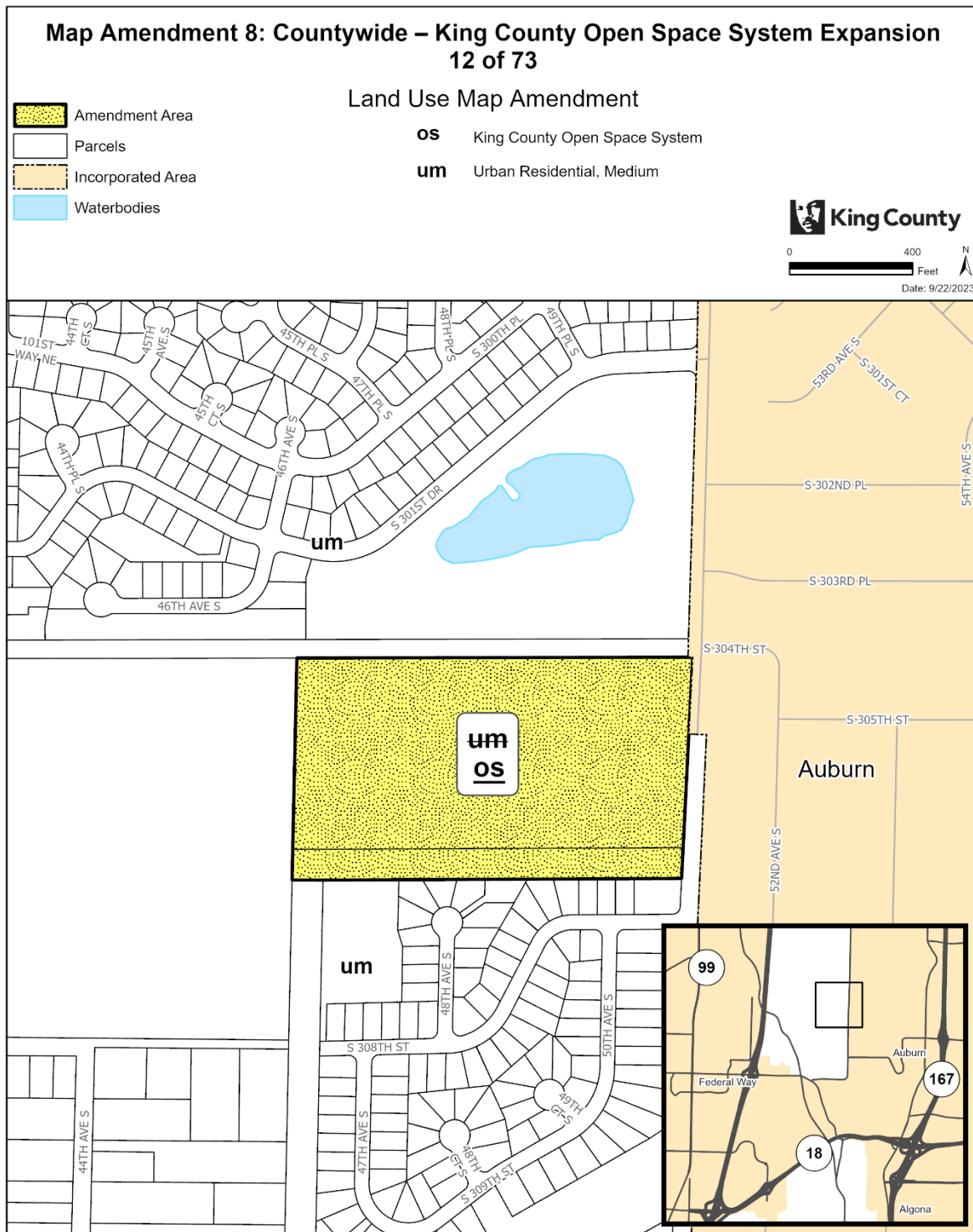
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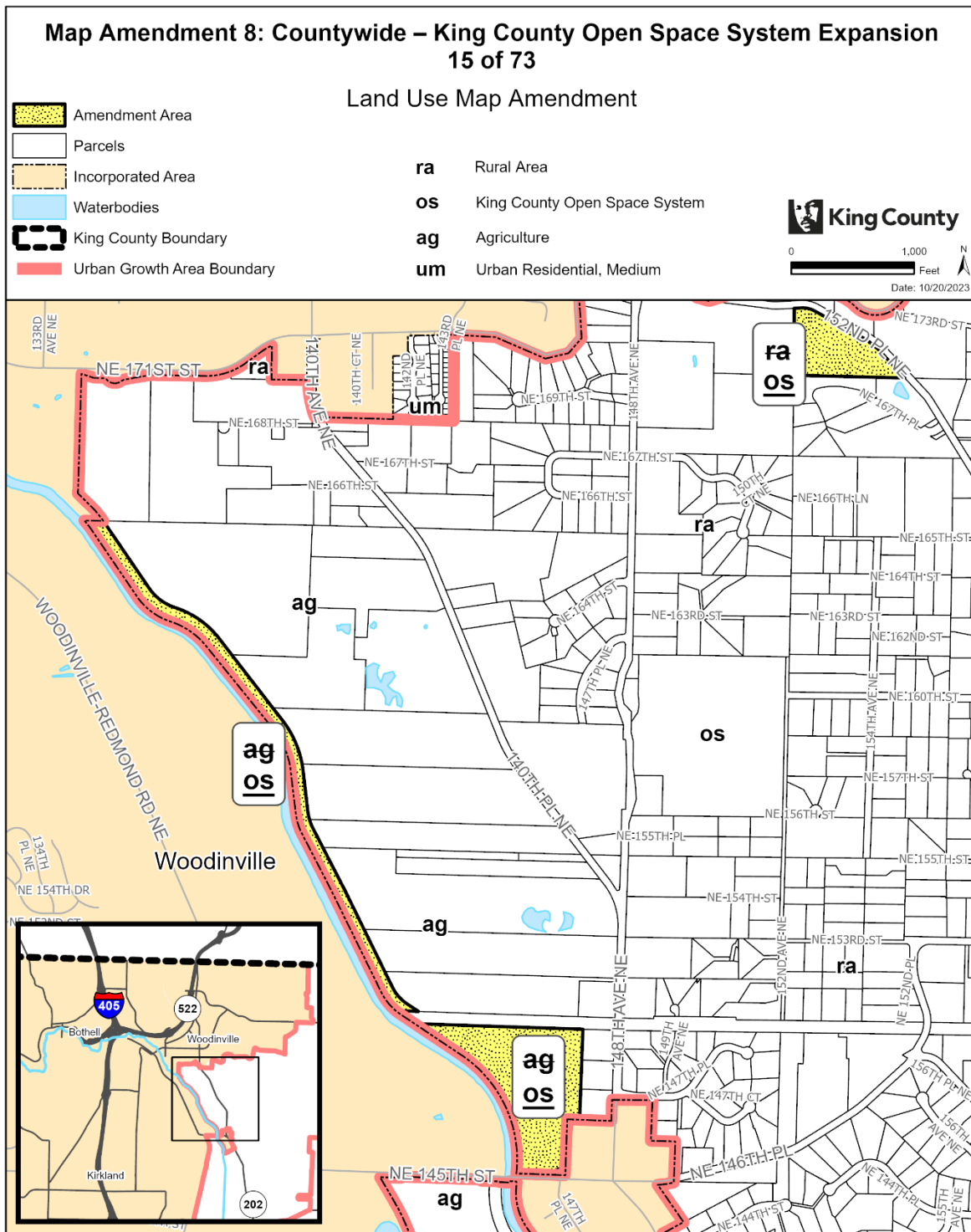
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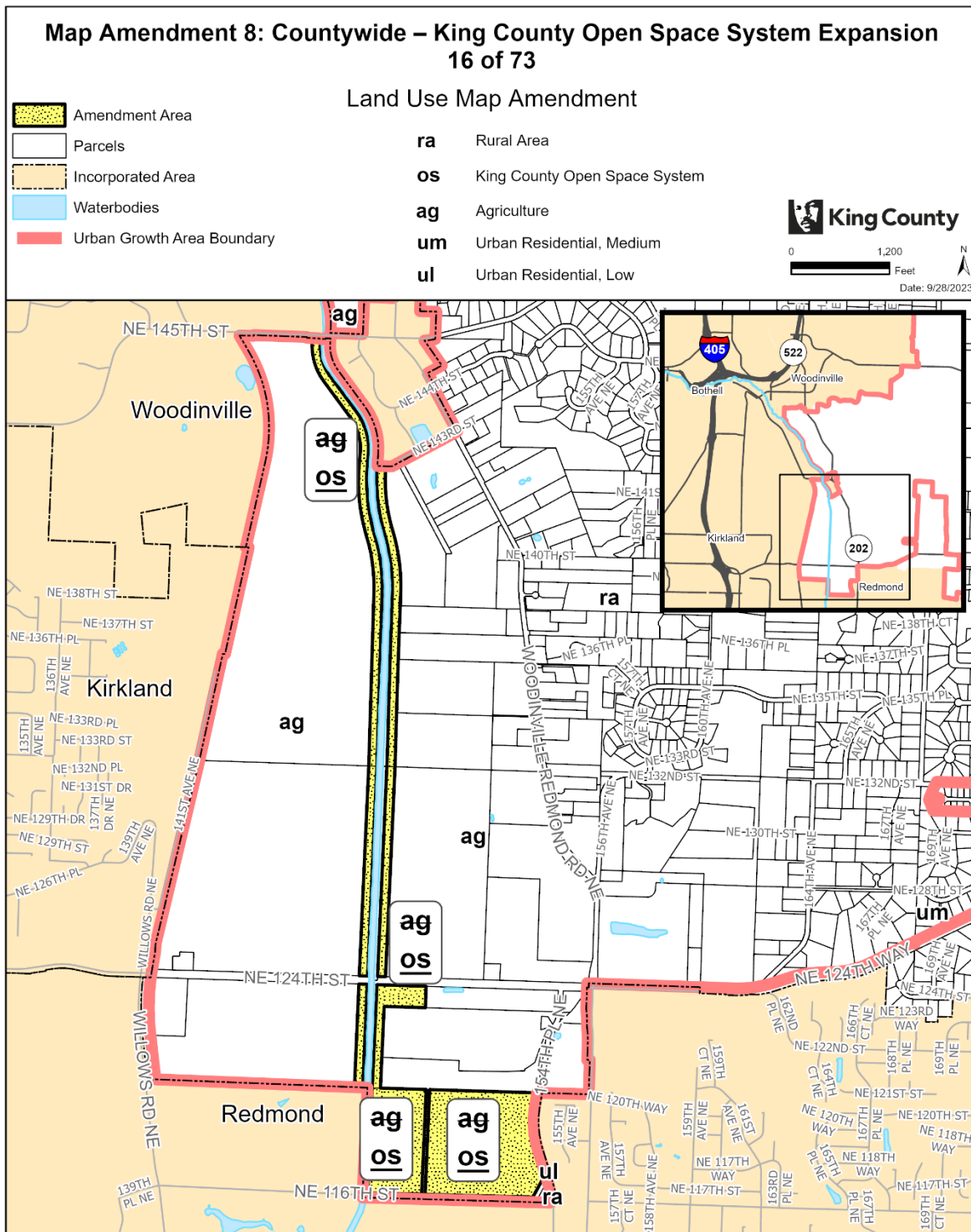
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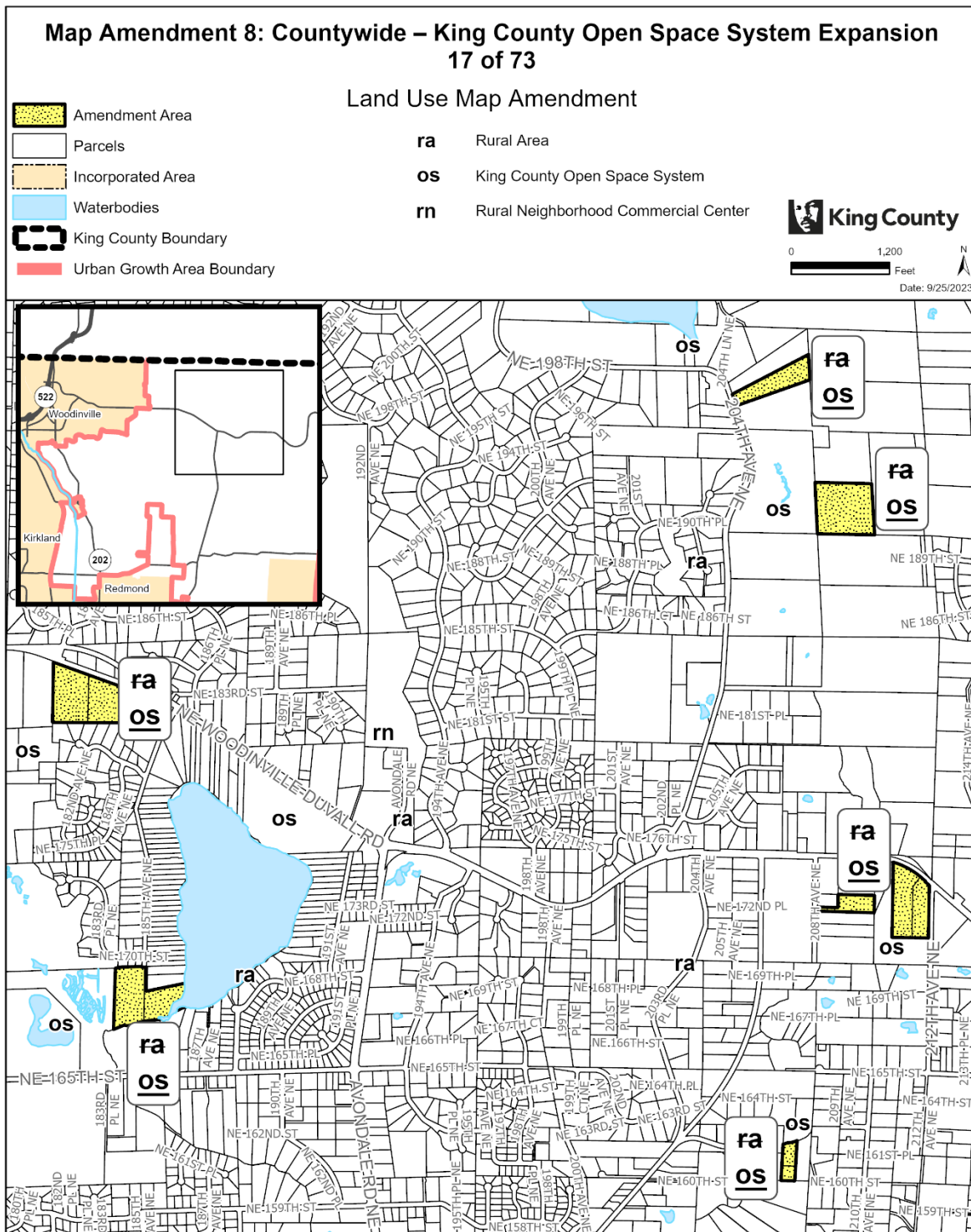
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Project: KC_OpenSpace_Expansion mcombsp



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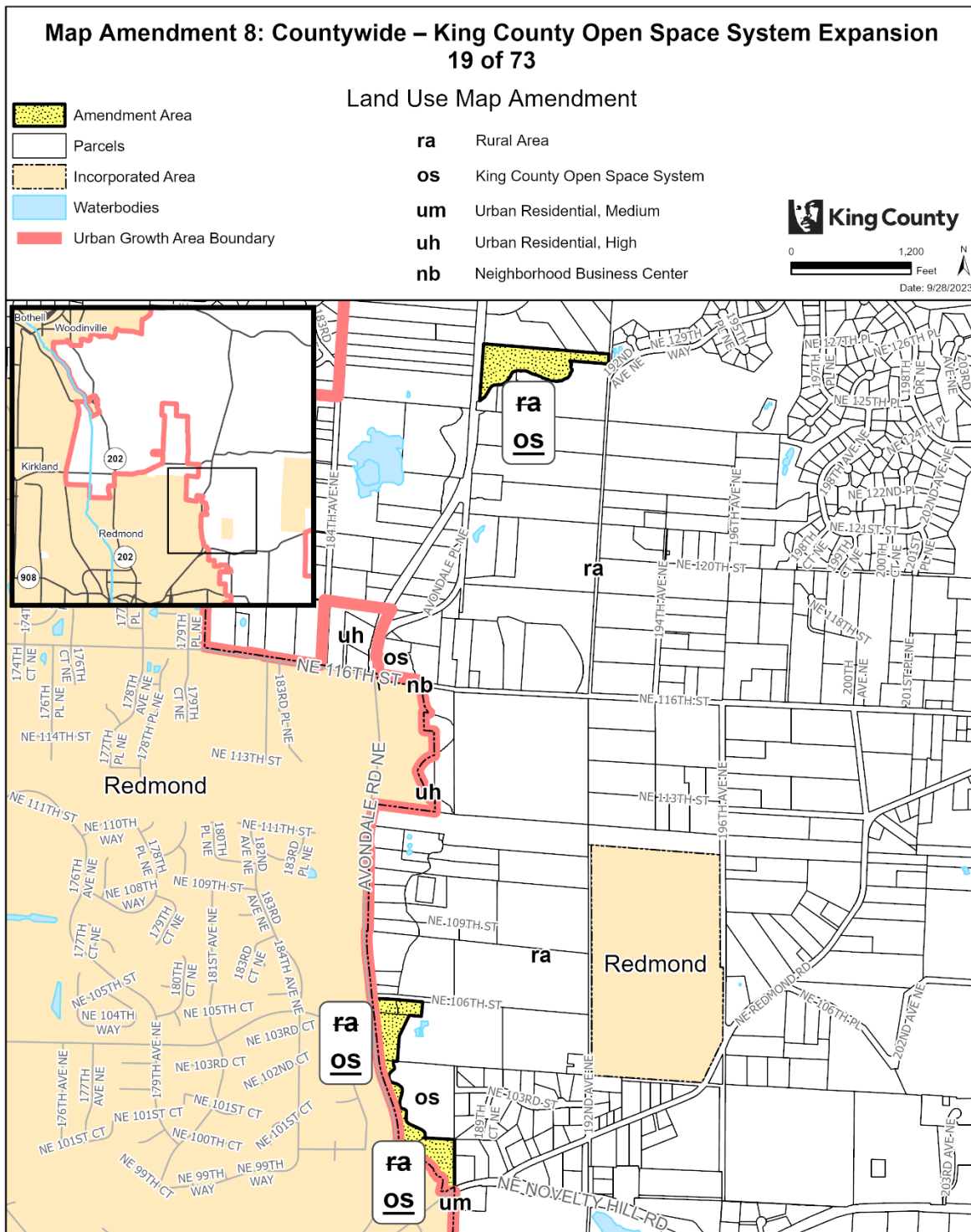
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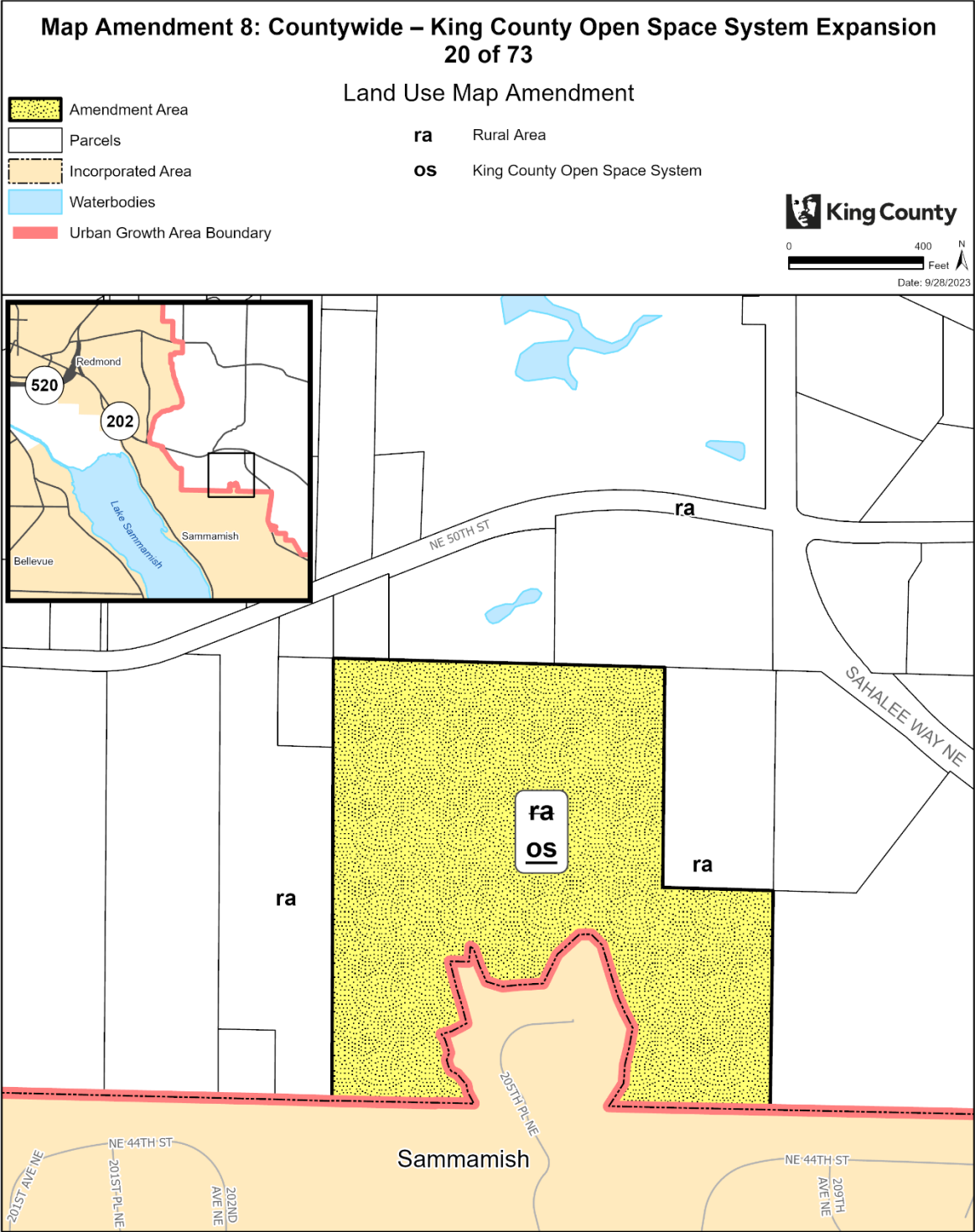
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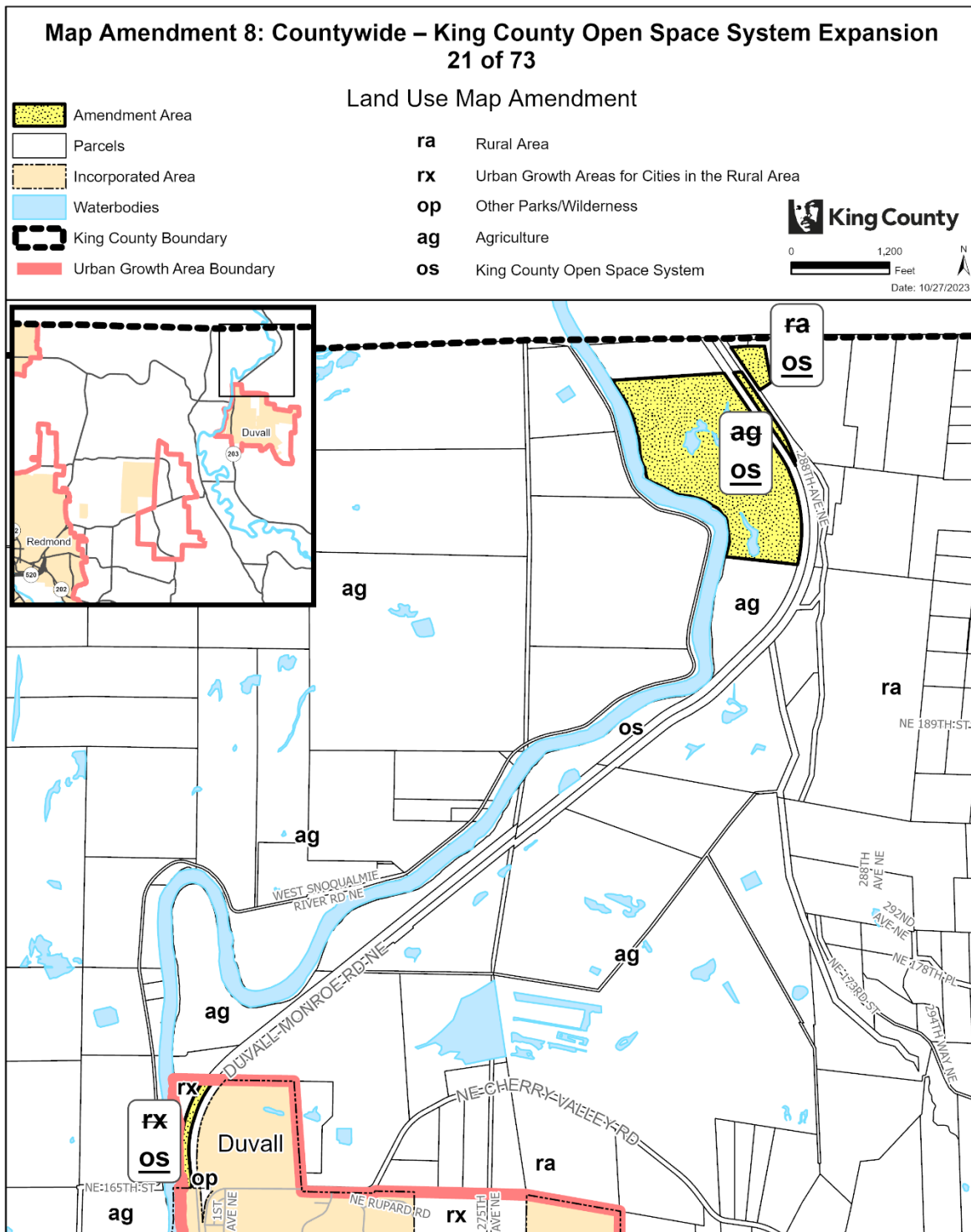
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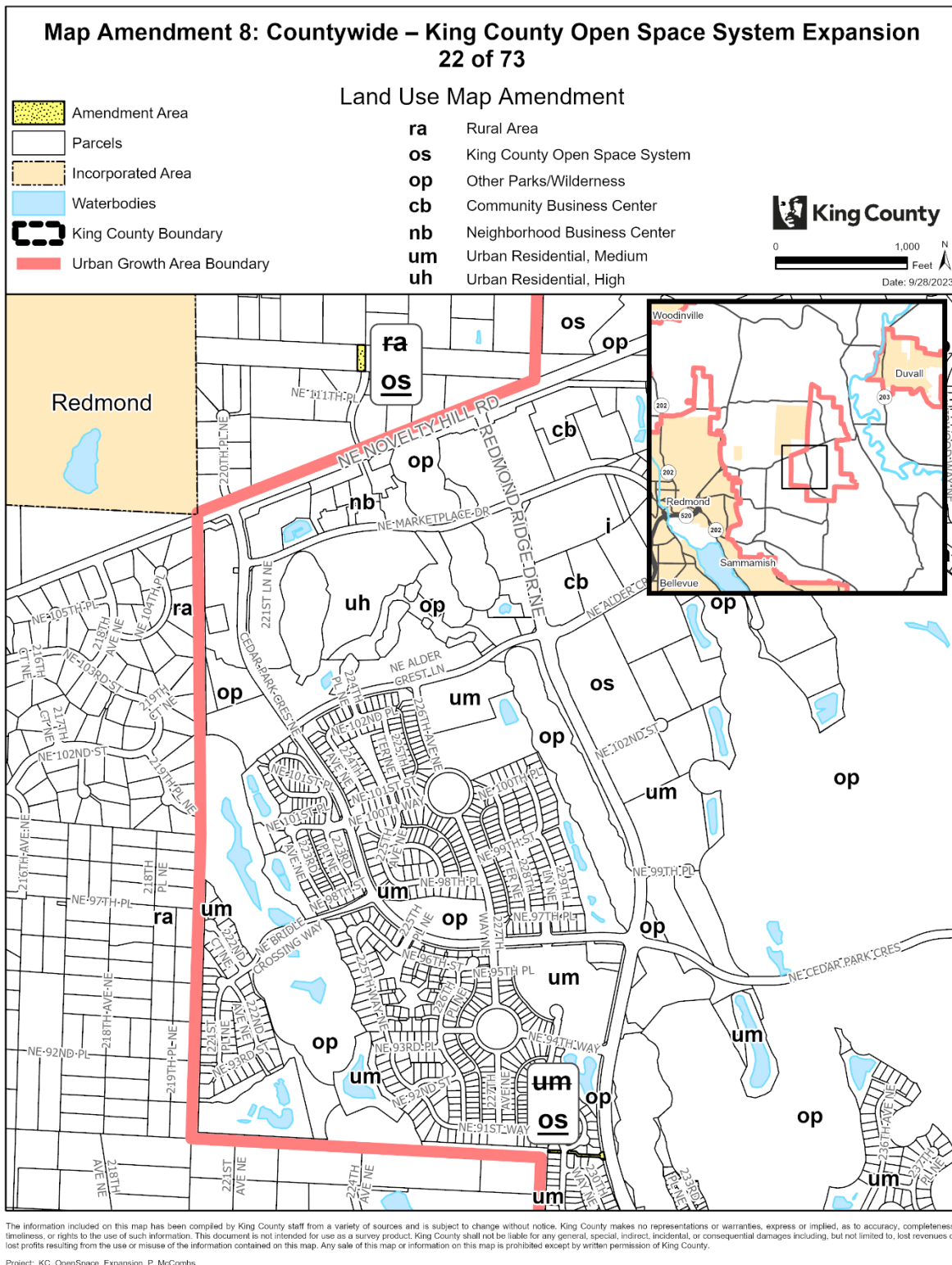
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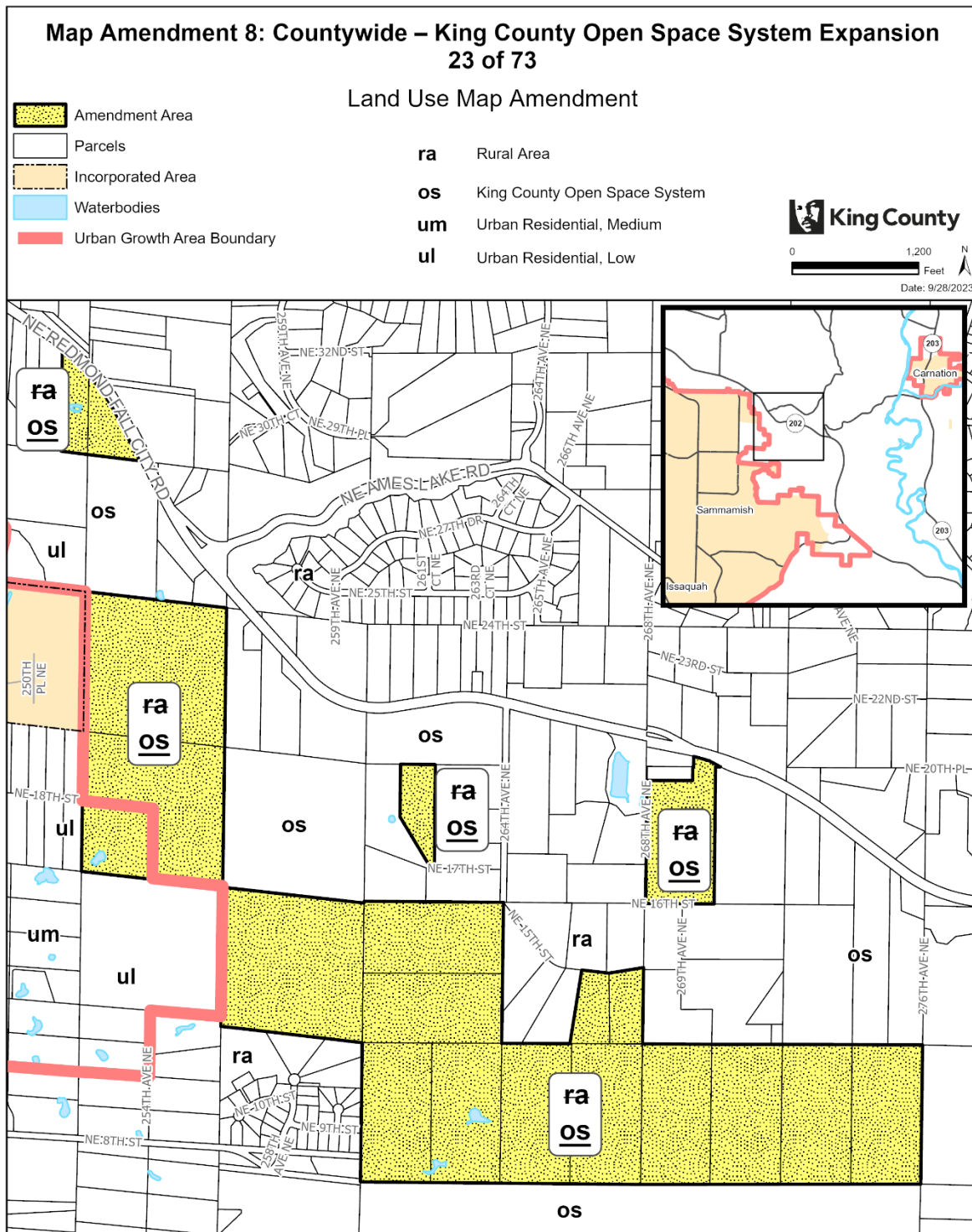
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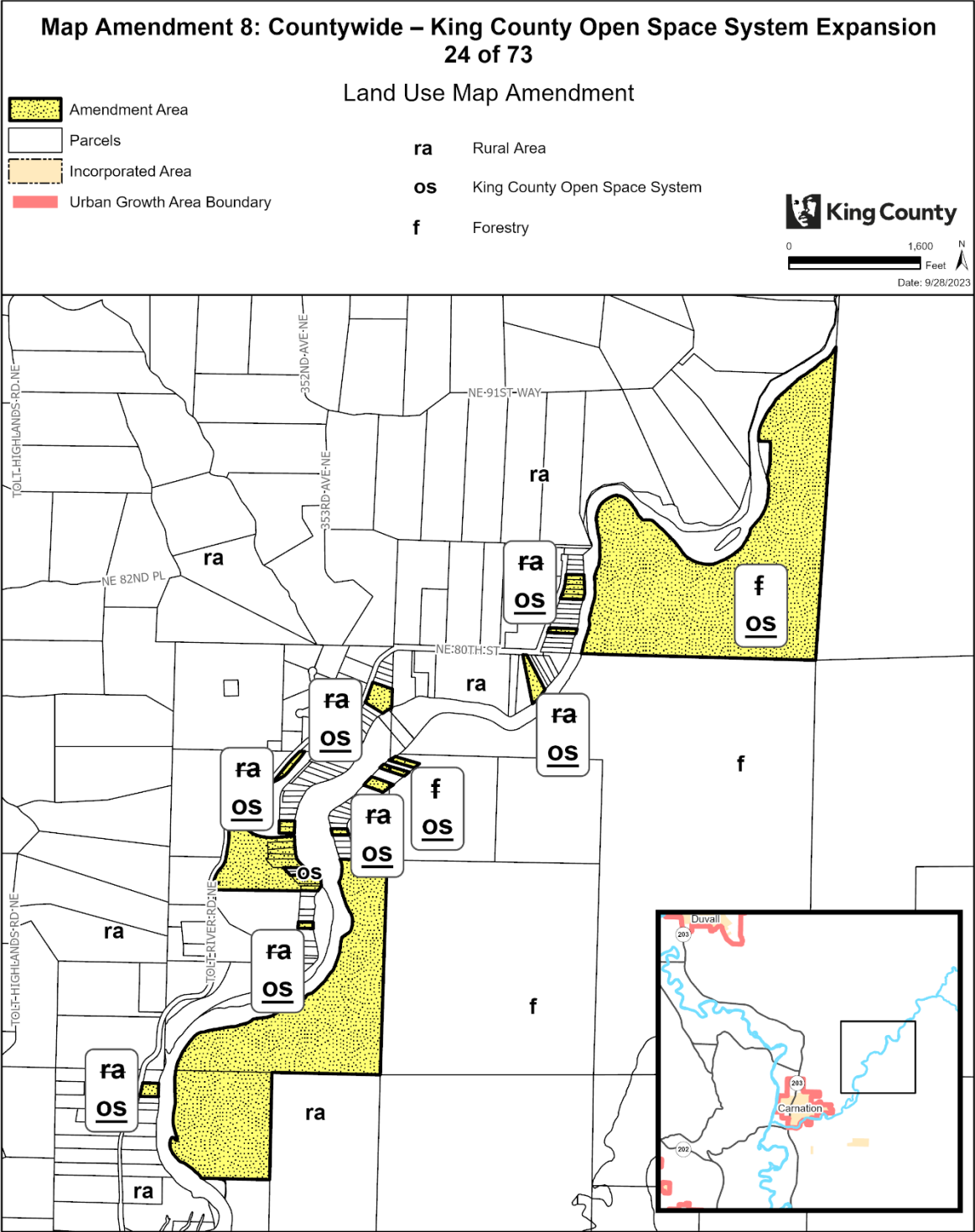
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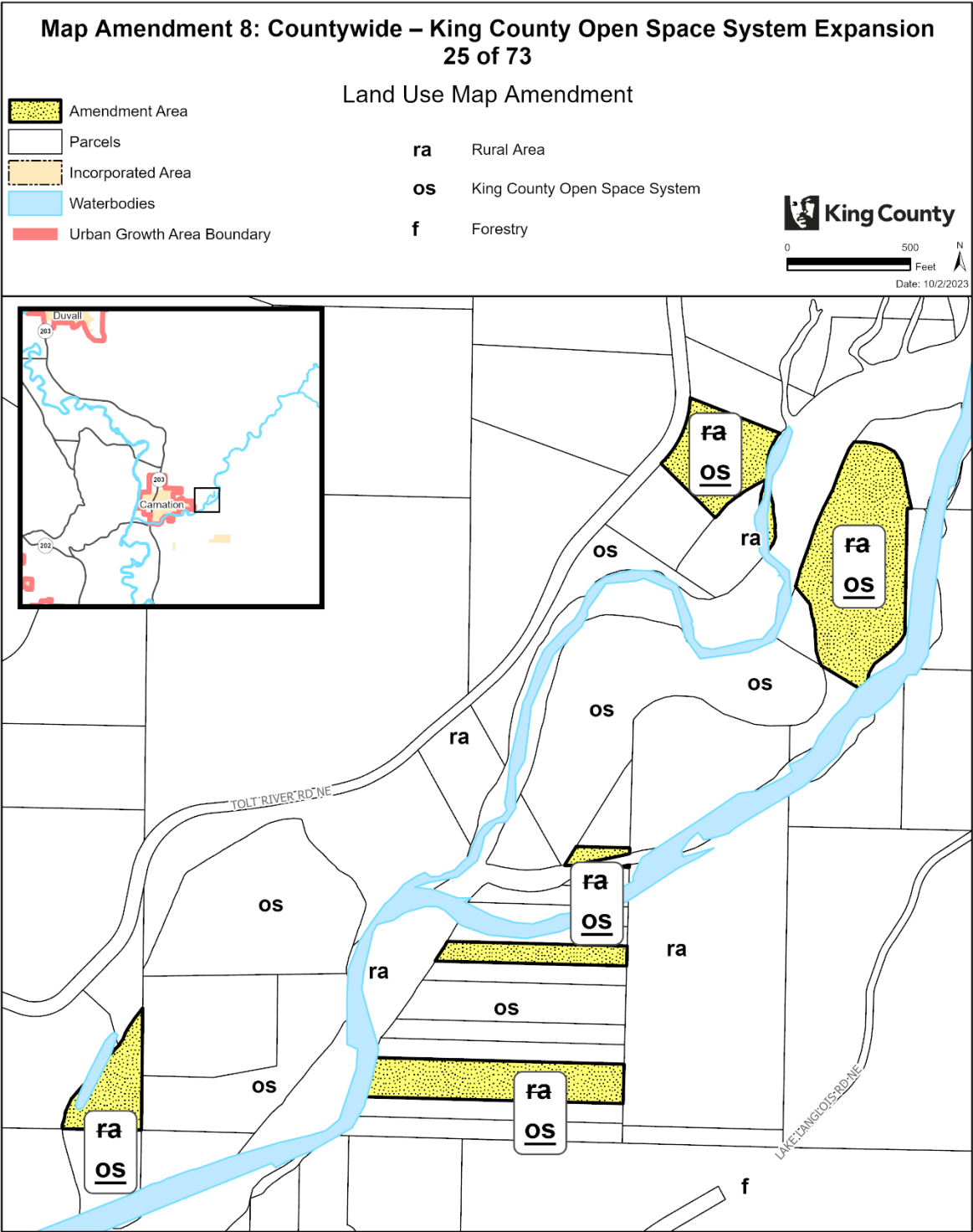
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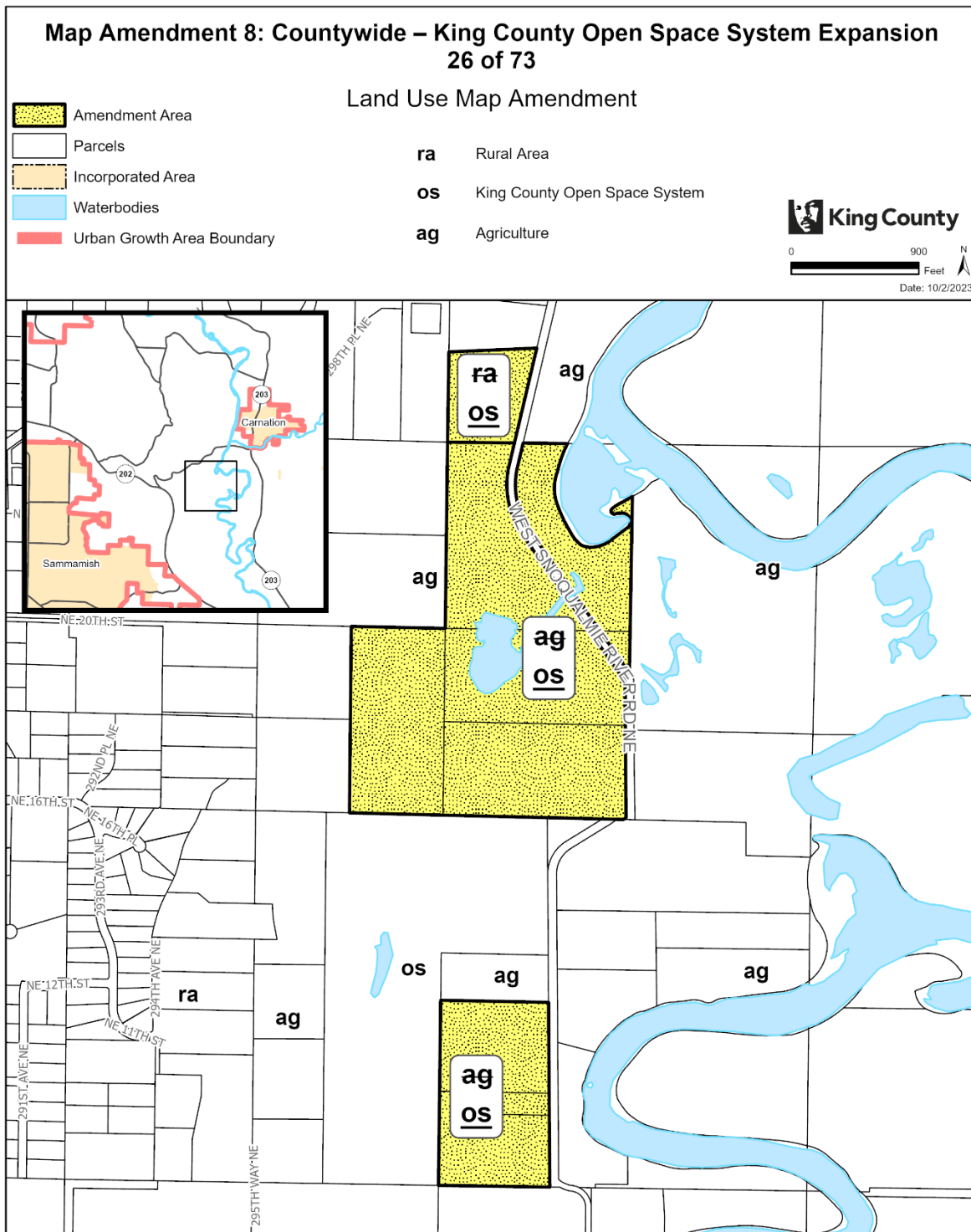
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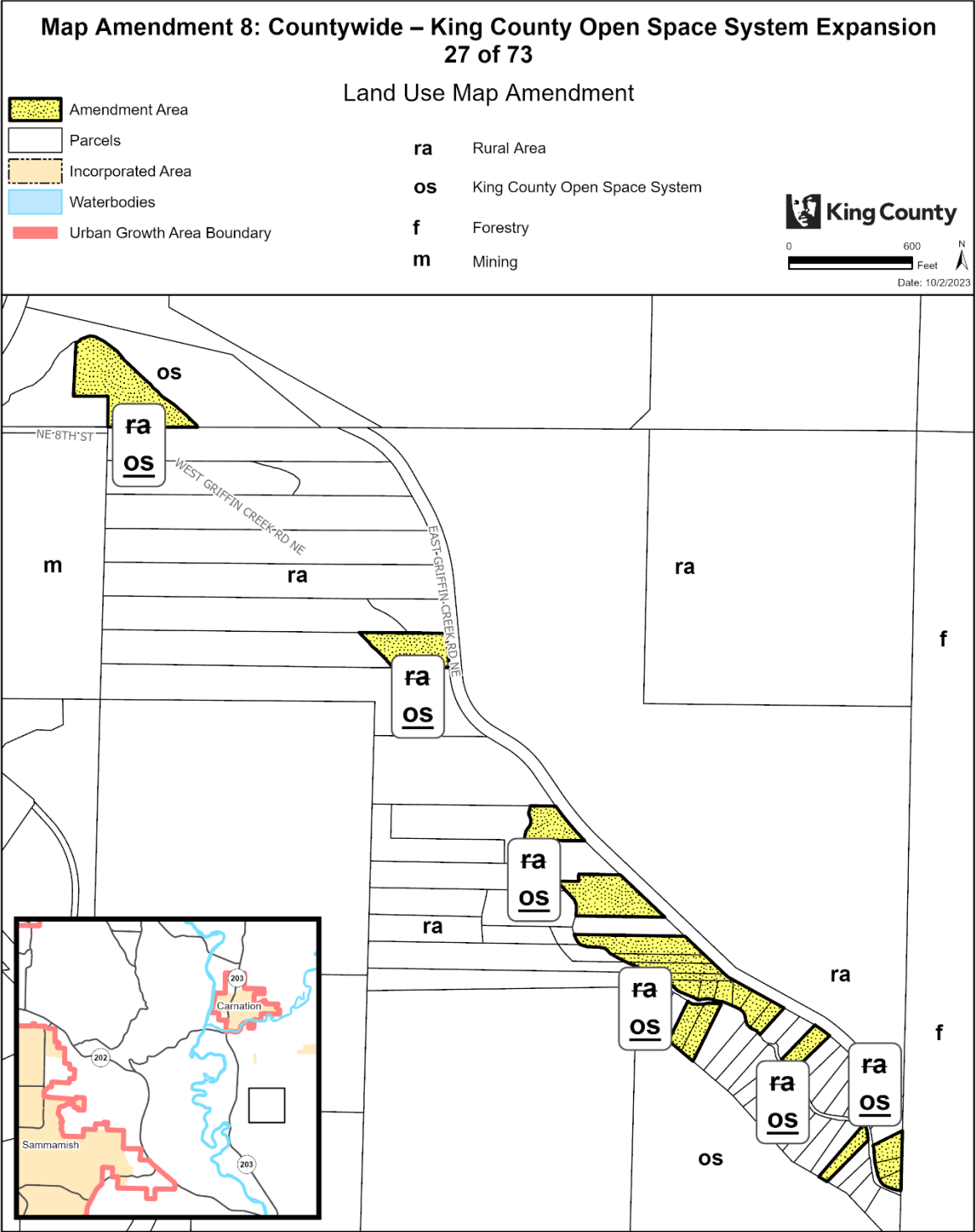
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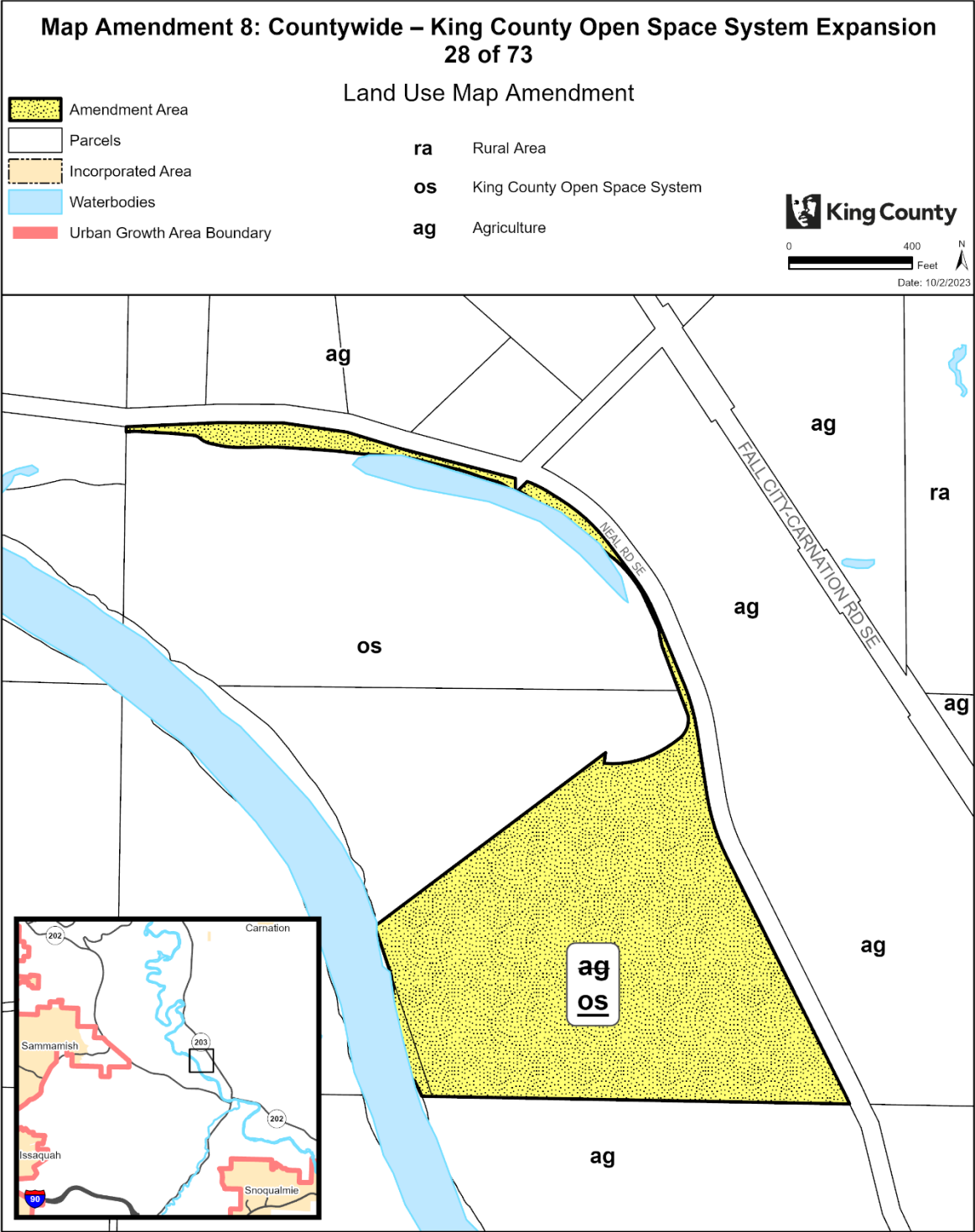
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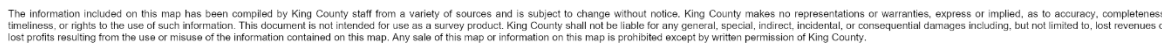
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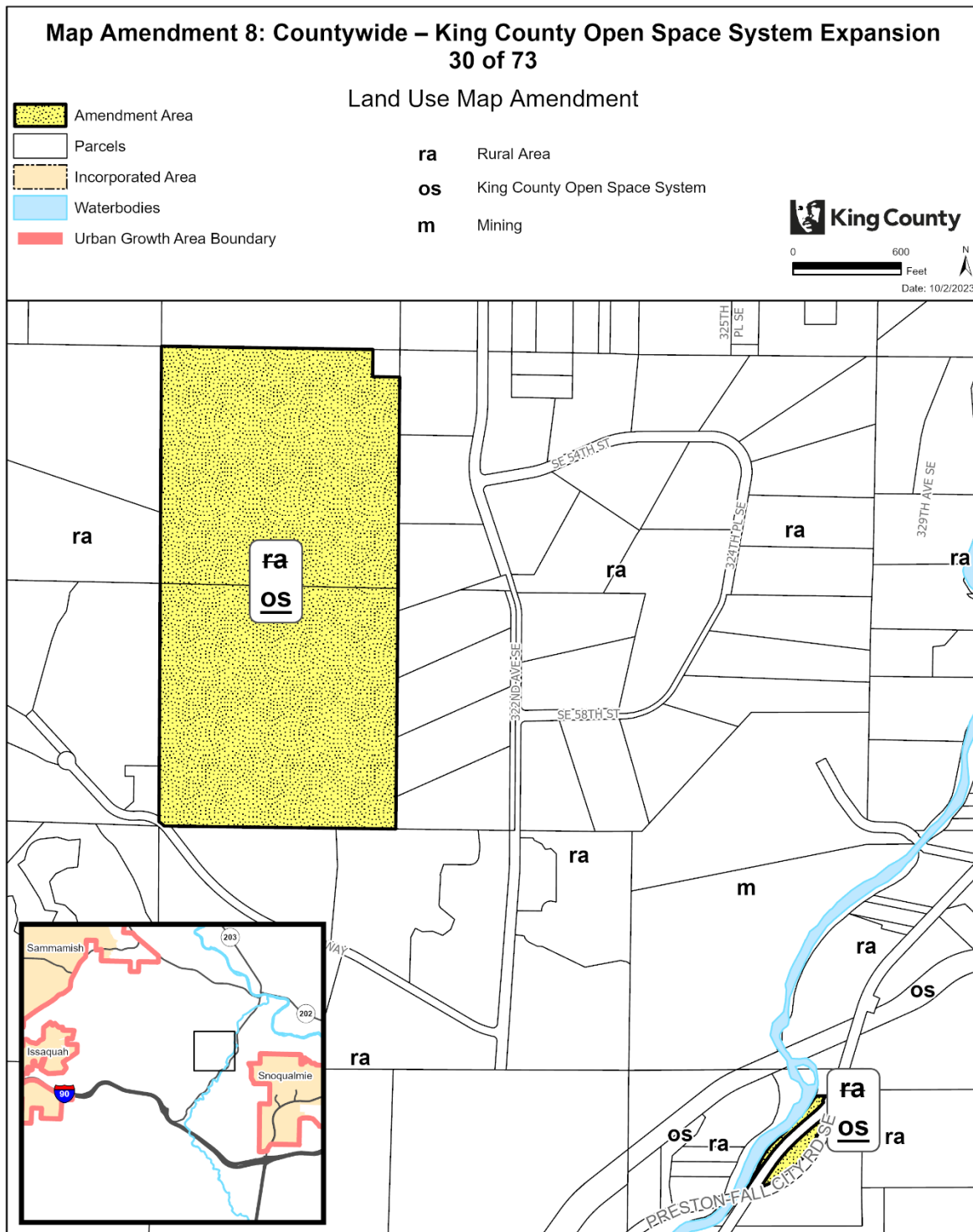
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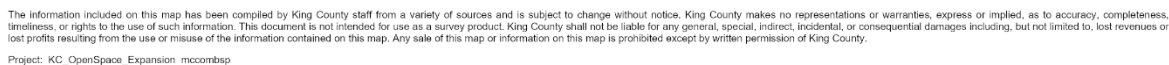
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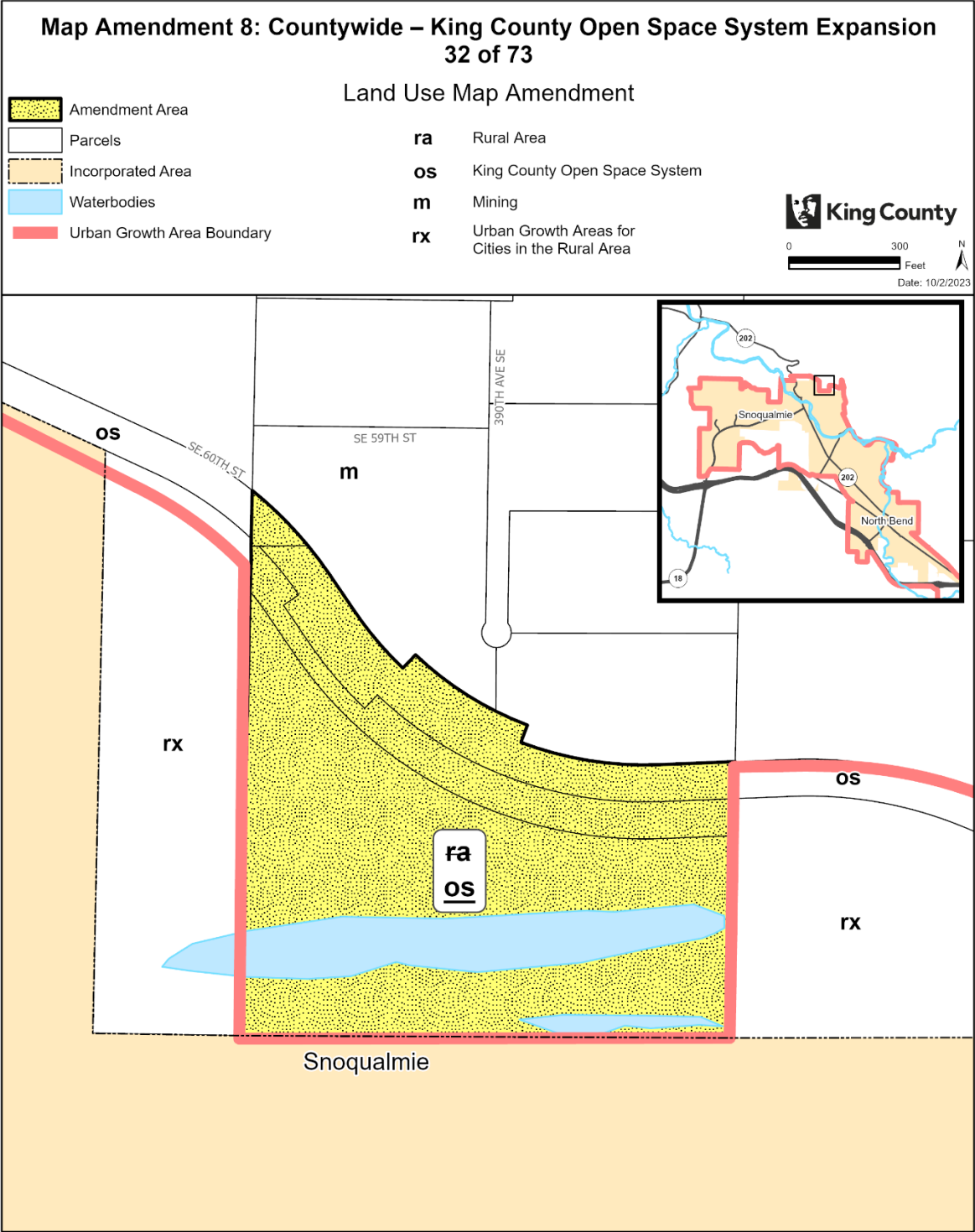


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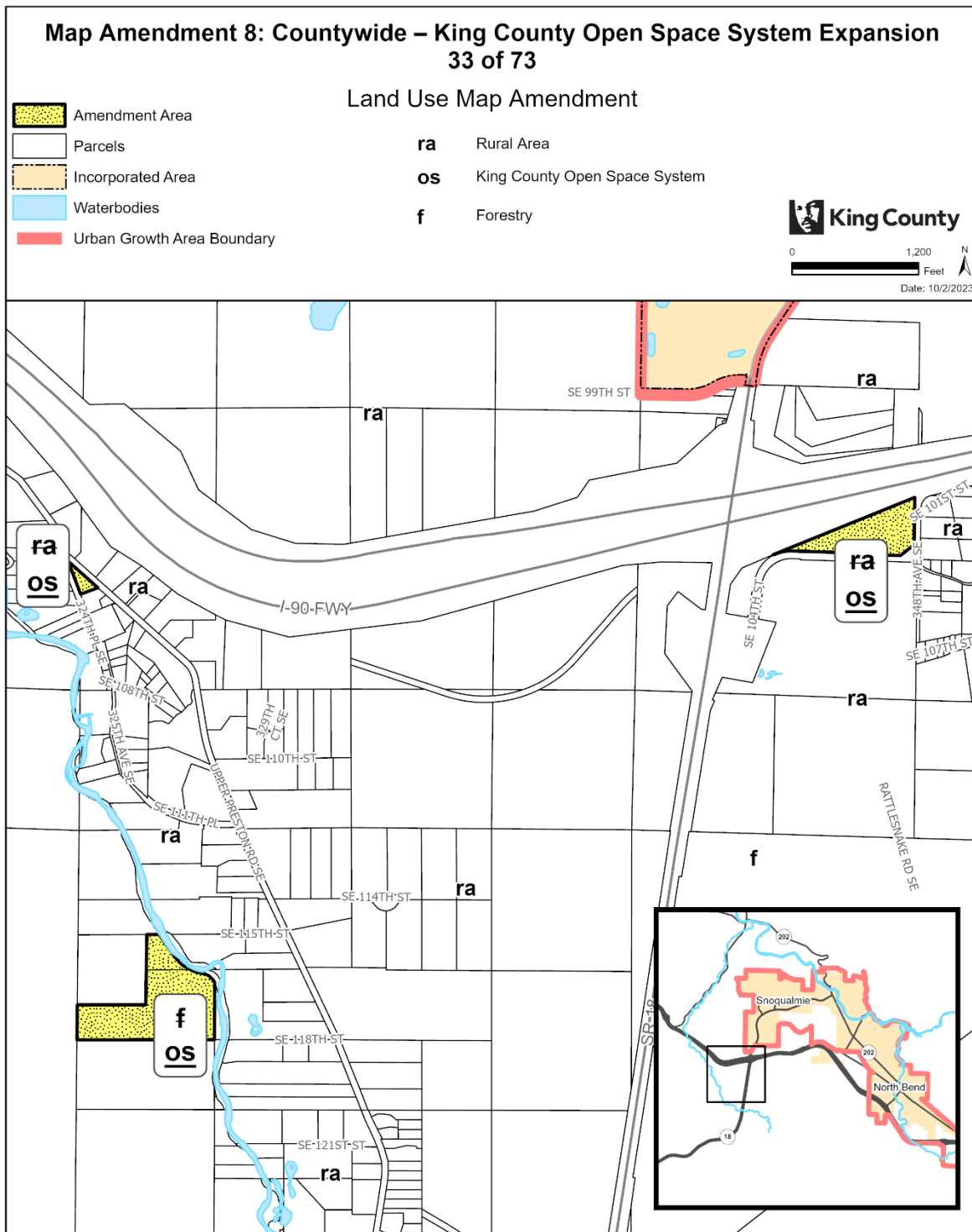


April 4, 2024



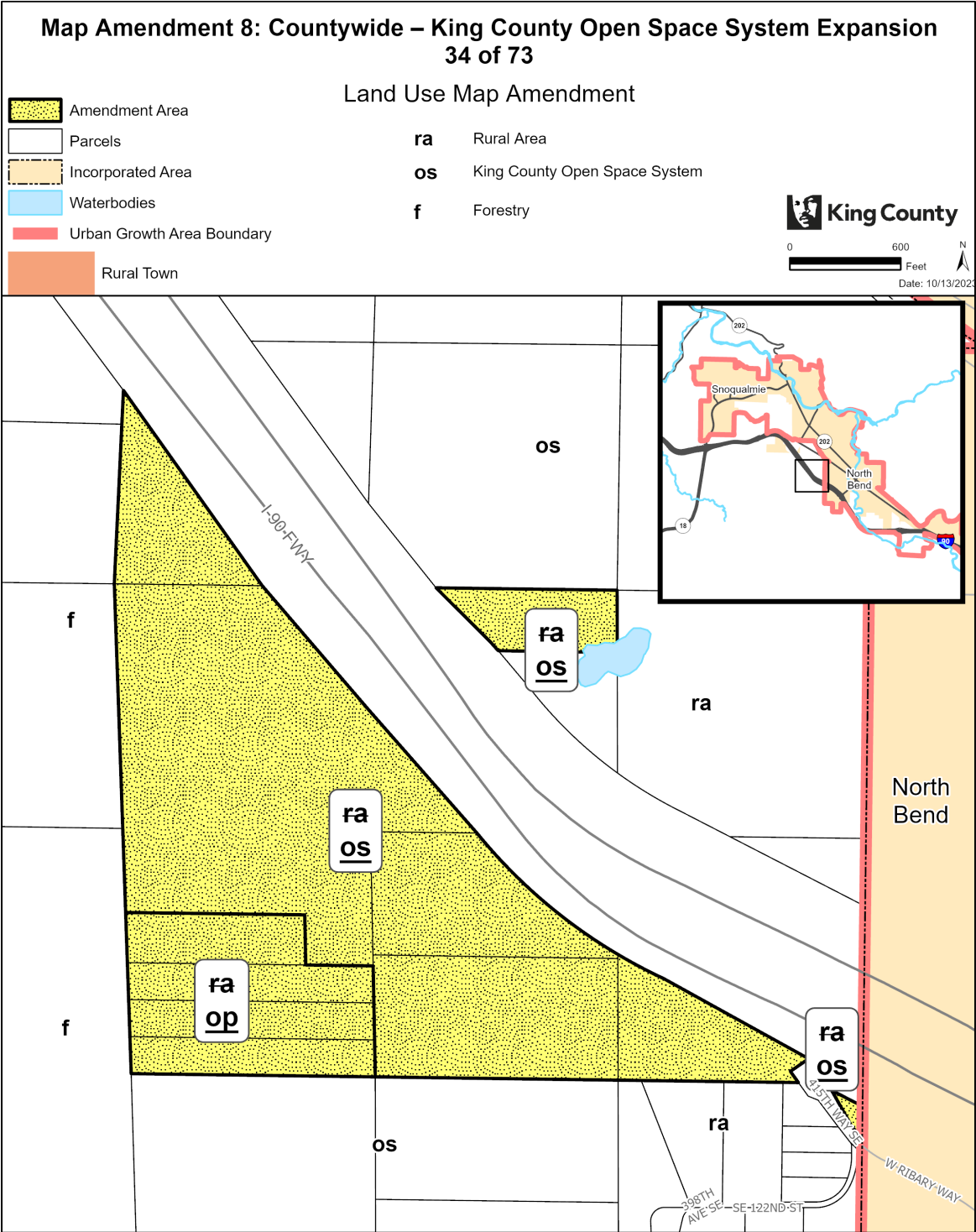
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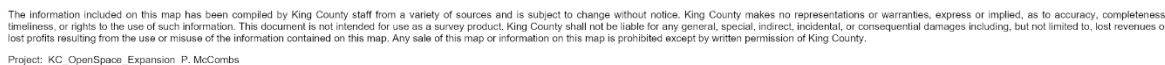
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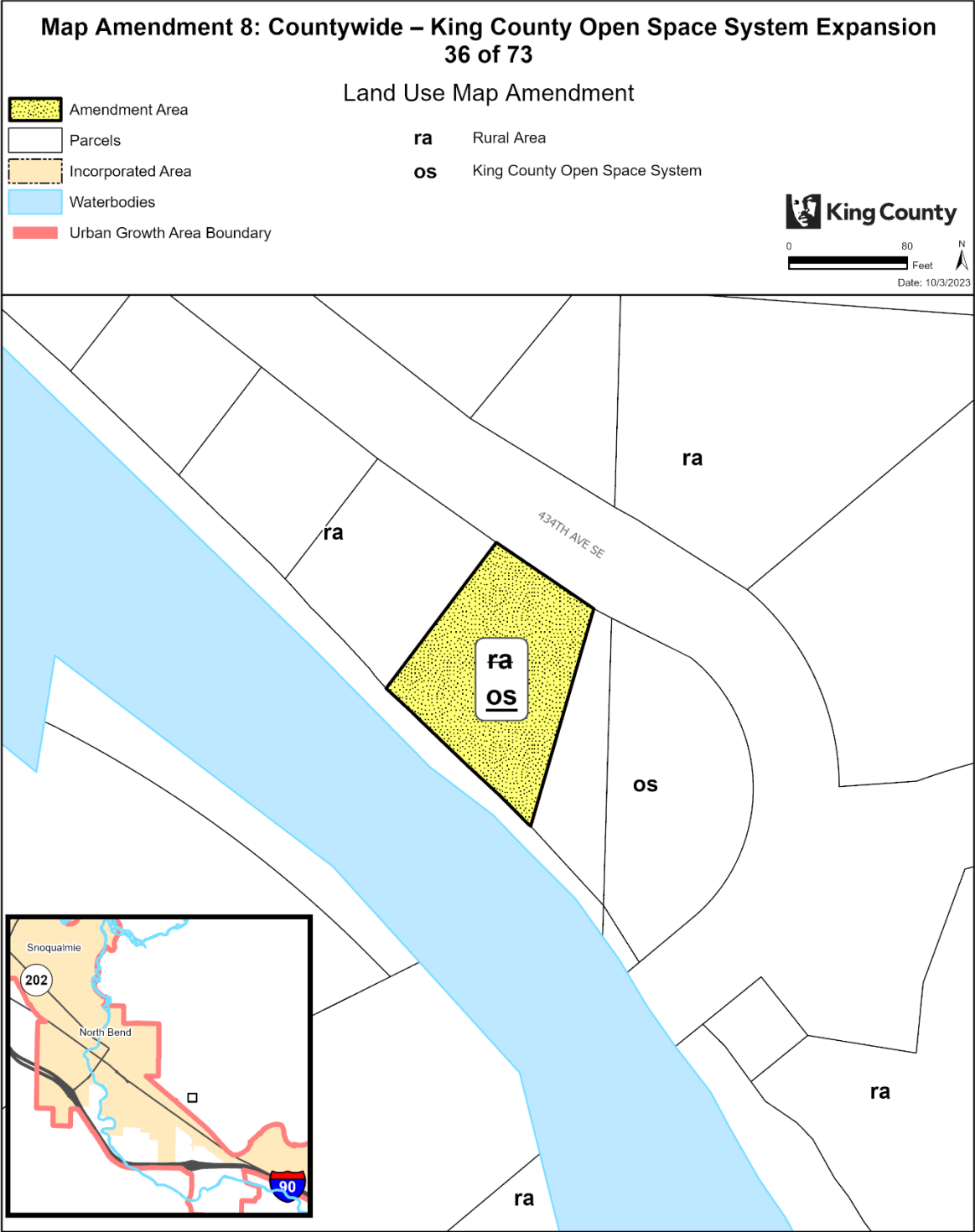
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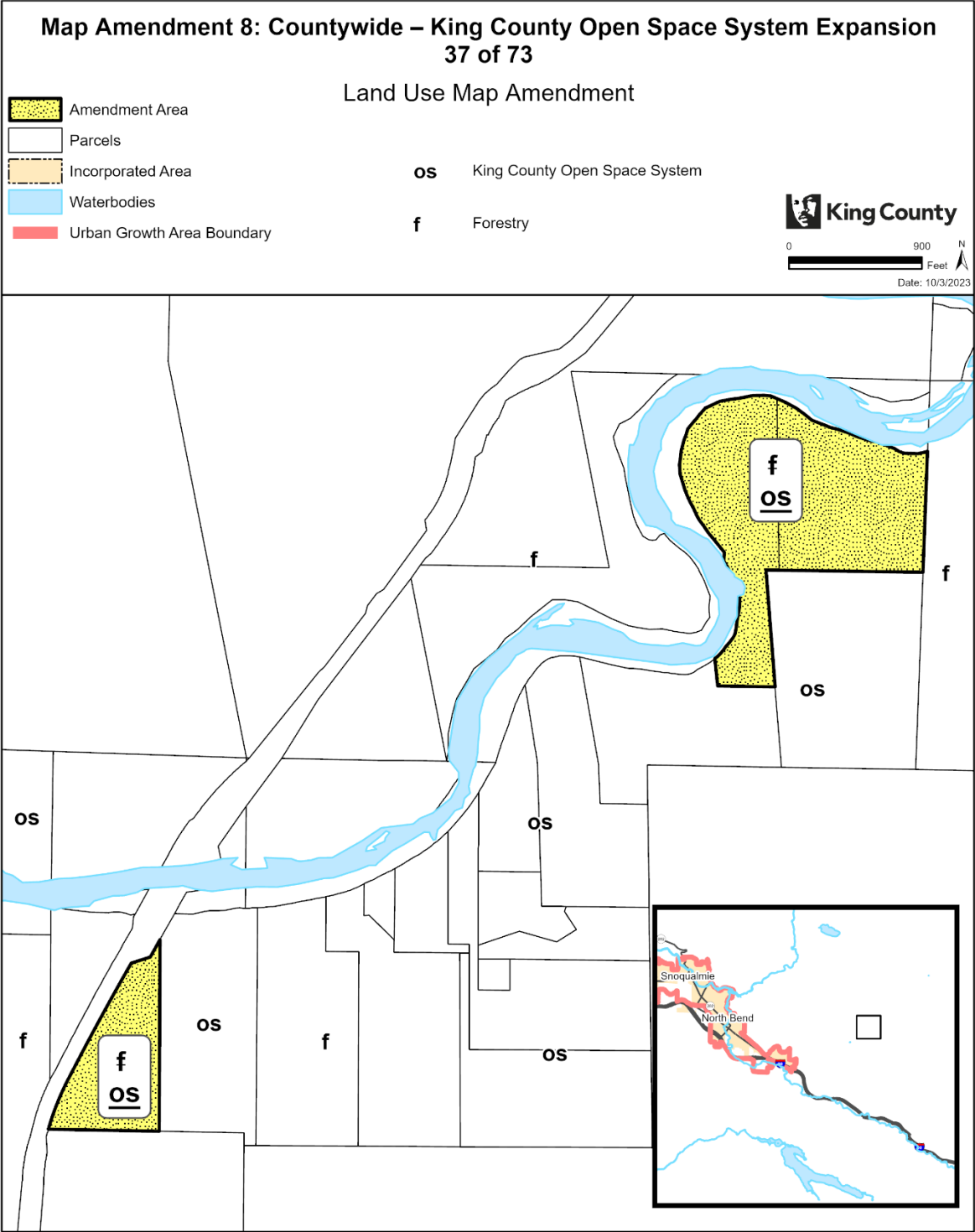
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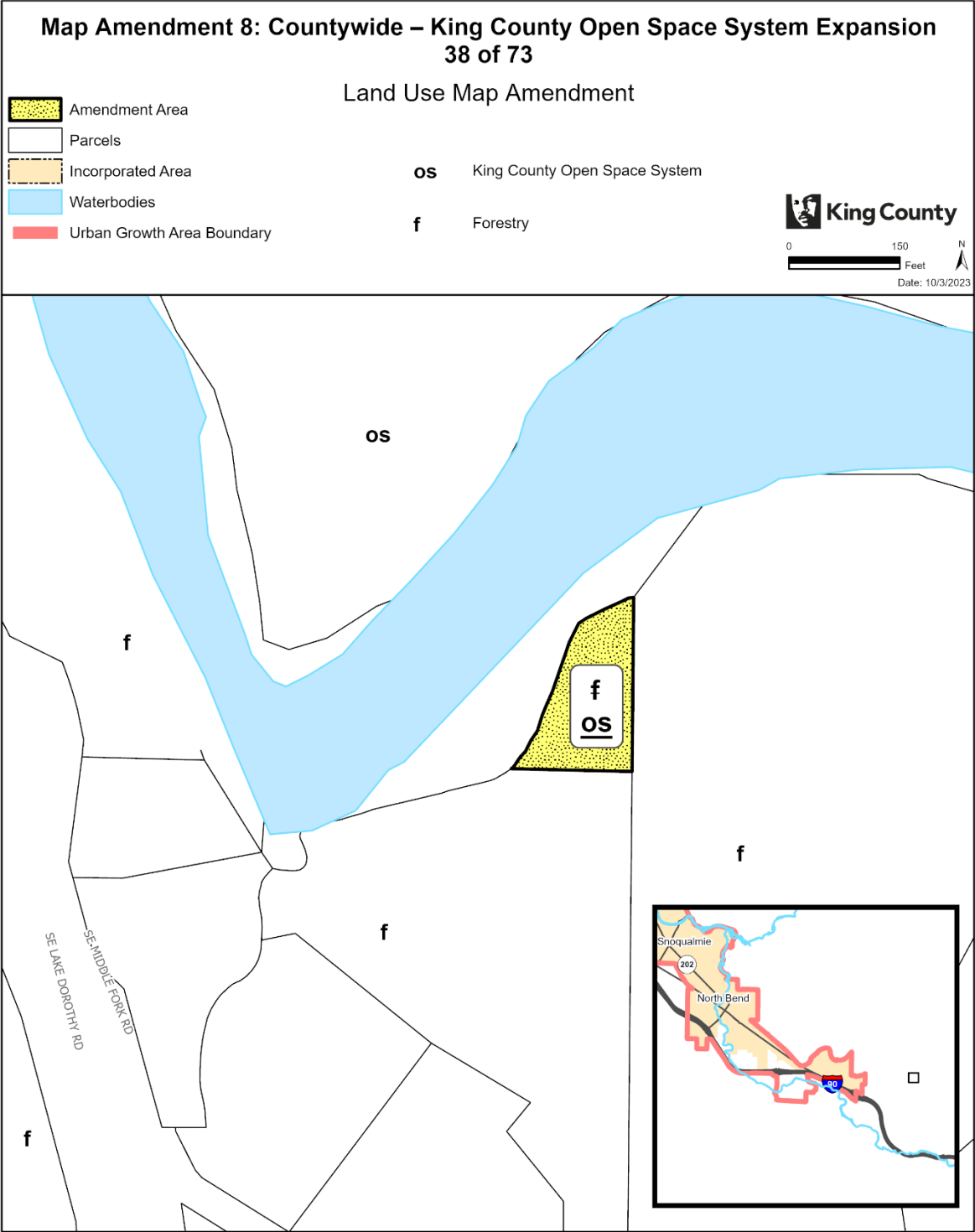
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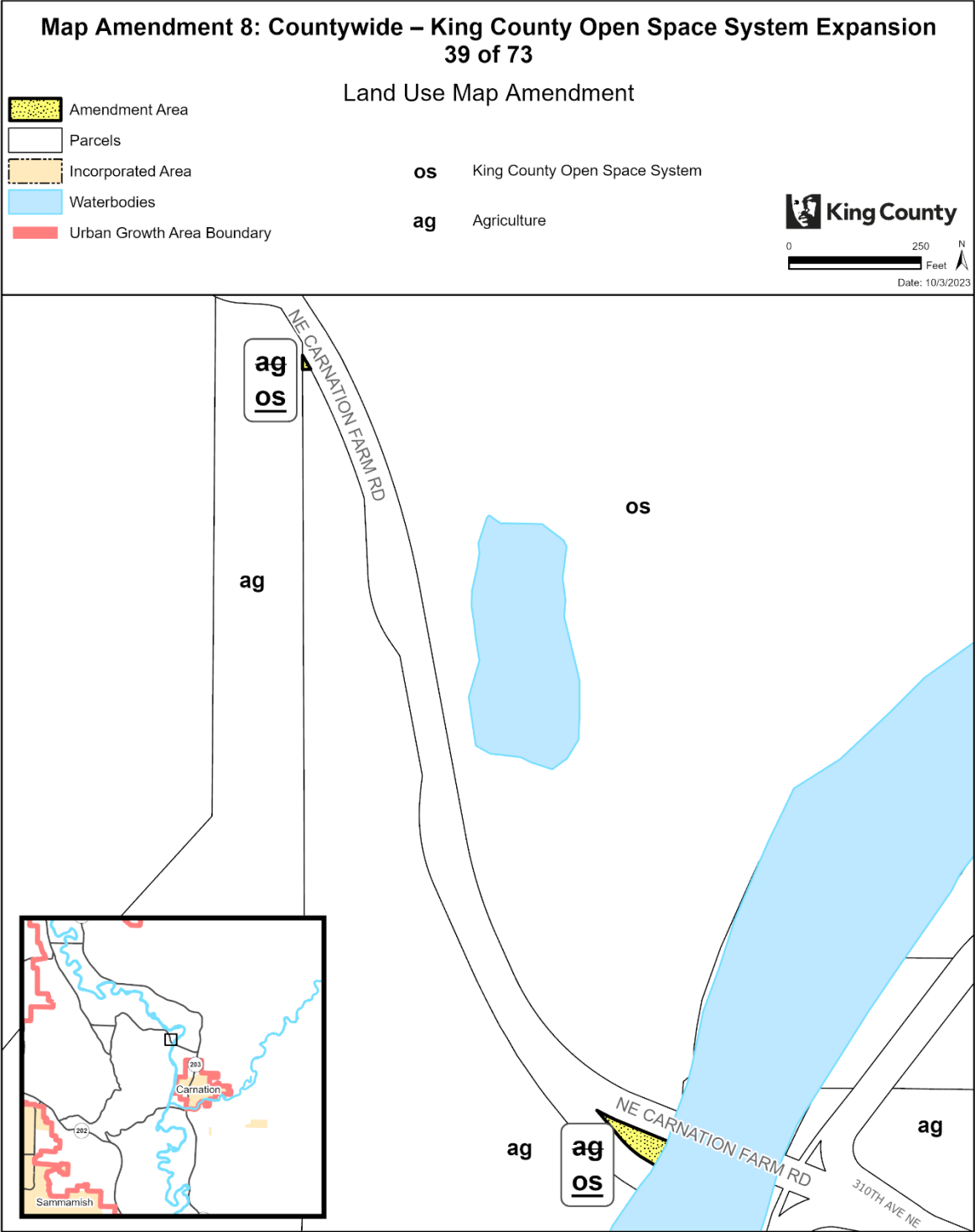
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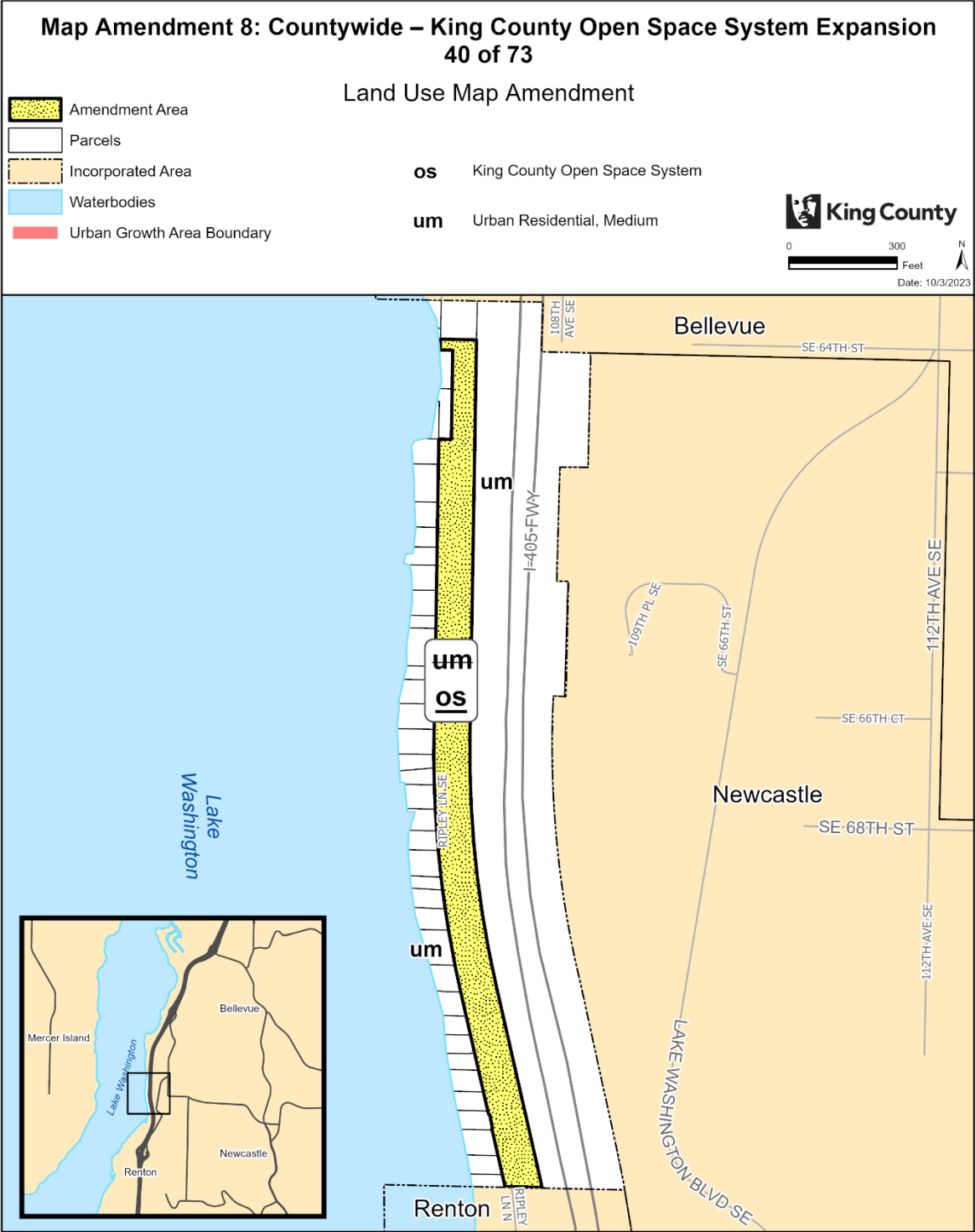
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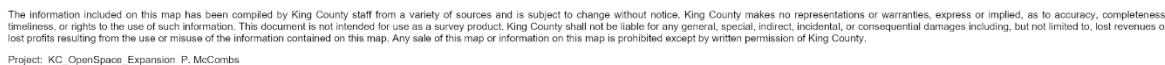
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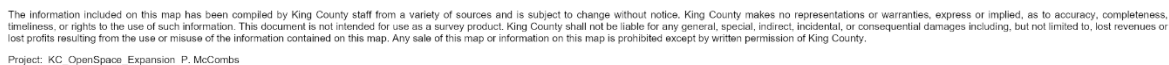
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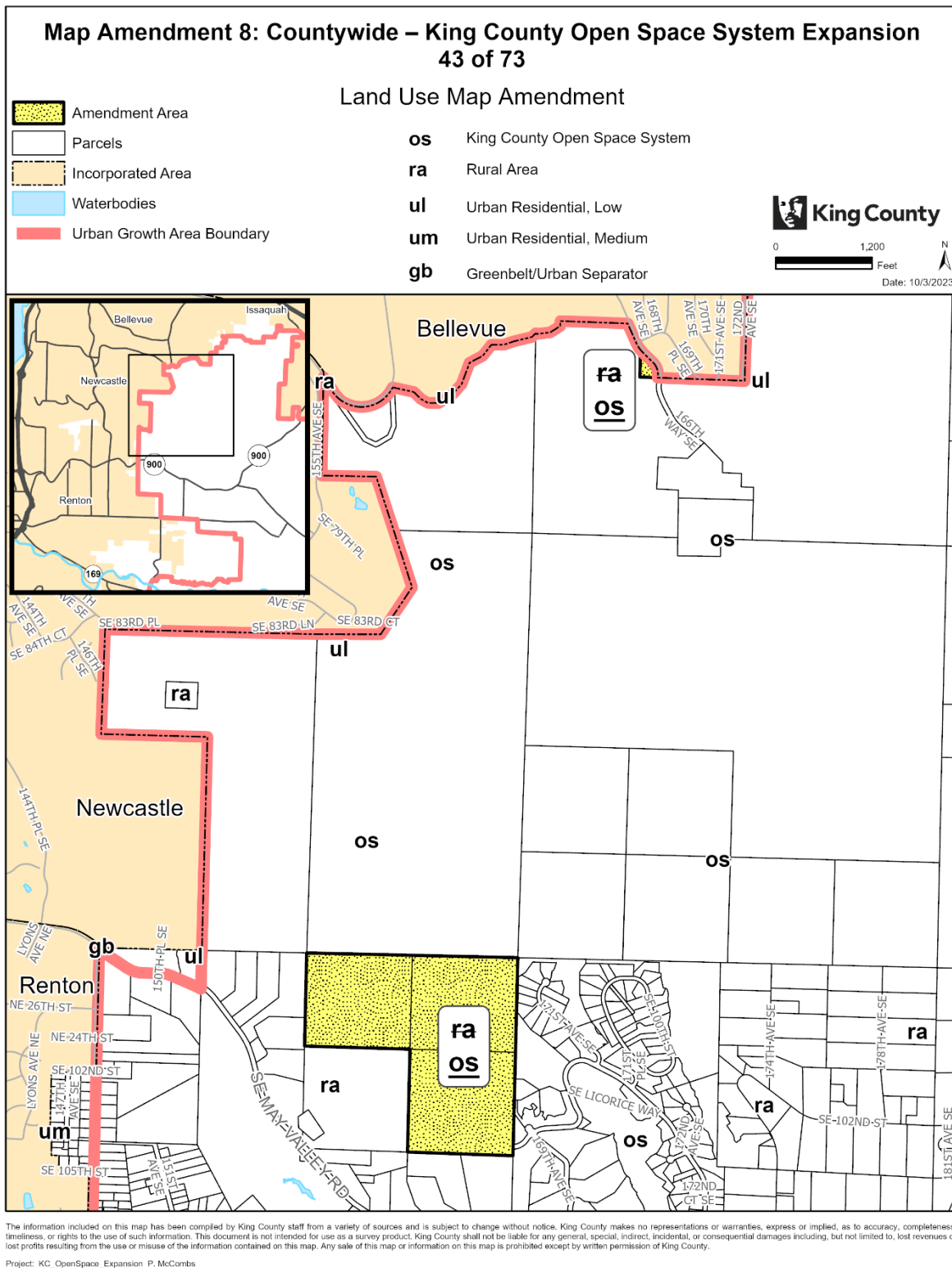


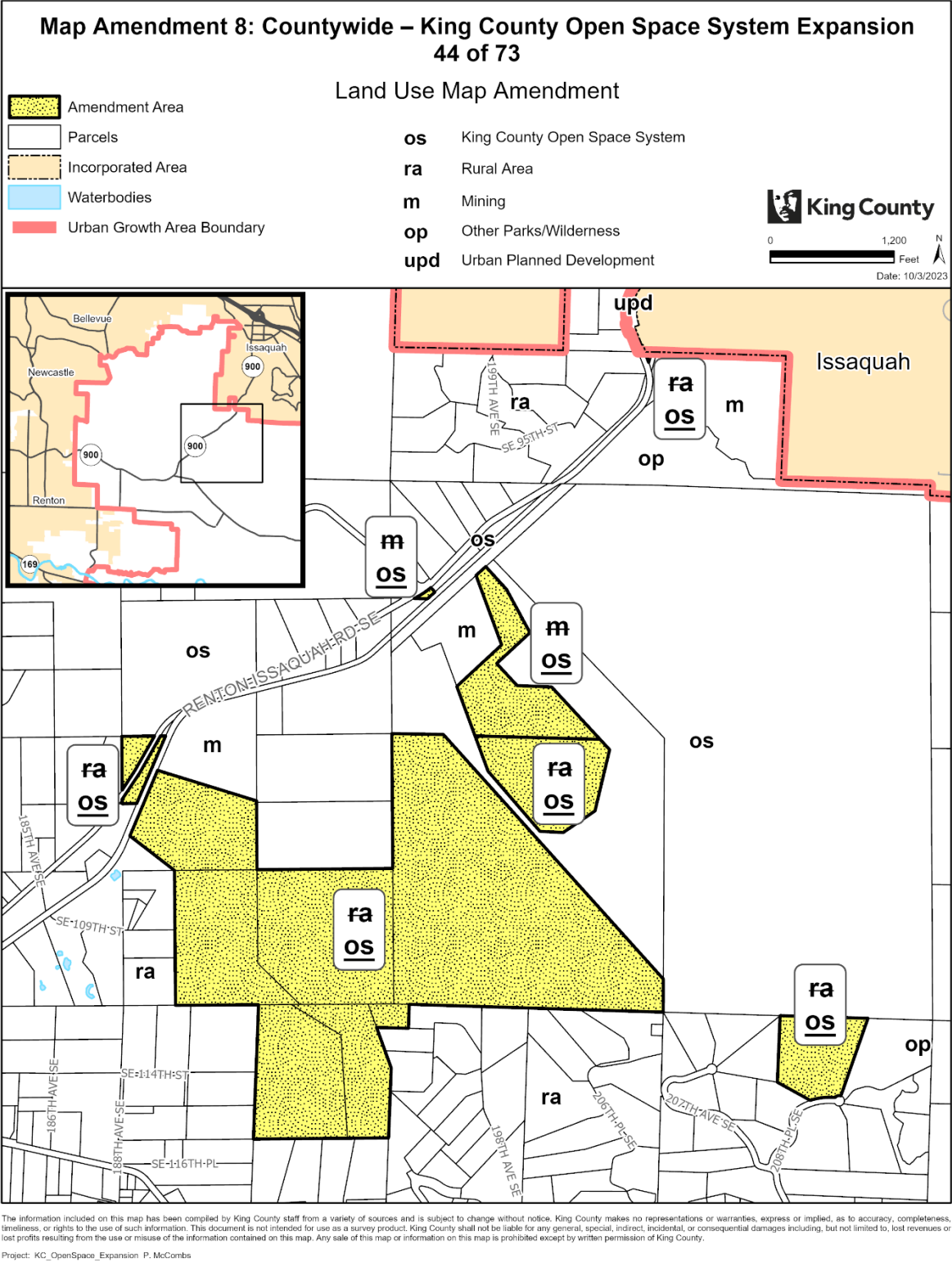
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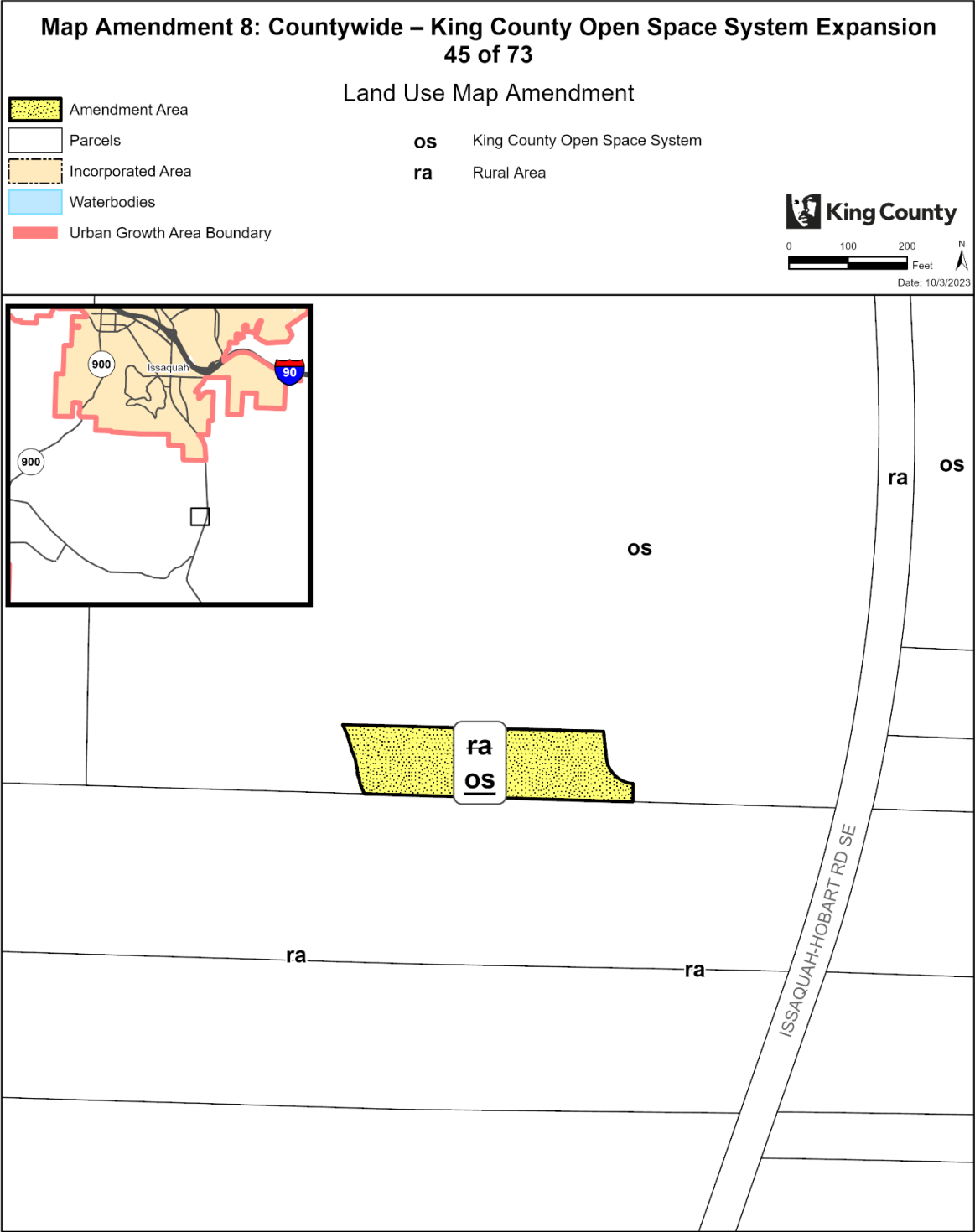
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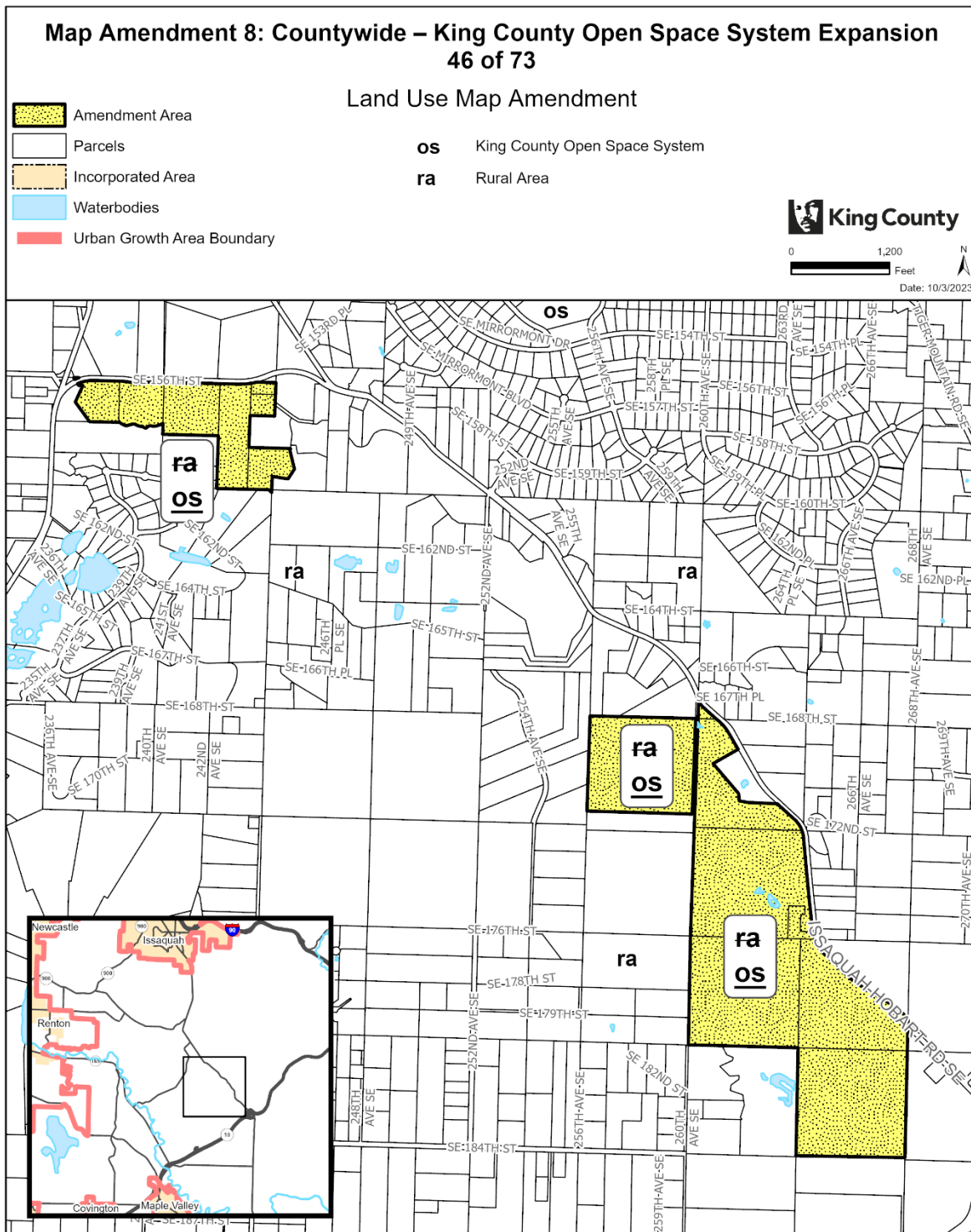






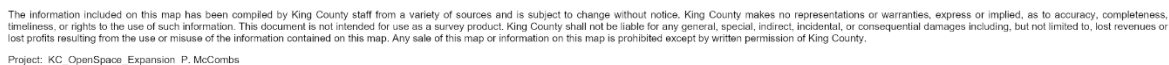
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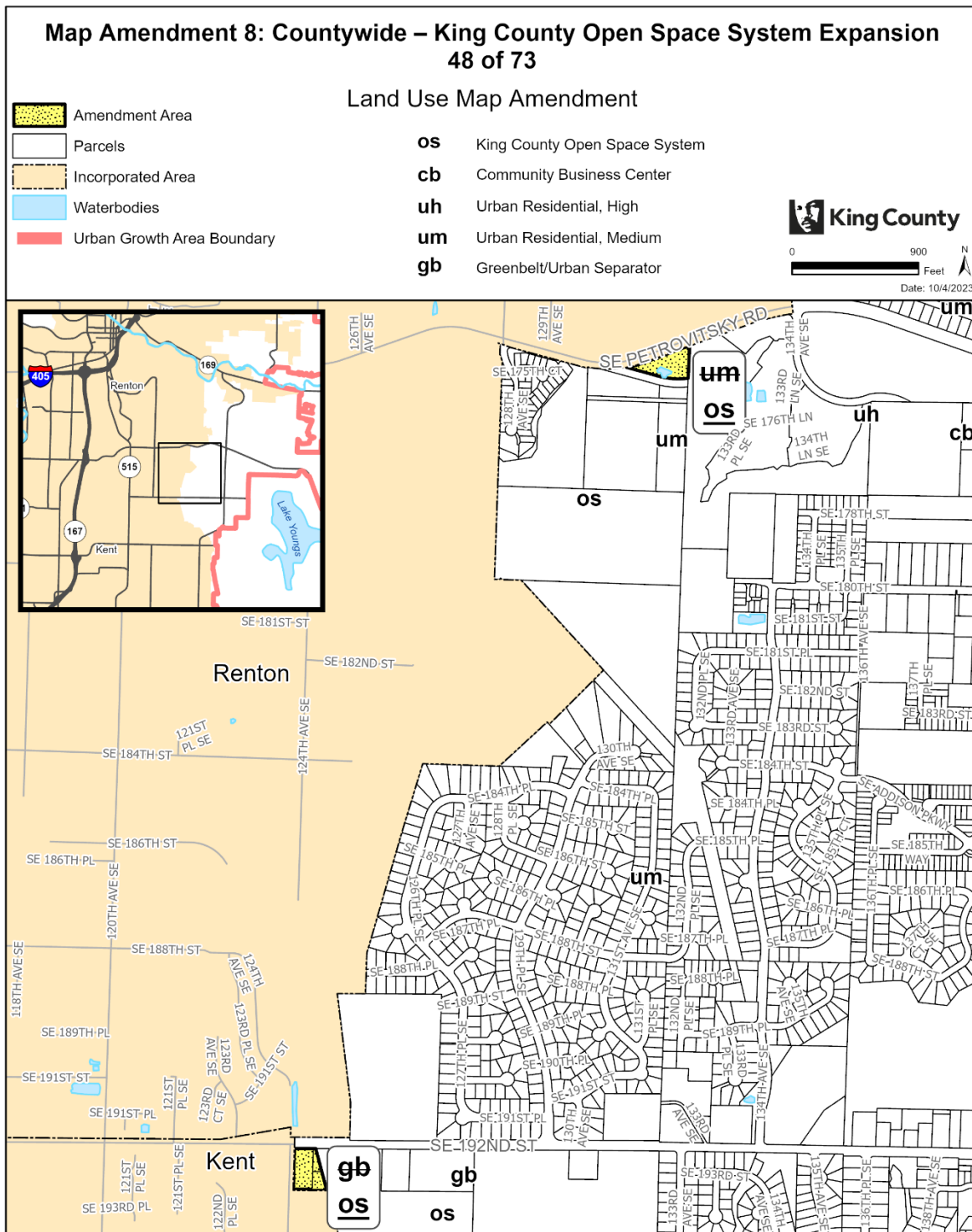
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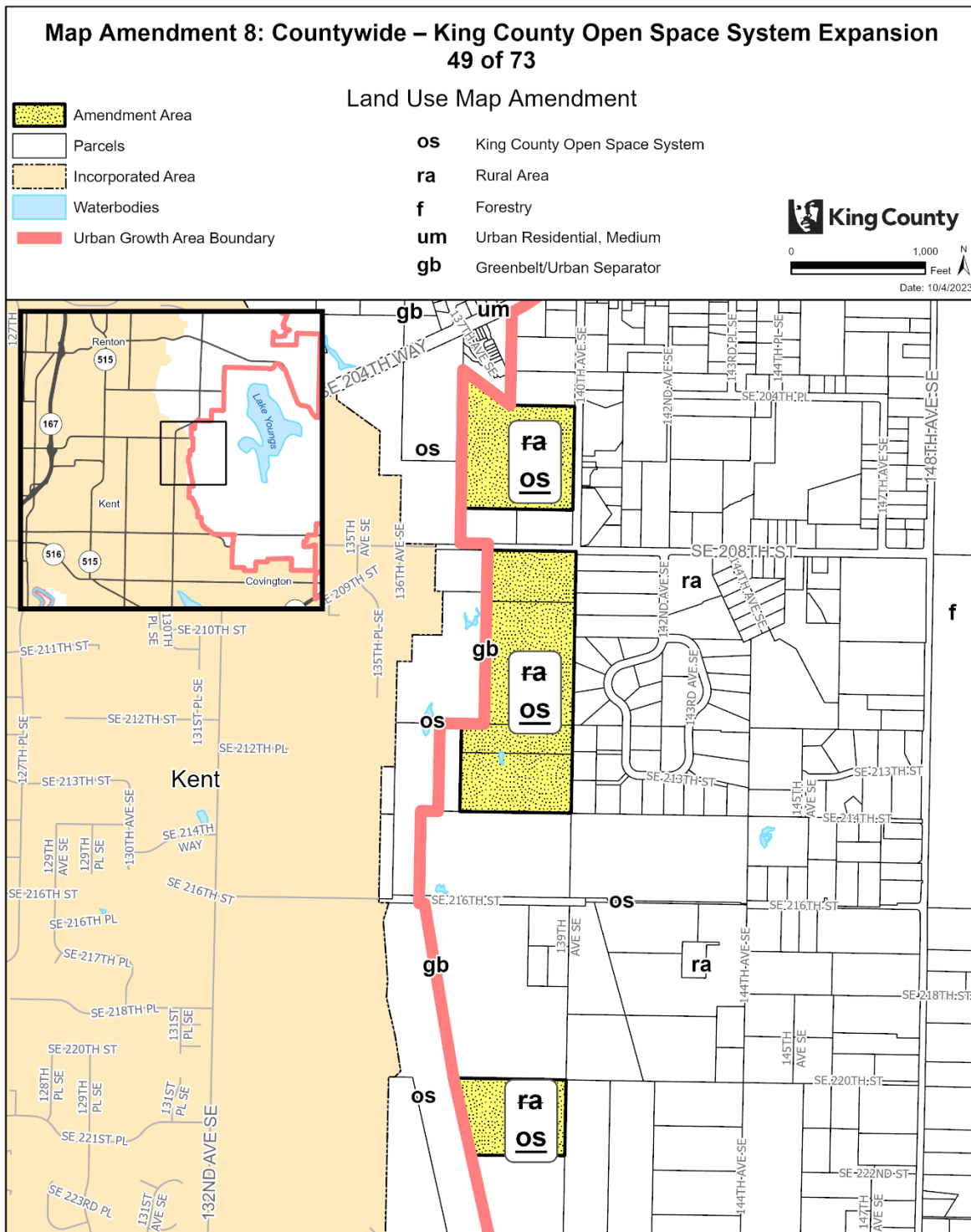
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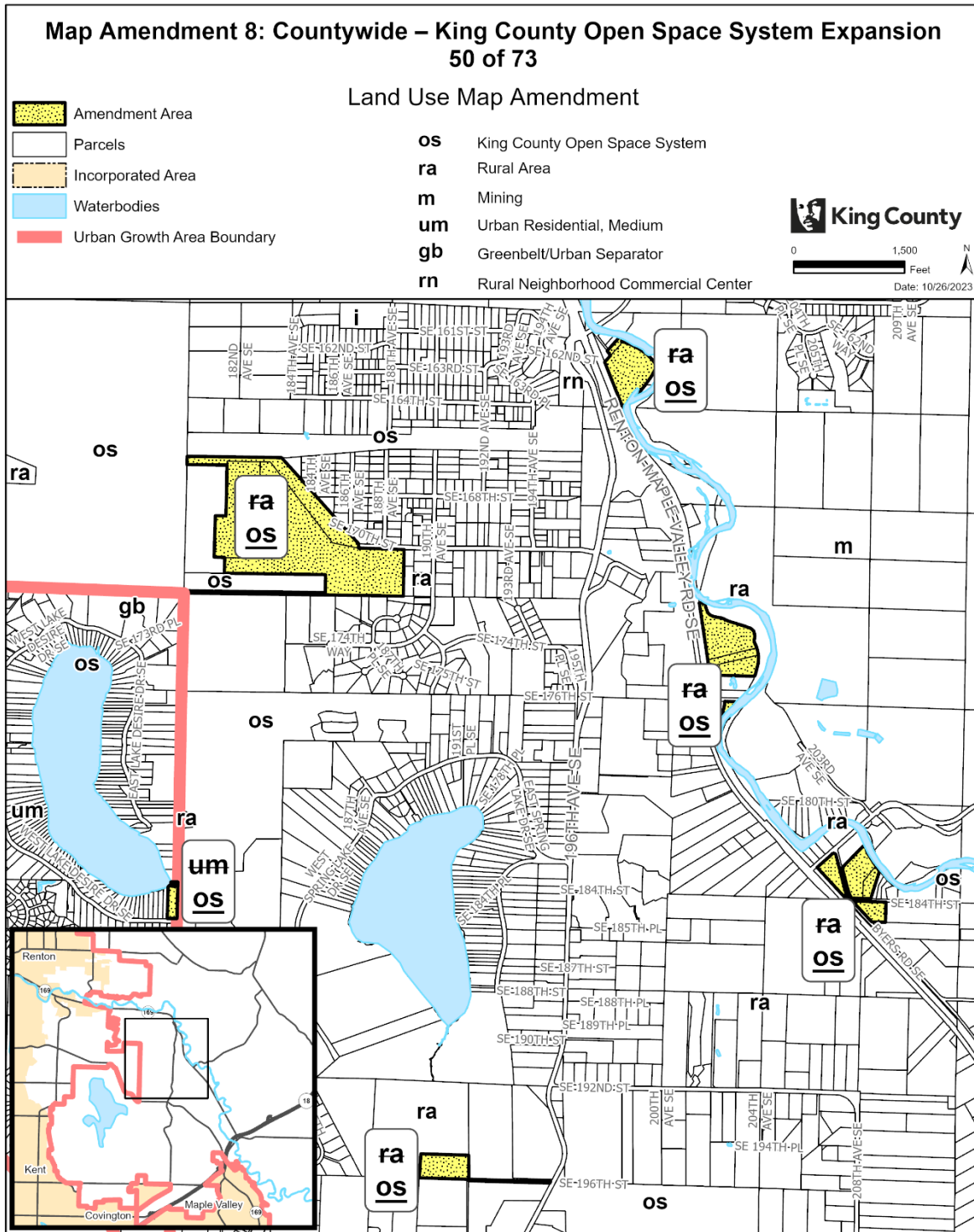
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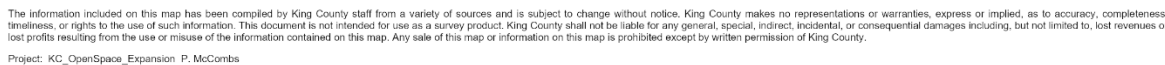
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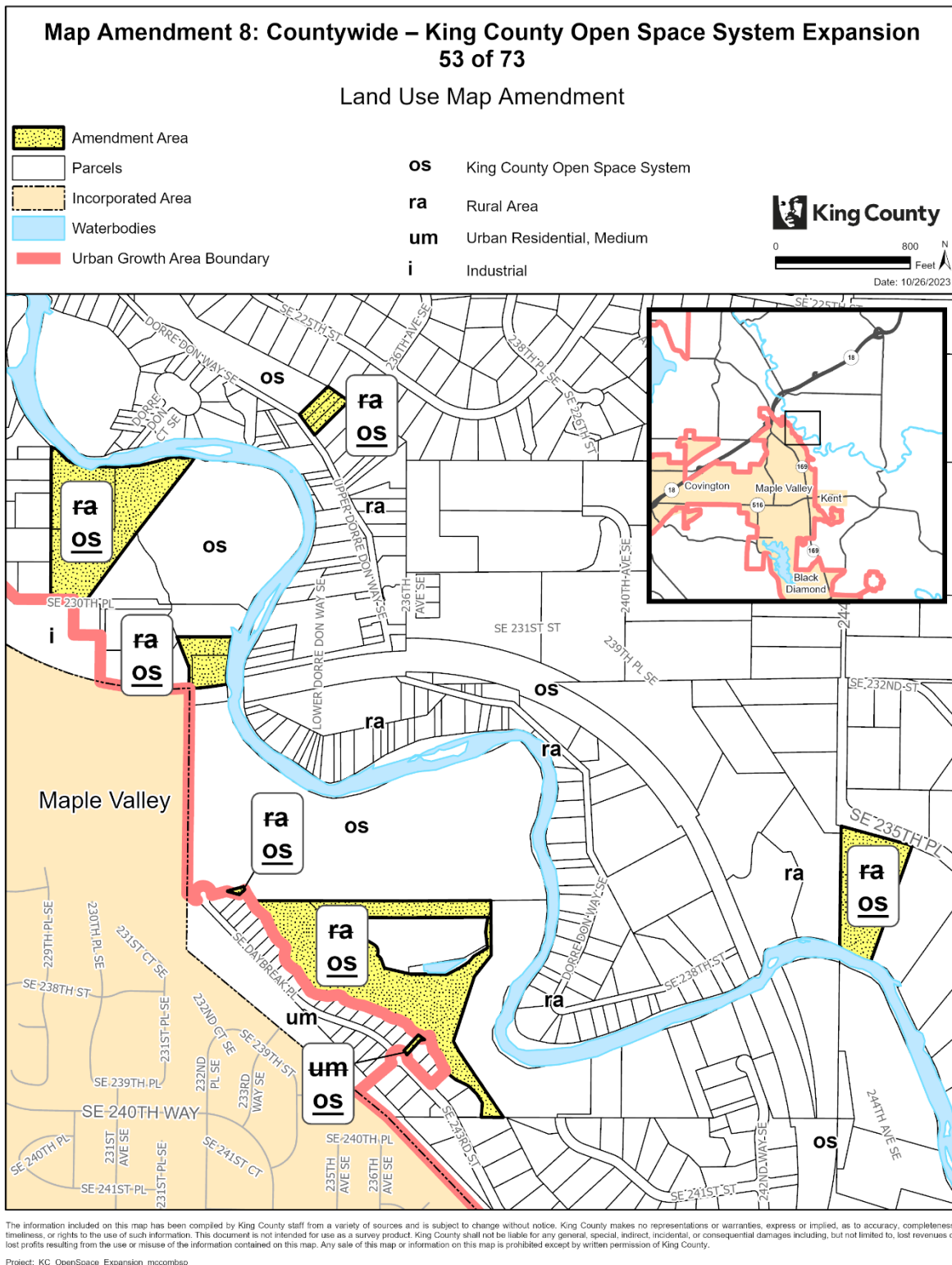


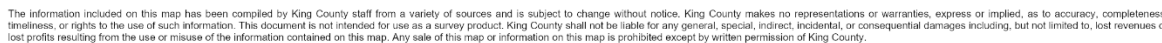
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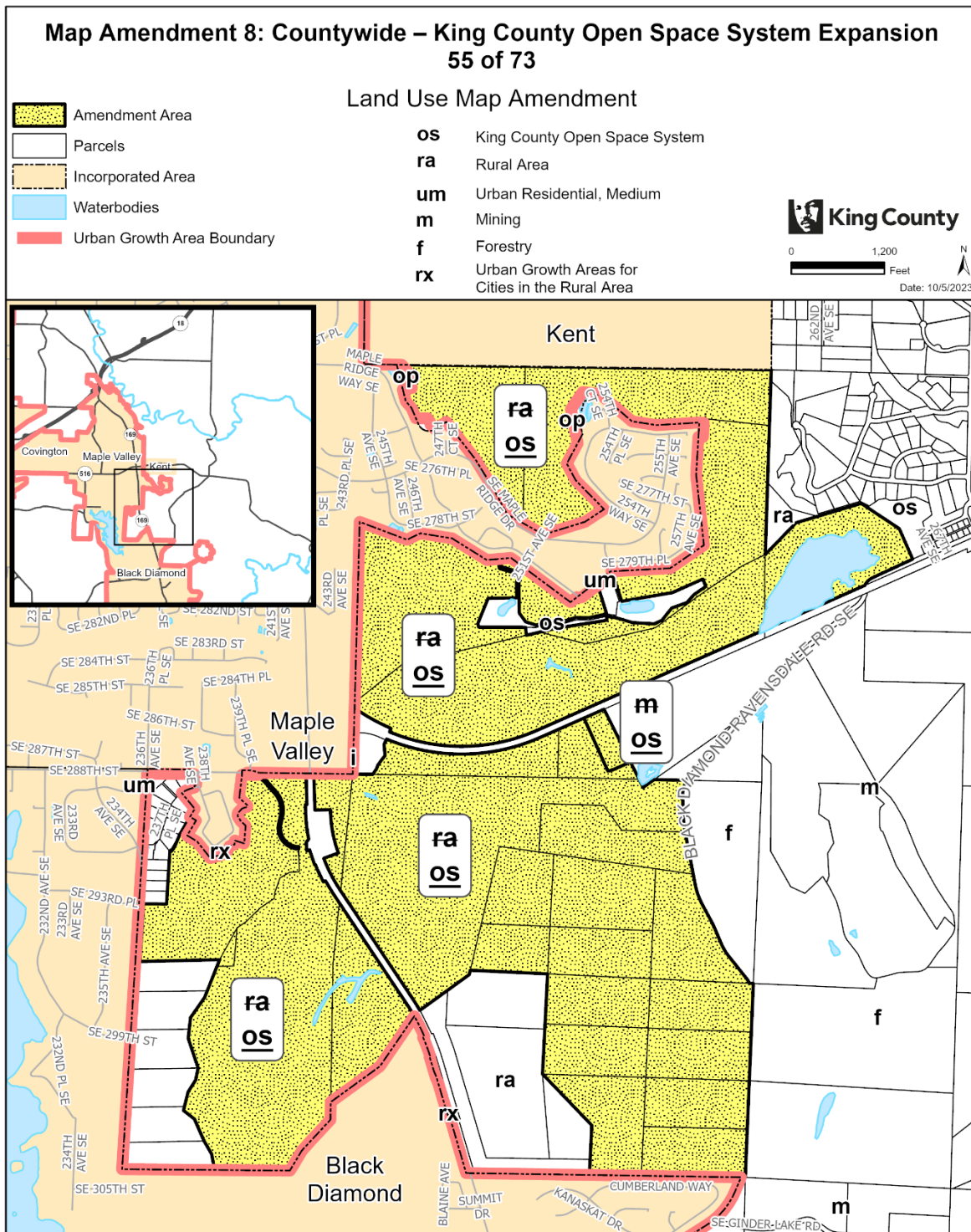






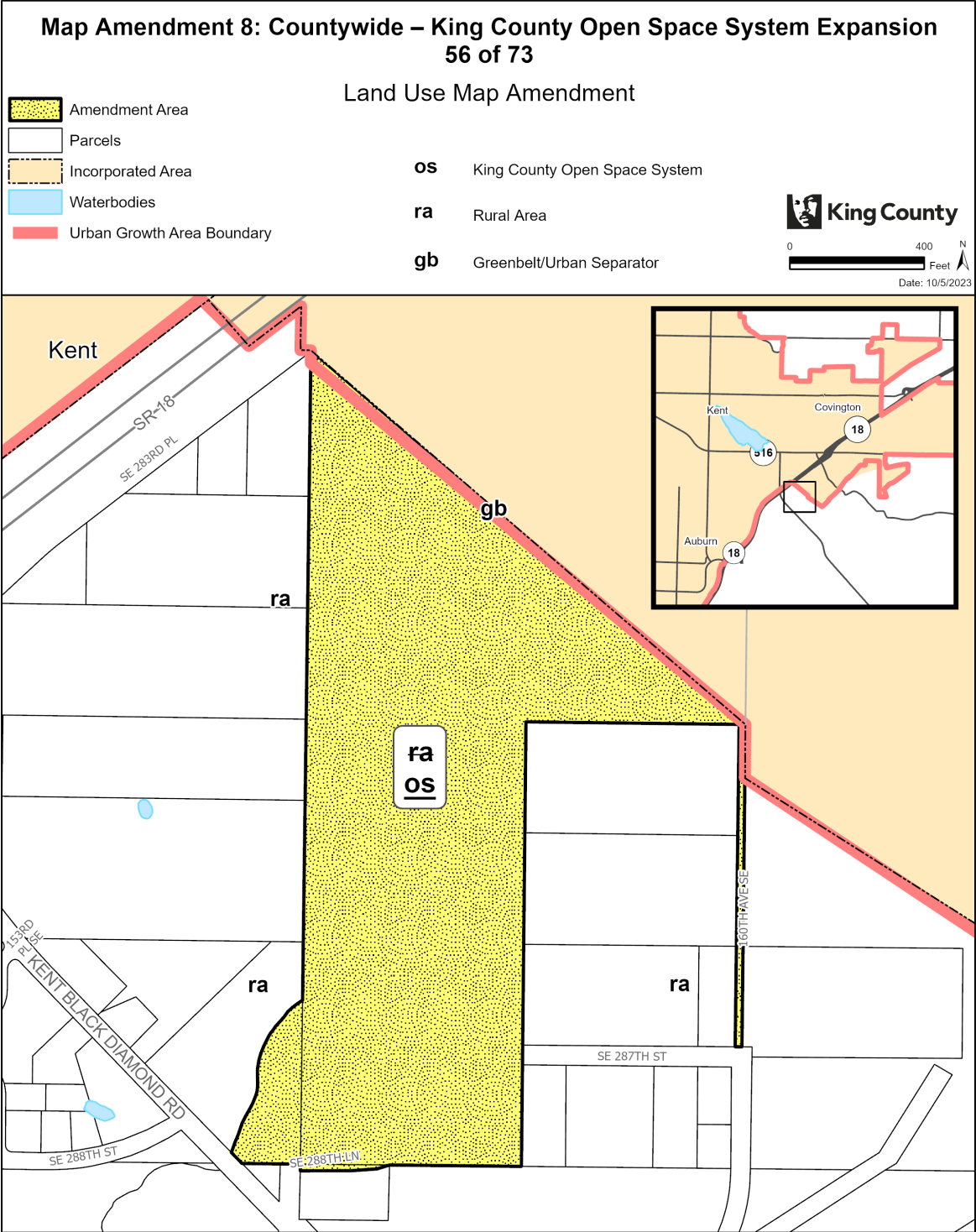


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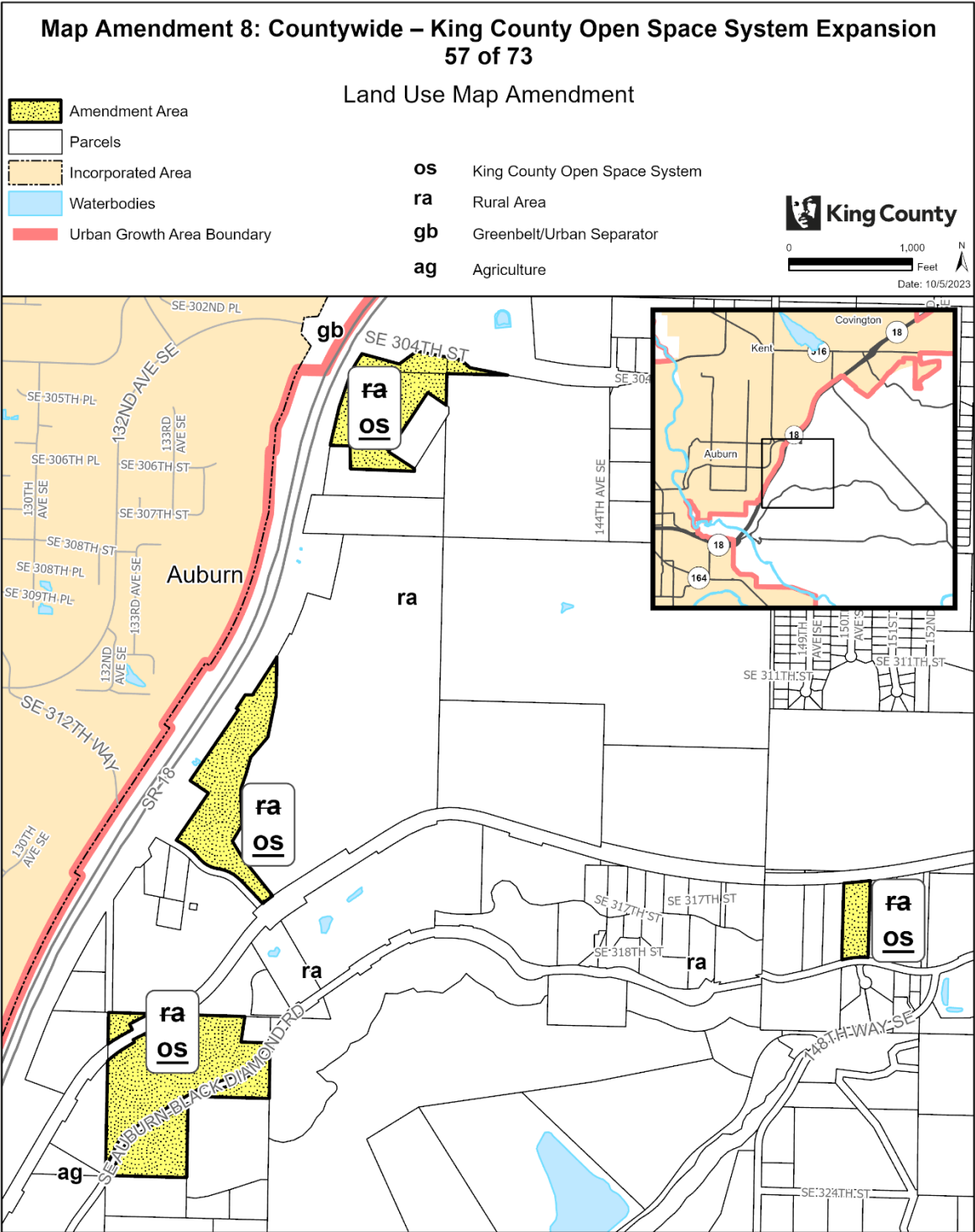
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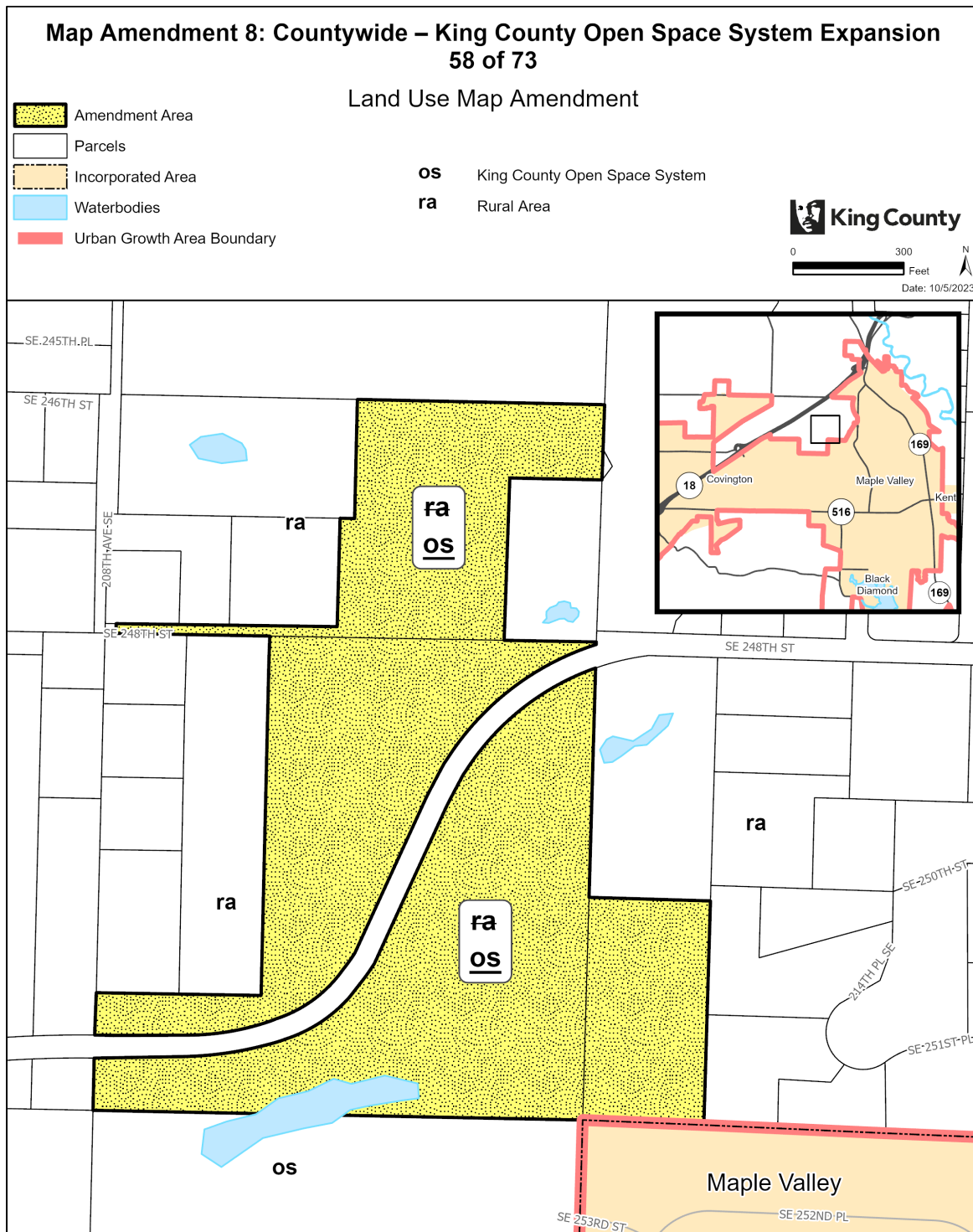
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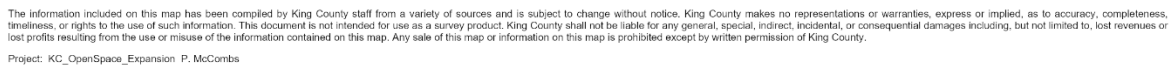
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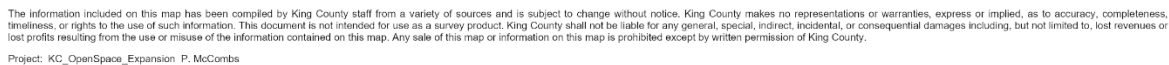
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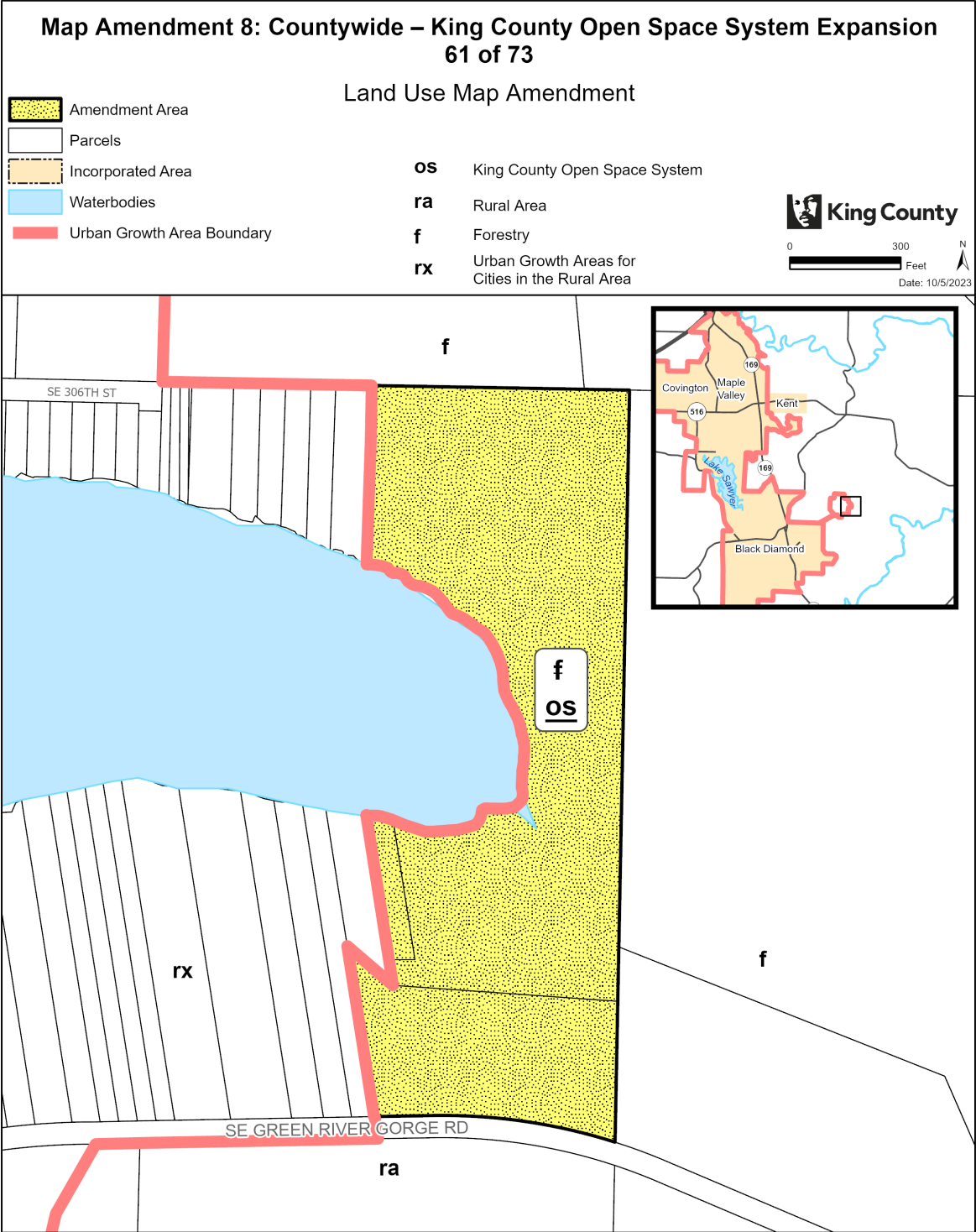


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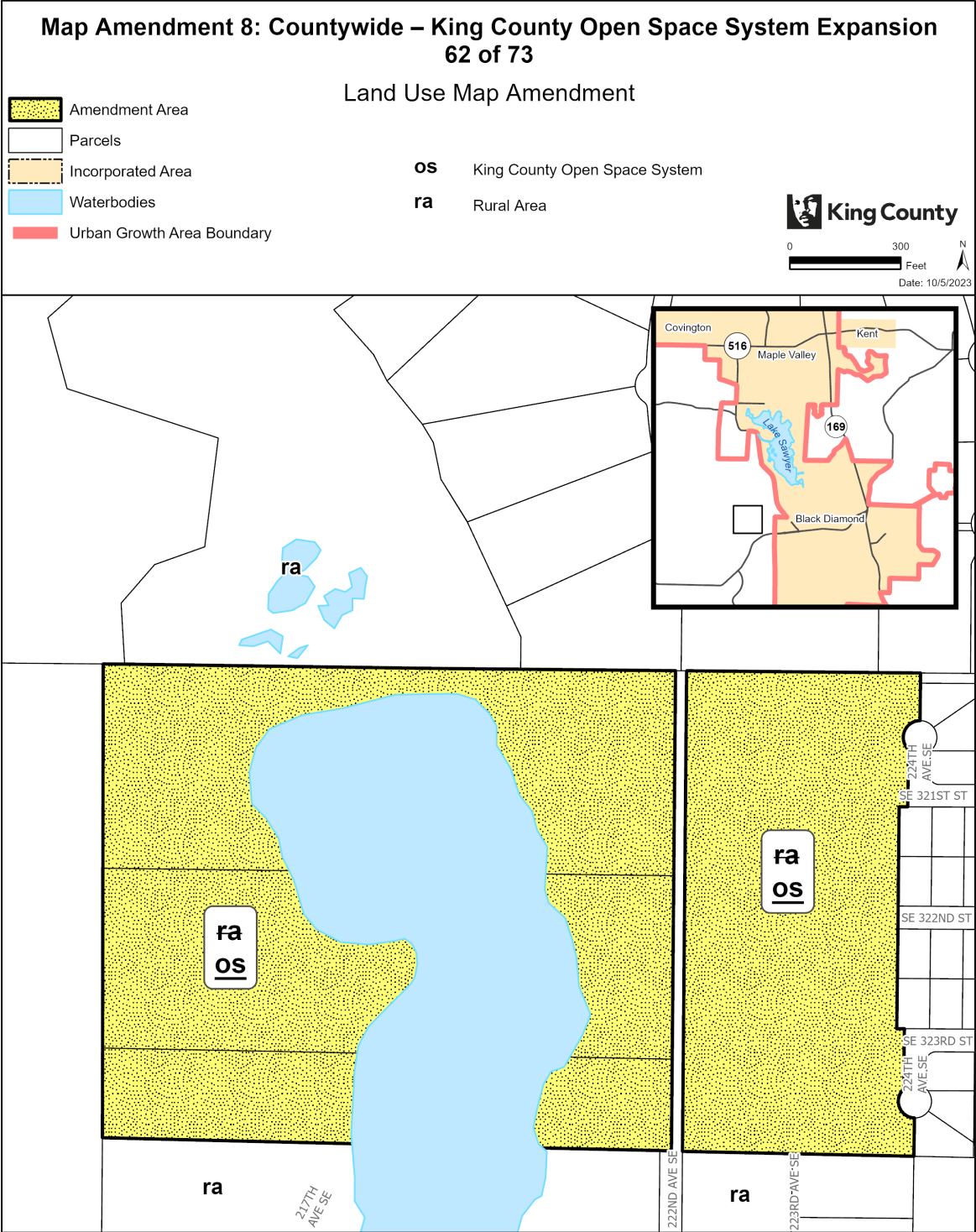






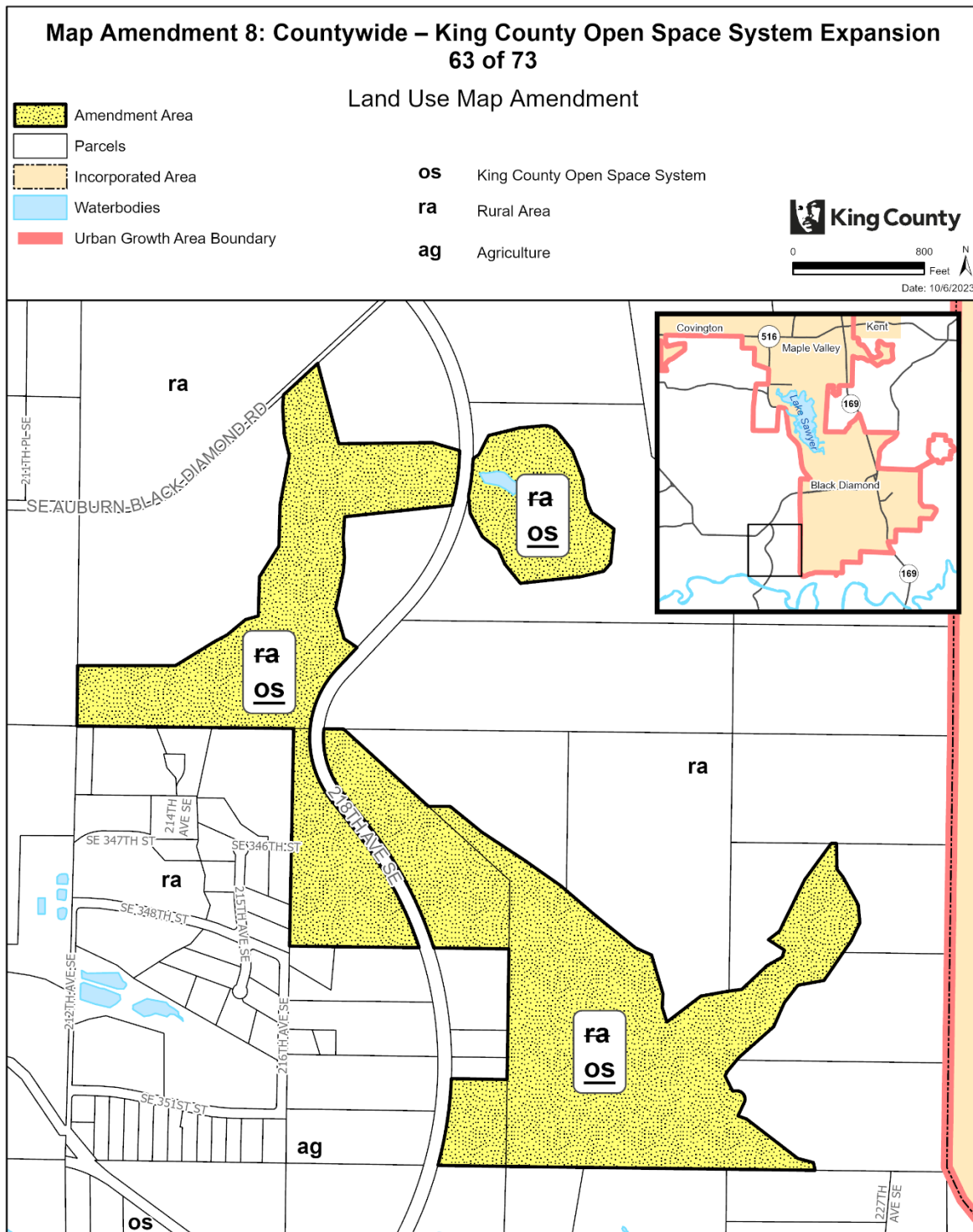
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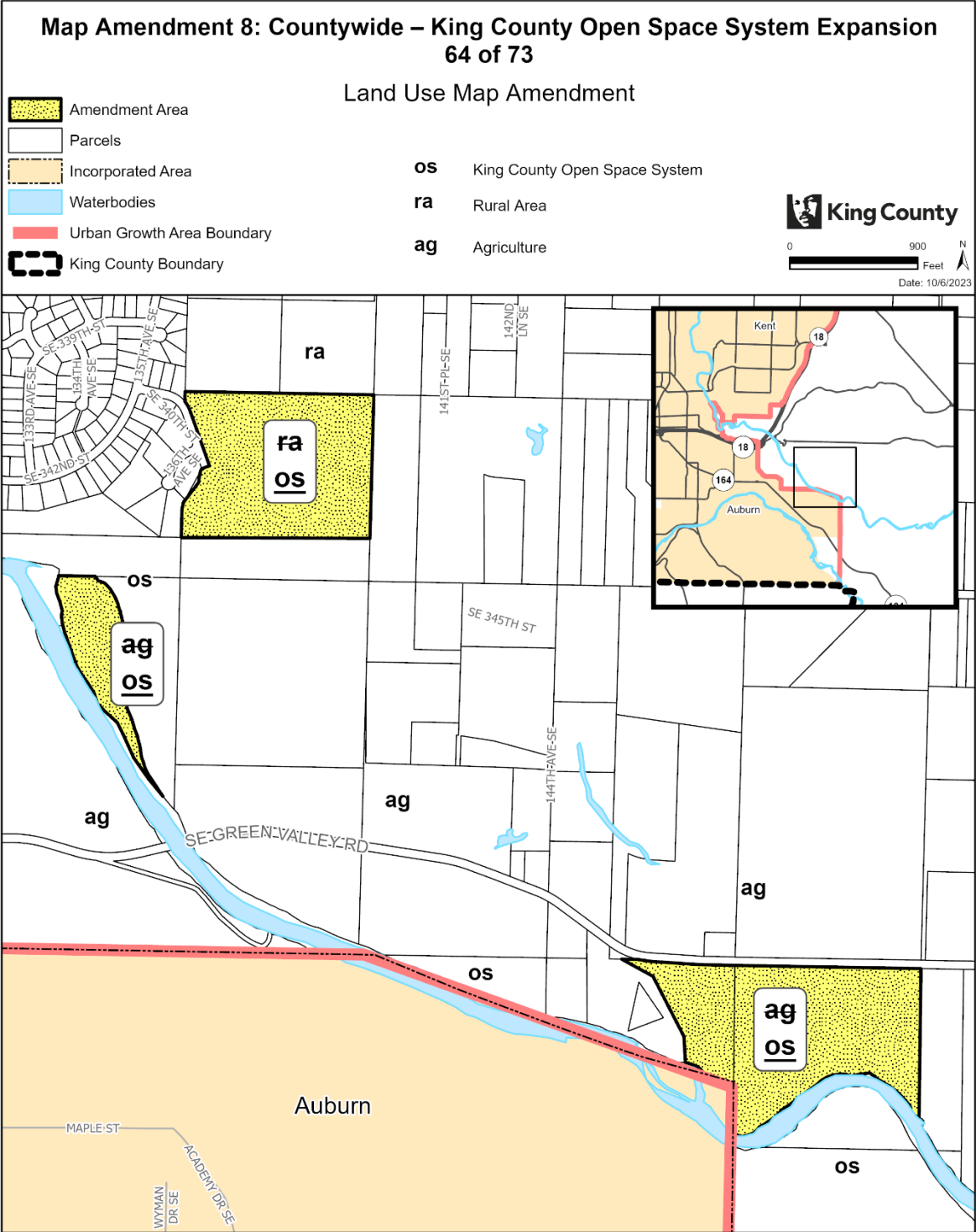
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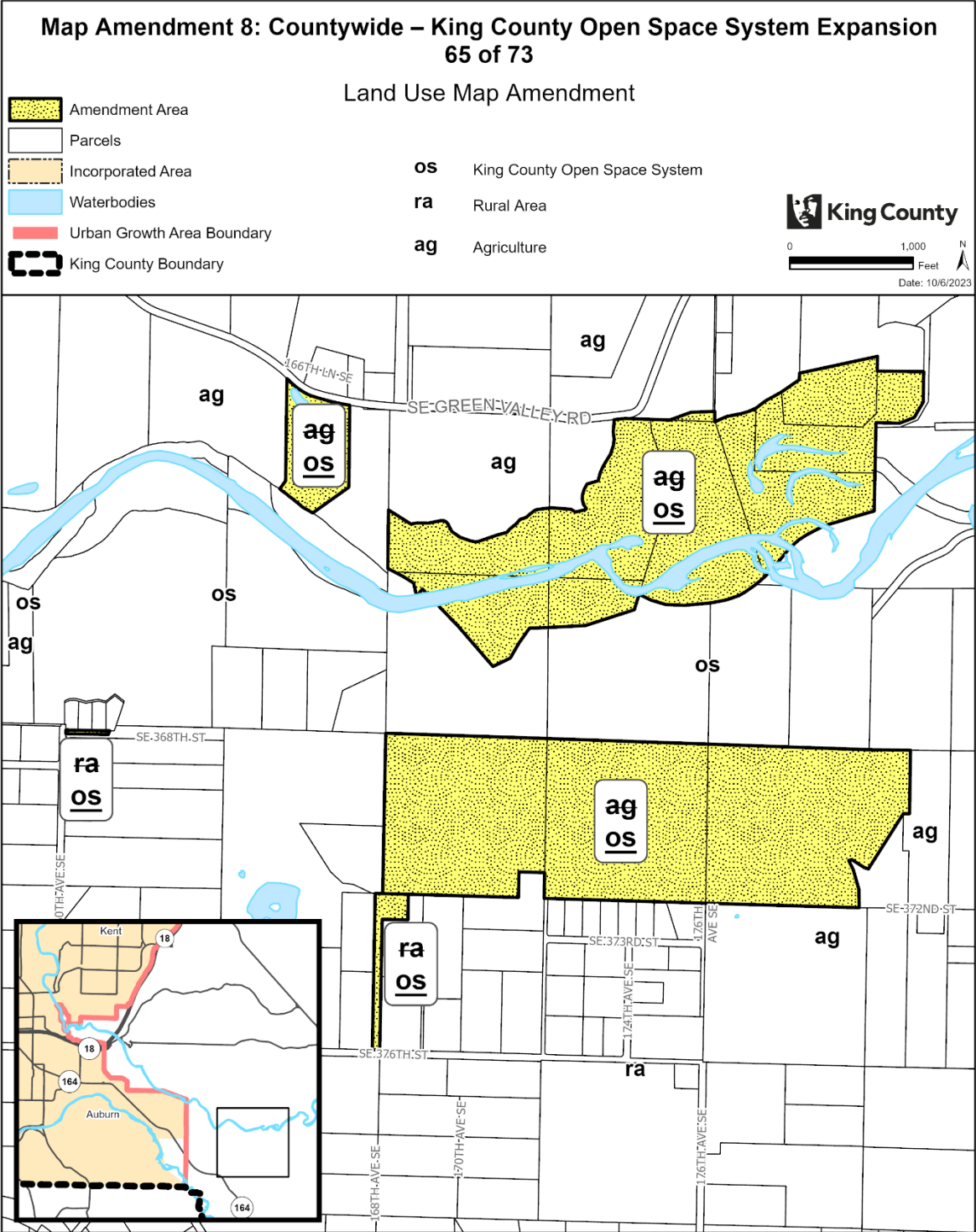
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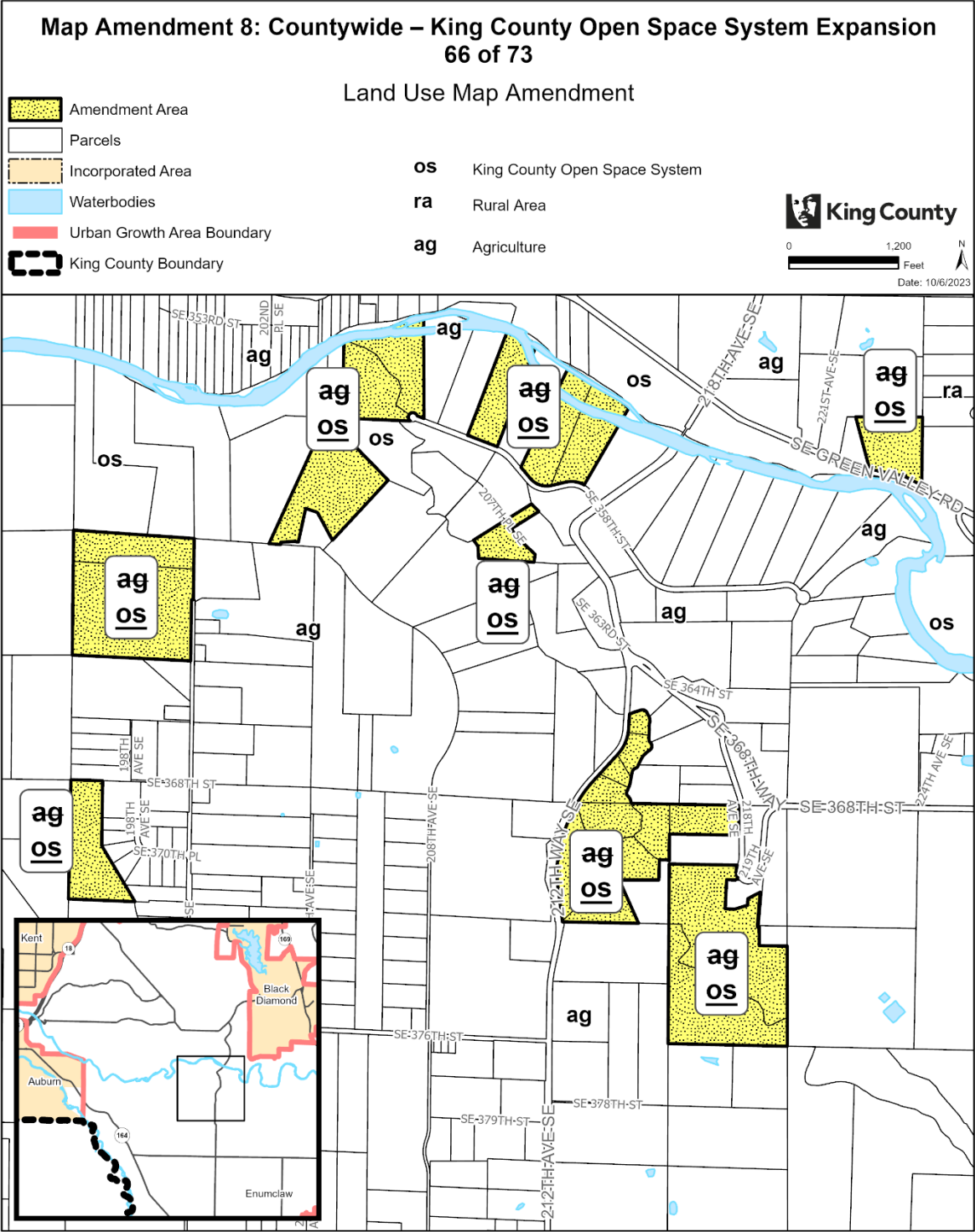
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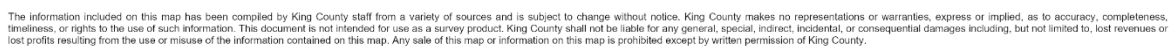
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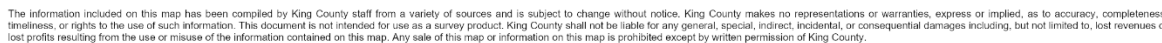


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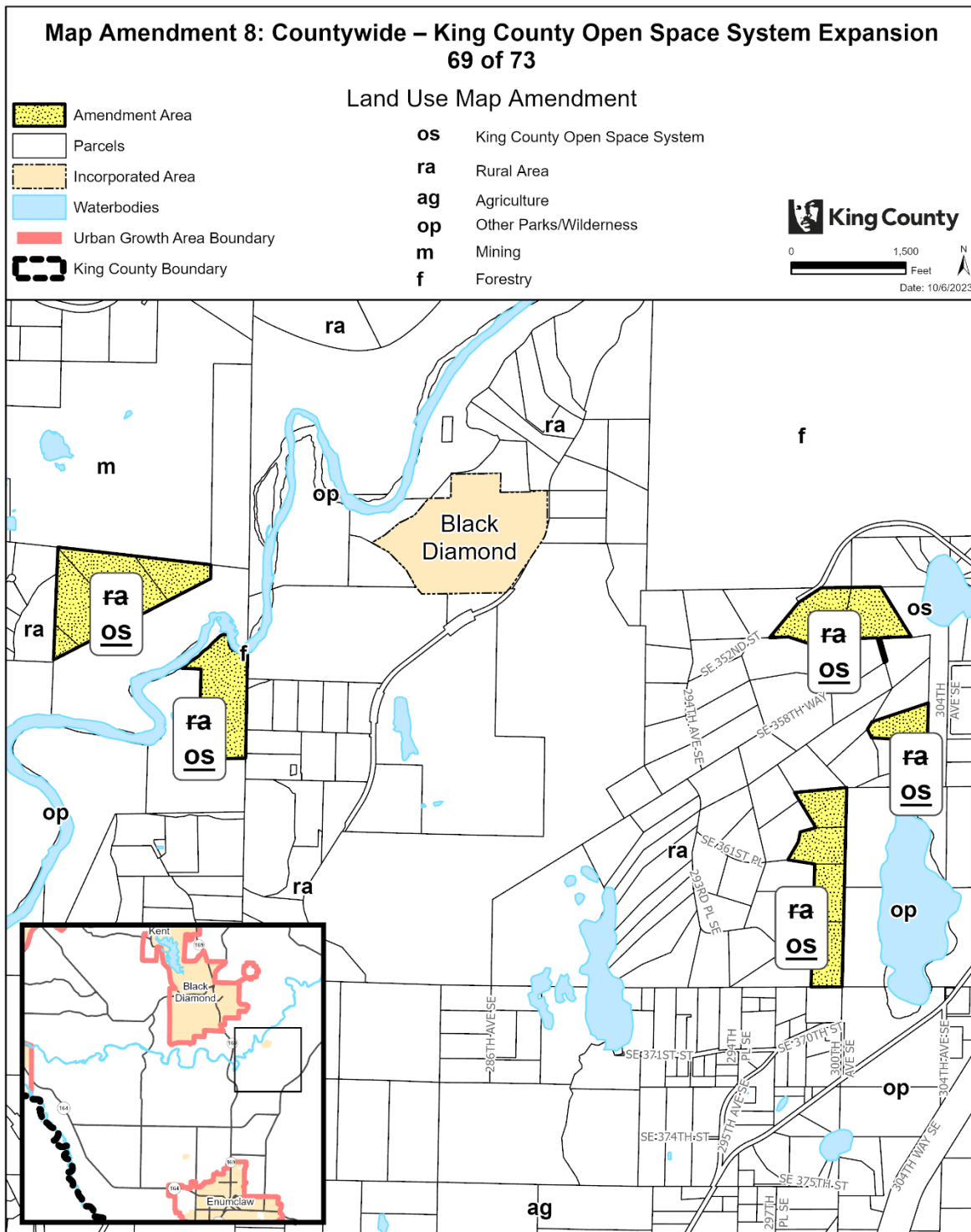
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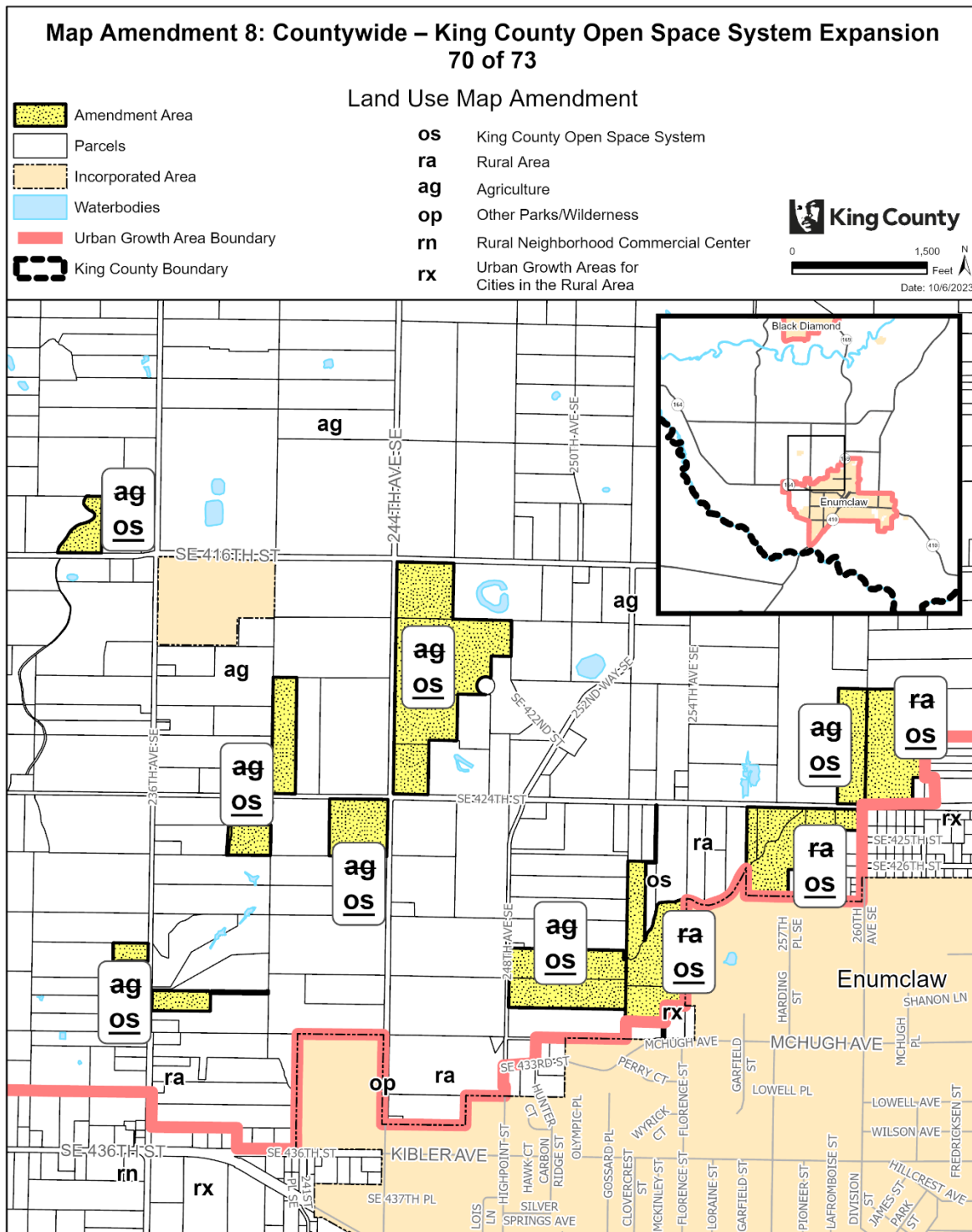


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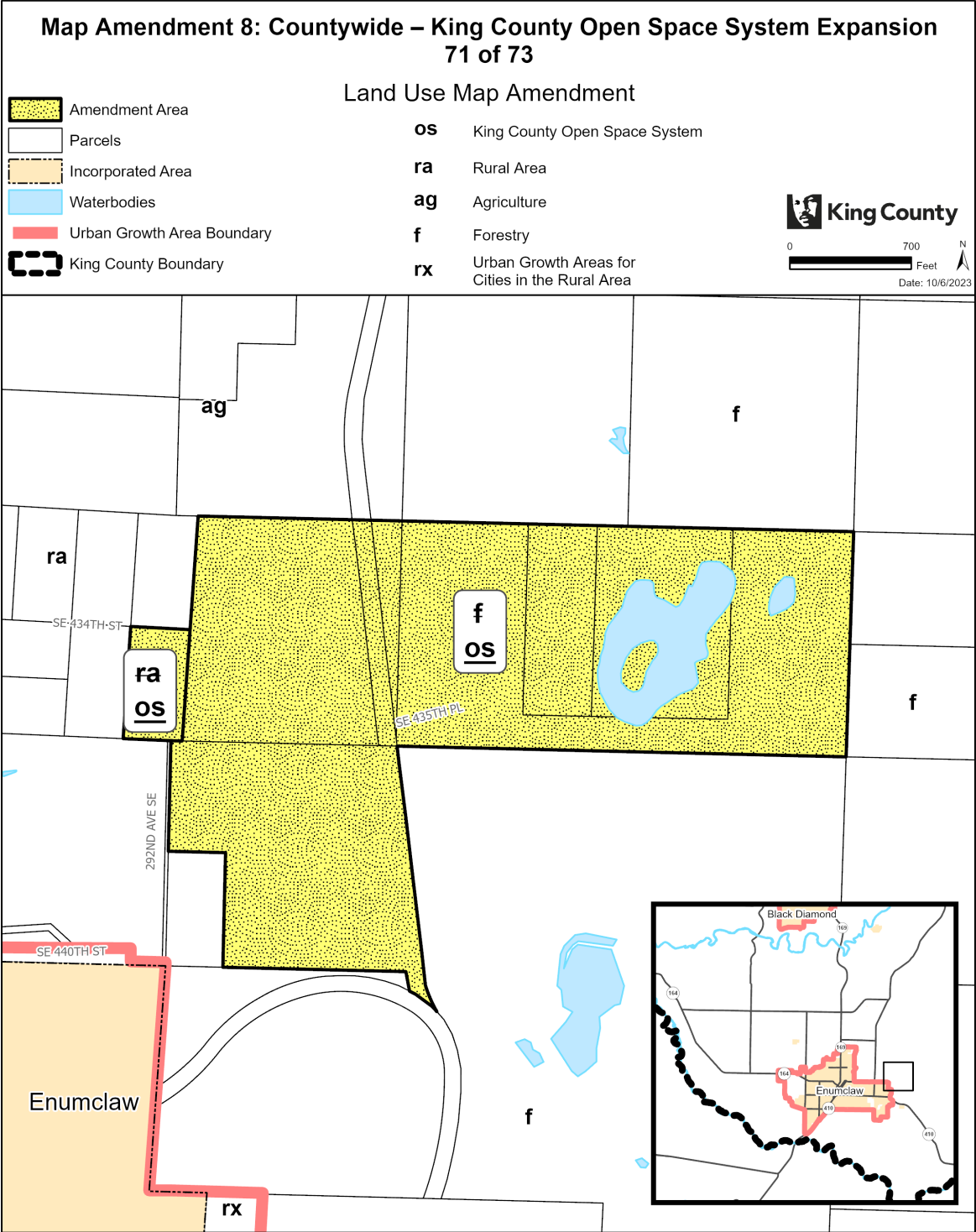
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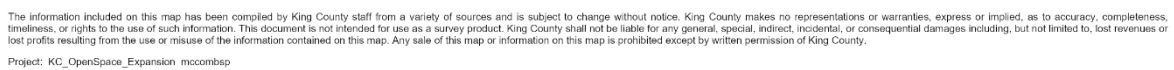
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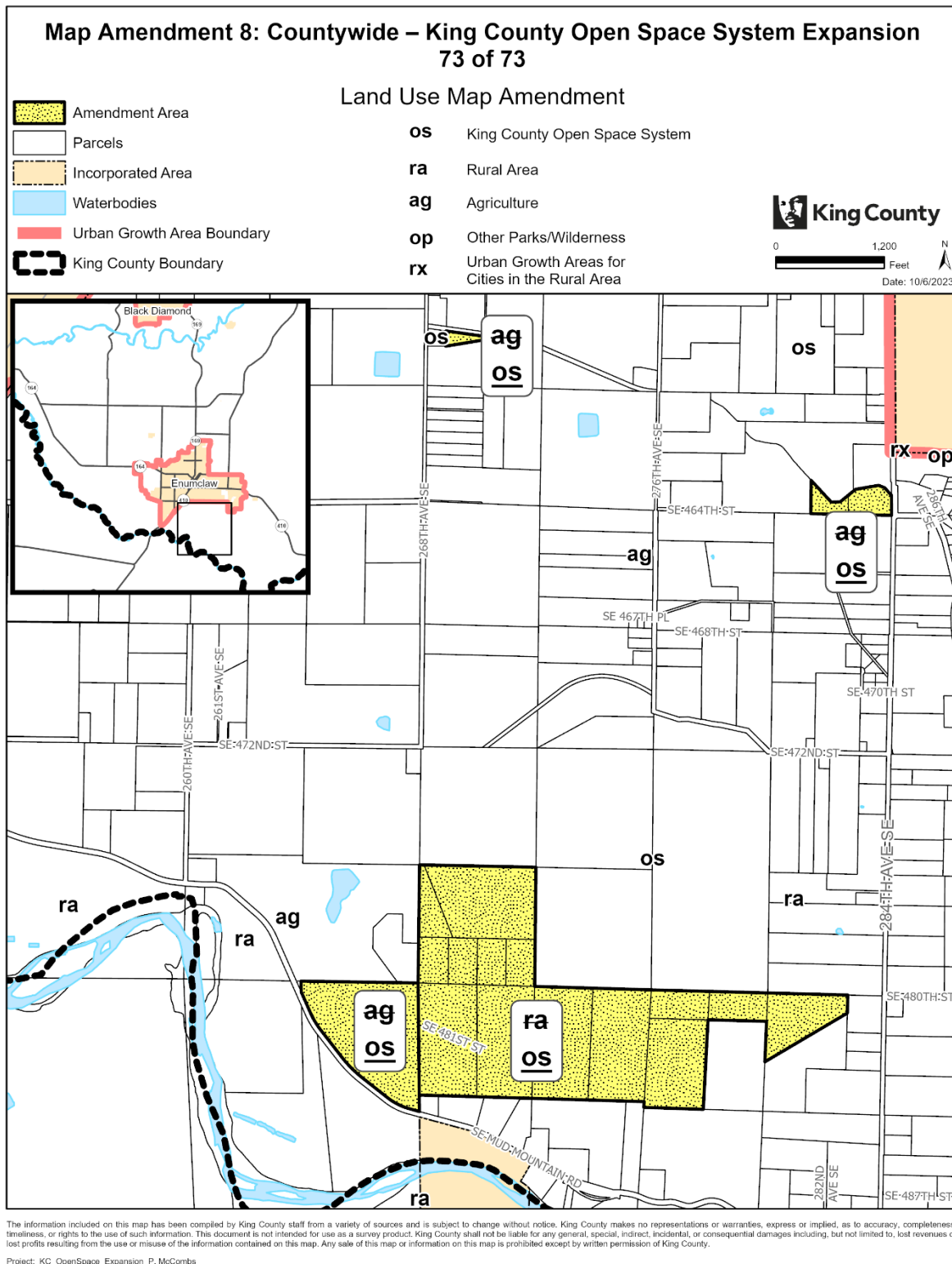
Project: KC_OpenSpace_Expansion P. McCombs

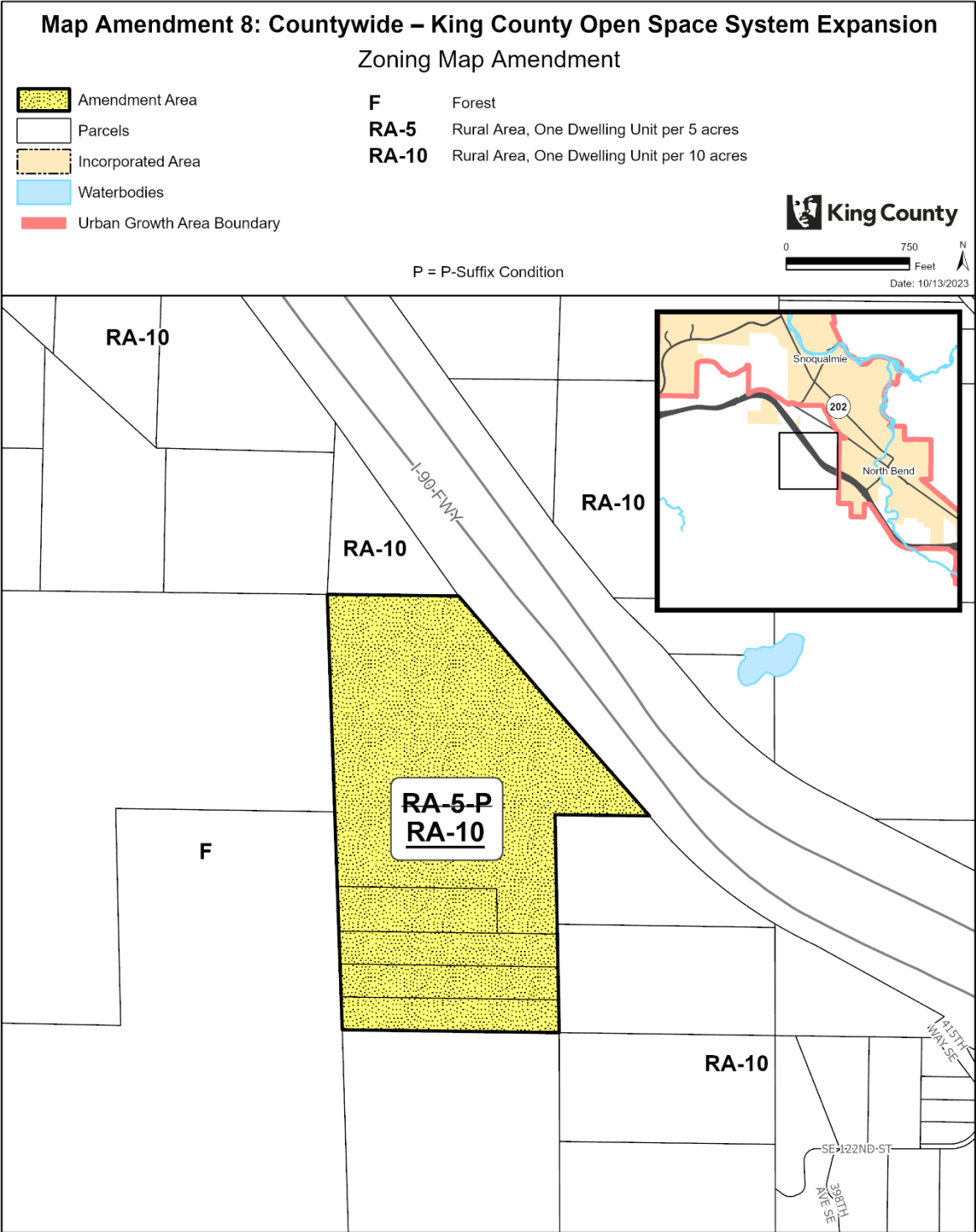


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Project: KC_OpenSpace_Expansion mcombsp

**Map Amendment 9: Vashon-Maury Island – Land Use Redesignations, Zoning
Reclassification and Development Condition Amendments and Repeals**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 5	Township 22	Range 3
Section 6	Township 22	Range 3
Section 29	Township 23	Range 3
Section 30	Township 23	Range 3
Section 31	Township 23	Range 3
Section 32	Township 23	Range 3

LAND USE

1. Amend land use designation from "ra" (Rural Area) to "os" (Open Space) on the following parcel:

3123039009 (portion)

2. Amend land use designation from "rt" (Rural Town) to "os" (Open Space) on the following parcels:

3123039009 (portion) 3123039026

ZONING

1. On the following parcel:
 - a. Remove Special District Overlay SO-270
 - b. Remove P-Suffix VS-P19
 - c. Amend P-Suffix VS-P28
 - d. Amend the zoning classification from CB-P-SO (Community Business, with P-Suffix, and Special District Overlay) to R-8-P (Urban Residential, 8 dwelling units per acre, with P-Suffix)

3023039187

2. Amend P-Suffix VS-P28 on the following parcels:

2923039044 2923039195 (portion) 3023039166 8884400030 (portion)

3. On the following parcels:
 - a. Amend P-Suffix VS-P28; and
 - b. Amend P-Suffix VS-P29

2846200090 2846200092 3123039041

4. Amend P-Suffix VS-P29 on the following parcels:

0522039015 (portion)	0522039017	0522039018 (portion)	0522039052 (portion)
0522039123	0522039145	0522039166	0622039004 (portion)

0622039016	0622039079	0622039080	0622039082
0622039083	0622039090	0622039094	0622039095
0622039100	0622039110	0622039148 (portion)	3123039028
3123039031 (portion)	3123039074	3223039195	

5. Amend P-Suffix VS-P30 on the following parcels:

0622039002	0622039004 (portion)	0622039077	0622039092
0622039134	0622039148 (portion)	3123039009 (portion)	3123039012
3123039026	3123039031 (portion)	3123039046	3123039050 (portion)
3123039052 (portion)	3123039058	3123039060	3123039111
3123039154	3123039157	3123039161	3123039167
3123039190	7732070000		

6. Remove Special District Overlay SO-270 on the following parcels:

0522039016	0522039130	0522039142	0522039143
0522039144	0522039164	0622039017	0855500010
0855500020	0855500030	0855500040	0855500050
0855500060	0855500070	0855500080	0855500090
0855500160	0855500170	0855500180	0855500190
0855500200	0855500210	0855500220	0855500230
0855500240	0855500250	0855500260	2617370010
2617370020	2617370030	2617370040	2617370050
2617370060	2617370070	2617370080	2617370090
2617370100	2617370110	2617370120	2617370130
261737TRCT	2923039117	2923039140	2923039169
2923039170	2923039172	2923039174	2923039206
3023039033	3023039038	3023039045	3023039046
3023039078 (portion)	3023039128	3023039129	3023039134
3023039135	3023039136	3023039154	3023039185
3023039227	3023039241	3023039246	3023039247
3023039248	3123039005	3123039006	3123039034
3123039039	3123039042	3123039068	3123039073
3123039079	3123039083	3123039090	3123039093
3123039096	3123039113	3123039118	3123039127
3123039128 (portion)	3123039129	3123039132 (portion)	3123039140
3123039142	3123039144	3123039147	3123039149
3123039150	3123039187	3123039188 (portion)	3223039025 (portion)
3223039026	3223039099	3223039106	3223039107
3223039119	3223039126	3223039129	3223039141 (portion)
3223039170	3223039183 (portion)	3223039196	3223039199
3223039208	3223039214		

7. On the following parcels:
- a. Remove Special District Overlay SO-270;
 - b. Add P-Suffix VS-P29;
 - c. Amend P-Suffix VS-P26; and
 - d. Amend P-Suffix VS-P28

3023039036	3023039096 (portion)
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8. On the following parcels:

- a. Remove Special District Overlay SO-270;
b. Amend P-Suffix VS-P26; and
c. Amend P-Suffix VS-P28

3023039034 (portion)	3023039176	3023039233 (portion)
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9. On the following parcel:
a. Remove Special District Overlay SO-270;
b. Amend P-Suffix VS-P26;
c. Amend P-Suffix VS-P28; and
d. Amend P-Suffix VS-P29

3023039108

10. On the following parcels:
a. Remove Special District Overlay SO-270; and
b. Amend P-Suffix VS-P28

2923039045	2923039133	2923039159	2923039167
2923039171	2923039176	2923039199	2923039277
2923039279	3023039034 (portion)	3023039052	3023039059
3023039060	3023039066	3023039067	3023039103
3023039124	3023039132	3023039137	3023039138
3023039141	3023039163	3023039169	3023039194
3023039201	3023039206	3023039233 (portion)	3123039104
8884400040			

11. On the following parcels:
a. Remove Special District Overlay SO-270;
b. Amend P-Suffix VS-P28; and
c. Amend P-Suffix VS-P29

2846200005	2846200010	2846200025	2846200030
2846200040	2846200050	2846200065	2846200070
2846200075	2846200080	2846200085	2846200086
2846200100	2846200105	2846200110	2846200115
2923039068	2923039094	2923039106	2923039113
2923039114	2923039121	2923039135	2923039136
2923039147	2923039158	2923039160	2923039161
2923039183	2923039198	2923039291	2923039295
3023039039	3023039041	3023039050	3023039051
3023039054	3023039056	3023039061	3023039062
3023039073	3023039090	3023039096 (portion)	3023039097
3023039111	3023039122	3023039125	3023039160
3023039161	3023039204	3123039004	3123039010
3123039030	3123039033	3123039035	3123039053
3123039059	3123039061	3123039067	3123039071
3123039072	3123039075	3123039086	3123039087
3123039088	3123039107	3123039126	3123039128 (portion)
3123039130	3123039131	3123039132 (portion)	3123039134
3123039135	3123039166	3223039016	3223039017
3223039018	3223039019	3223039020	3223039021

3223039022	3223039023	3223039024	3223039076
3223039083	3223039091	3223039092	3223039103
3223039112	3223039113	3223039133	8883500000
8884400010	8884400020		

501

502

12. On the following parcel:

503

a. Remove Special District Overlay SO-270;

504

b. Remove P-Suffix VS-P01; and

505

c. Amend P-Suffix VS-P31

506

2923039148

507

508

13. On the following parcels:

509

a. Remove Special District Overlay SO-270; and

510

b. Remove P-Suffix VS-P01

511

2923039142 2923039190

512

513

14. On the following parcel:

514

a. Remove Special District Overlay SO-270; and

515

b. Remove P-Suffix VS-P08

516

2923039040

517

518

15. On the following parcel:

519

a. Remove Special District Overlay SO-270; and

520

b. Remove P-Suffix VS-P10

521

3123039169

522

523

16. On the following parcels:

524

a. Remove P-Suffix VS-P11; and

525

b. Add P-Suffix VS-P30

526

0622039054 0622039165

527

528

17. On the following parcel:

529

a. Remove Special District Overlay SO-270;

530

b. Remove P-Suffix VS-P13;

531

c. Amend P-Suffix VS-P28; and

532

d. Amend P-Suffix VS-P29

533

3123039011

534

535

18. On the following parcel:

536

a. Remove P-Suffix VS-P14; and

537

b. Amend P-Suffix VS-P28

538

1471640000

539

540

19. On the following parcel:

- a. Remove Special District Overlay SO-270;
b. Remove P-Suffix VS-P15;
c. Amend P-Suffix VS-P28 and
d. Amend P-Suffix VS-P29

3223039114

20. On the following parcel:
a. Remove Special District Overlay SO-270;
b. Remove P-Suffix VS-P16;
c. Amend P-Suffix VS-P28; and
d. Amend P-Suffix VS-P29

3123039055

21. On the following parcel:
a. Remove P-Suffix VS-P17; and
b. Amend P-Suffix VS-P30

3123039066

22. On the following parcel:
a. Remove P-Suffix VS-P23; and
b. Add P-Suffix VS-P29

3223039048

23. On the following parcels:
a. Remove Special District Overlay SO-270; and
b. Remove P-Suffix VS-P25

3123039015	3123039085	3123039099	3123039170
3123039171	3123039172	3123039184	3123039185
3123039186	3123039188 (portion)	3123039189	

24. Remove P-Suffix VS-P28 on the following parcel:

3023039243

25. Amend P-Suffix VS-P26 as follows:

~~"((The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at about 171st Street, labeled G))~~

~~- Buildings shall be set back ((40)) forty feet from the property line along Vashon Highway Southwest;~~

~~((--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)) four dwelling units per acre. If affordable housing units are provided under K.C.C. Chapter 21A.48, the maximum density shall be twenty-four dwelling units per acre."~~

26. Amend P-Suffix VS-P28 as follows:

~~"(The following P-Suffix conditions shall apply to uses locating within the Town Core designation:))~~

1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria:

A. Buildings shall ~~((not))~~ be set back ~~((ever 40))~~ no more than ten feet from property lines, except to provide for landscaping, courtyards, and other pedestrian or seating areas, and outdoor eating areas.

~~((B. An exterior deck shall be required on the second floor of new mixed use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).))~~

~~E))~~ B. Building height shall ~~((not exceed two stories or))~~ be a maximum of ~~((35))~~ thirty-five feet as measured by K.C.C. ~~((21A.12.050(C)))~~ 21A.12.050.C.

~~((D))~~ C. Building walls facing ~~((a primary pedestrian street))~~ Vashon Highway SW, SW Bank Road, SW 178th Street, 100th Avenue SW, or SW 174th Street shall have openings comprising not less than ~~((60%))~~ sixty percent of the width facing the street. No more than ~~((20))~~ twenty feet of continuous width shall be without openings, such as windows and doors. ~~((Eligible openings include windows, doors, or other openings which provide vision through the wall starting no higher than 42 inches and stopping no lower than 72 inches above the adjacent floor line nearest grade.))~~

~~E))~~ D. Walkways internal to a private development shall connect to public walkways.

~~((F))~~ E. Building facades which occupy the full width of street frontages are preferred. Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or entrances shall not occupy more than the lesser of ~~((60))~~ sixty feet or ~~((30%))~~ thirty percent of the lot width in the first ~~((60))~~ sixty feet of street-abutting lot depth, provided this limitation may be increased by up to ~~((15))~~ fifteen feet to provide sidewalks and entrance landscaping.

2. New developments or alterations to an existing building which are valued in excess of ~~((50%))~~ fifty percent of the pre-alteration assessed value, shall provide ~~((at least two of))~~ the following public features:

A. Street trees with planting areas (spacing and species consistent with existing street trees)~~((:))~~ in a manner consistent with road design and construction standards; and

B. A ((R)) roof or ((canopies shall be provided over at least a 5 foot width of building)) awning that extends over any abutting sidewalk ((along the full length of at least one facade of the building)) or pedestrian walkway a minimum of five feet or the width of the walkway if the walkway is less than five feet wide.

~~((C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50 feet of street frontage and each indentation shall have an area of at least 64 square feet with a depth of at least 6 feet.~~

~~D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk with another street, alley or other public space.~~

~~E. Street furniture providing at least 4 seats for every 100 feet of frontage.))"~~

27. Amend P-Suffix VS-P29 as follows:

"Property ~~((with Community Business zoning))~~ shall be restricted to the following specific land uses as set forth in ~~((Chapter))~~ K.C.C. Chapter 21A.08.

For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owner obtains and

submits a No Further Action letter for the subject properly or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.

Residential Land Uses

DWELLING UNITS, TYPES ~~((AND-))~~ DENSITIES, AND HEIGHT: Townhouse; Apartment~~((**))~~.
Maximum height is limited to thirty five feet.
GROUP RESIDENCES: Community ~~((f))~~ Residential ~~((f))~~ Facility -I; Community ~~((r))~~ Residential ~~((f))~~ Facility – II; Senior ~~((citizen-a))~~ Assisted ~~((h))~~ Housing.
ACCESSORY USES: Home ~~((e))~~ Occupation.
TEMPORARY LODGING: Hotel/Motel, Bed and ~~((b))~~ Breakfast ~~((g))~~ Guesthouse.

Recreational/Cultural Land Uses

PARK/RECREATION: Park.
AMUSEMENT/ENTERTAINMENT: Theater~~((,-Plays/Theatrical production,-))~~; Bowling center;
Sports ~~((e))~~ Club.
CULTURAL: Library~~((,-))~~; Museum~~((,-))~~; Arboretum~~((,-))~~; Conference Center

General Services Land Uses

PERSONAL SERVICES: General Personal Service; Funeral Home/Crematory; Day care I; Day care II; Veterinary Clinic; Automotive ~~((I))~~ Repair; Miscellaneous ~~((I))~~ Repair; ~~((Churches, synagogue, temple))~~ Religious Facility; Social Services; Commercial Kennel or Commercial Cattery.
HEALTH SERVICES: Office/Outpatient Clinic; Nursing and ~~((p))~~ Personal ~~((e))~~ Care ~~((f))~~ Facilities; Hospital; Medical/Dental Lab.
EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim Recycling Facility.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private Stormwater Management Facility.
BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and ~~((e))~~ Courier Service; Self-service Storage; Passenger Transportation Service; Telegraph and other Communications (excluding towers); General Business Service; Professional Office; Miscellaneous Equipment Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative. Offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

RETAIL/WHOLESALE LAND USES:

Building Materials and ~~((,-))~~ Hardware Store ~~((and Garden Materials))~~; Retail Nursery, Garden Center, and Farm Supply Stores; Department and Variety Store; Food Stores; Farmers Market; Auto Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating and Drinking Places; Remote Tasting Rooms; Drug Stores; Liquor Stores; ~~((Uses))~~ Used Goods; Antiques/Secondhand Shops; Sporting Goods and ~~((f))~~ Related Stores; Book, Stationery, Video and Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and Electronic Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops.

~~((Recreational marijuana))~~ Cannabis ~~((f))~~ Retailer, subject to K.C.C. 21A.08.070 and applicable state law.

MANUFACTURING LAND USES:

~~((Recreational marijuana)) Cannabis ((p))~~Processor I, subject to K.C.C. 21A.08.080 and applicable state law.
Printing and Publishing.
~~((Wineries, Breweries and Distilleries))~~ Winery/Brewery/Distillery Facility II, subject to K.C.C. 21A.08.080

~~((RESOURCE LAND USES:
Recreational marijuana producer, subject to K.C.C. 21A.08.90 and applicable state law.))~~
REGIONAL LAND USES:
Wastewater Treatment Facility; ~~((Transit Park and Ride Lot))~~ Commuter Parking Lot.

~~((**Residential density for mixed use development in Community Business zone shall not exceed eight units per acre.))~~ If affordable housing units in a mixed use development are provided under K.C.C. Chapter 21A.48, the maximum density shall be thirty-six dwelling units per acre."

28. Amend P-Suffix VS-P30 as follows:

"Property ~~((with Industrial zoning))~~ shall be restricted to the following specific land uses ~~((as set forth in Chapter K.C.C. 21A.08.~~

~~For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owners obtains and submits a Not Further Action Letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.))~~;

Recreational/Cultural Land Uses

PARKS/RECREATION: Park((-)) Campgrounds

AMUSEMENT/ENTERTAINMENT: Theater

General Services Land Uses

PERSONAL SERVICES: Veterinary Clinic; Automotive ~~((r))~~Repair; Automotive Service; Miscellaneous ~~((r))~~Repair; Artist Studios.

HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.

EDUCATION SERVICES: Vocational School; Specialized Instruction School.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Construction and Trade; Trucking and ~~((e))~~Courier Service; Self-service Storage; Freight and Cargo Service; Automotive Parking; Research, Development and Testing; Commercial/Industrial Accessory Uses (Administrative((-)) offices, employee exercise & food

service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

RETAIL/WHOLESALE LAND USES:

Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.

MANUFACTURING LAND USES:

Food and Kindred Products; Apparel and other Textile Products; Wood Products, except furniture; Furniture and Fixtures; Printing and Publishing; Fabricated Metal Products; Industrial and Commercial Machinery; Computer and Office Equipment; Electronic and other Electric Equipment; Measuring and Controlling Instruments; Miscellaneous Light Manufacturing; Movie Production/Distribution.

~~((Marijuana))~~ Cannabis ~~((P))~~Processor II, subject to K.C.C. 21A.08.080 and applicable state law

Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080

RESOURCE LAND USES:

~~((Marijuana))~~ Cannabis Producer, subject to K.C.C. 21A.08.090 and applicable state law.

AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and Small Animals, excluding feed lots and auctions.

FORESTRY: Growing and Harvesting Forest Products.

FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve; Aquaculture.

REGIONAL LAND USES

Public Agency Training Facility; Municipal Water Production; Transit Bus Base."

29. Amend P-Suffix VS-P31 as follows:

"Development restricted to housing where one hundred percent of the units are designated for low income households, in accordance with K.C.C. Chapter 21A.48."

30. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

- a. P-Suffix VS-P01;
- b. P-Suffix VS-P08;
- c. P-Suffix VS-P10;
- d. P-Suffix VS-P11;
- e. P-Suffix VS-P13;
- f. P-Suffix VS-P14;
- g. P-Suffix VS-P15;
- h. P-Suffix VS-P16;
- i. P-Suffix VS-P17;
- j. P-Suffix VS-P19;
- k. P-Suffix VS-P23; and

I. P-Suffix VS-P25.

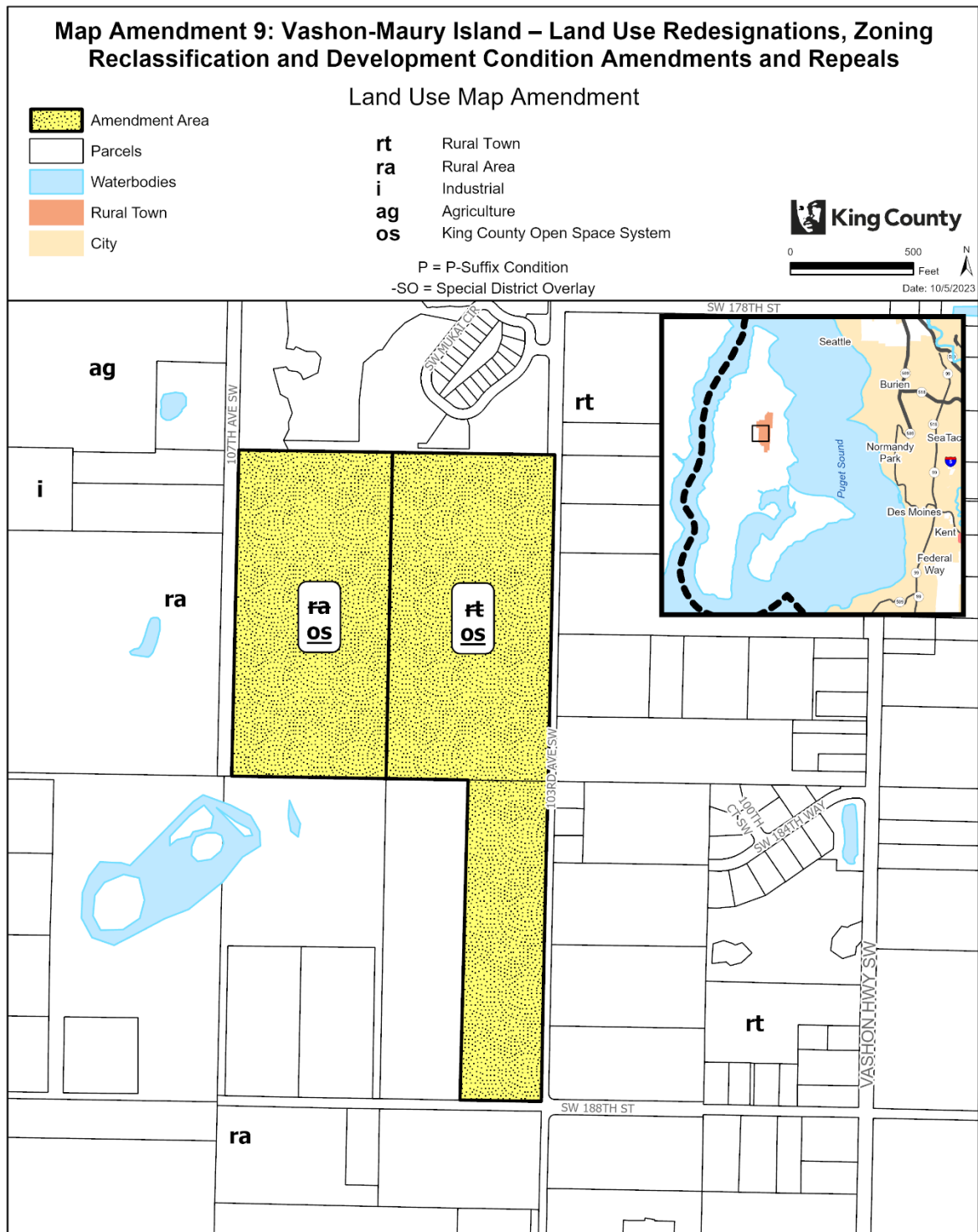
Effect: Amends the land use designations, zoning classifications, and development conditions in Vashon Rural Town as follows:

- Removes Vashon Rural Town Affordable Housing Special District Overlay SO 270 from all parcels where it applies in Vashon Rural Town. The SDO's purpose is to spur creation of affordable housing on Vashon-Maury Island. Special District Overlay SO-270 is proposed for repeal by this ordinance.
- Amends the land use designation from Rural Areas to King County Open Space Systems on a portion of a parcel owned by King County Department of Natural Resources and Parks on 103rd Avenue Southwest south of Southwest Mukai Circle. The change would indicate the long term intended use of the properties for open space recreational, and environmental benefits.
- Amends the land use designation from Rural Town to King County Open Space Systems on a portion of a parcel owned by King County Department of Natural Resources and Parks on 103rd Avenue Southwest south of Southwest Mukai Circle, and on a parcel owned by King County Department of Natural Resources and Parks on Southwest 174th Street east of Vashon Highway Southwest. The change would indicate the long term intended use of the properties for open space recreational, and environmental benefits.
- Amends the zoning classification on a parcel on Southwest 174th Street in the vicinity of Vashon Highway Southwest from CB to R-8 while retaining P-Suffix VS-P28. Rezoning the parcel would be consist with its residential use and adjacent parcels. Removes VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A for residential development will apply on the parcel.
- Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon Highway Southwest north of Southwest 174th Street including:
 - Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Amending the maximum density for mixed-use housing. The maximum density would be increased from the adopted maximum density to provide an incentive for creating affordable housing units, while considering scale of existing development.
 - Removing unnecessary language on location of conditions.
 - Removing a provision on roof pitch, which is prescriptive and limits design flexibility, and instead applying a provision in K.C.C. Chapter 21A.12.
- Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core including:
 - Removing a limitation on number of floors in a building, while retaining maximum height limits, which would foster flexibility in design.
 - Removing conditions that would limit opportunity for design flexibility with a goal of increasing use of the provisions, including fostering mixed-use development and easing implementation.
- Removes P-Suffix VS-P28 from a rural-designated parcel north of Southwest 174th Street and west of Vashon Highway South.
- Amends P-Suffix VS-P29 development conditions on CB-zoned parcels in Vashon Rural Town including:
 - Adding a base density to for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Adding a maximum height limit, which would retain scale of development.

- Amending the maximum density for mixed-use housing, which would be increased from the adopted maximum density and would provide an incentive for creating affordable housing units.
 - Amending terminology for uses to align with uses in K.C.C. Chapter 21A.08.
 - Adding Farmers Market to allowed uses, which would align with existing Vashon-Maury Island Subarea Plan policy.
 - Removing 'Recreational Marijuana Producer' from allowed uses, which would align with recommendations in the 2018 King County Marijuana Report.
- Adds VS-P29 development conditions to CB-zoned parcels on Vashon Highway Southwest north of Southwest 192nd Street and on Vashon Highway Southwest south of Southwest Cove Road, which would be consistent with uses available for all CB-zoned parcels.
- Amends P-Suffix VS-P30 development conditions on I (Industrial)-zoned parcels in Vashon Rural Town by including adding Standard Industrial Code (SIC) classifications which would be constituent with K.C.C. Title 21A.
- Adds VS-P30 development conditions to I-zoned parcels on Vashon Highways Southwest north of Southwest 204th Street that were not previously included in the VS-P30 parcel list, which would be consistent with uses available for all I-zoned parcels.
- Removes VS-P01, which limits maximum densities to 12 dwelling units per acre from parcels north of Southwest 171st Street and east of Vashon Highway Southwest, which would align with current zoning of the parcels.
- Removes VS-P08, which limits the development of the parcel to no more than 85 dwelling units, from a parcel on Vashon Highway Southwest and Southwest 169th Street, which would align with current zoning of the parcel.
- Removes VS-P10, establishing a right-of-way on a parcel, which would reflect current on-the-ground conditions and align with current regulations.
- Removes VS-P11, which limits the uses that are allowed on the affected parcels that have I zoning. The affected parcels are on Vashon Highway Southwest north of Southwest 204th Street. The change would align with conditions in VS-P30 and other applicable I zoned properties.
- Removes VS-P13, which limits density to a maximum of 12 dwelling units per acre, from a parcel on Vashon Highway Southwest north of Southwest 188th Street. VS-P29 applies to the parcel. The change would align with the maximum density limits that apply to mixed use development on CB-zoned parcels.
- Removes VS-P14, which limits density to 6 dwelling units per acre with requirements prohibiting parking and outside storage in the road setback from a parcel on Southwest 174th Street in the vicinity of Vashon Highway Southwest. The change would align with current zoning and on-the-ground conditions.
- Removes VS-P15 from a parcel on Southwest Bank Road in the vicinity of Vashon Highway Southwest. VS-P15 set multiple development conditions for a specific development proposal that did not come to fruition. The change would align with current on-the-ground conditions.
- Removes VS-P16, that limits development on the parcel on 100th Avenue Southwest south of Southwest 178th Street to a single use, which is consistent with the current business use. The parcel is zoned CB and development conditions in VS-P29 also regulate how the parcel, and adjacent CB-zoned parcels can be developed. The change would align with current on-the-

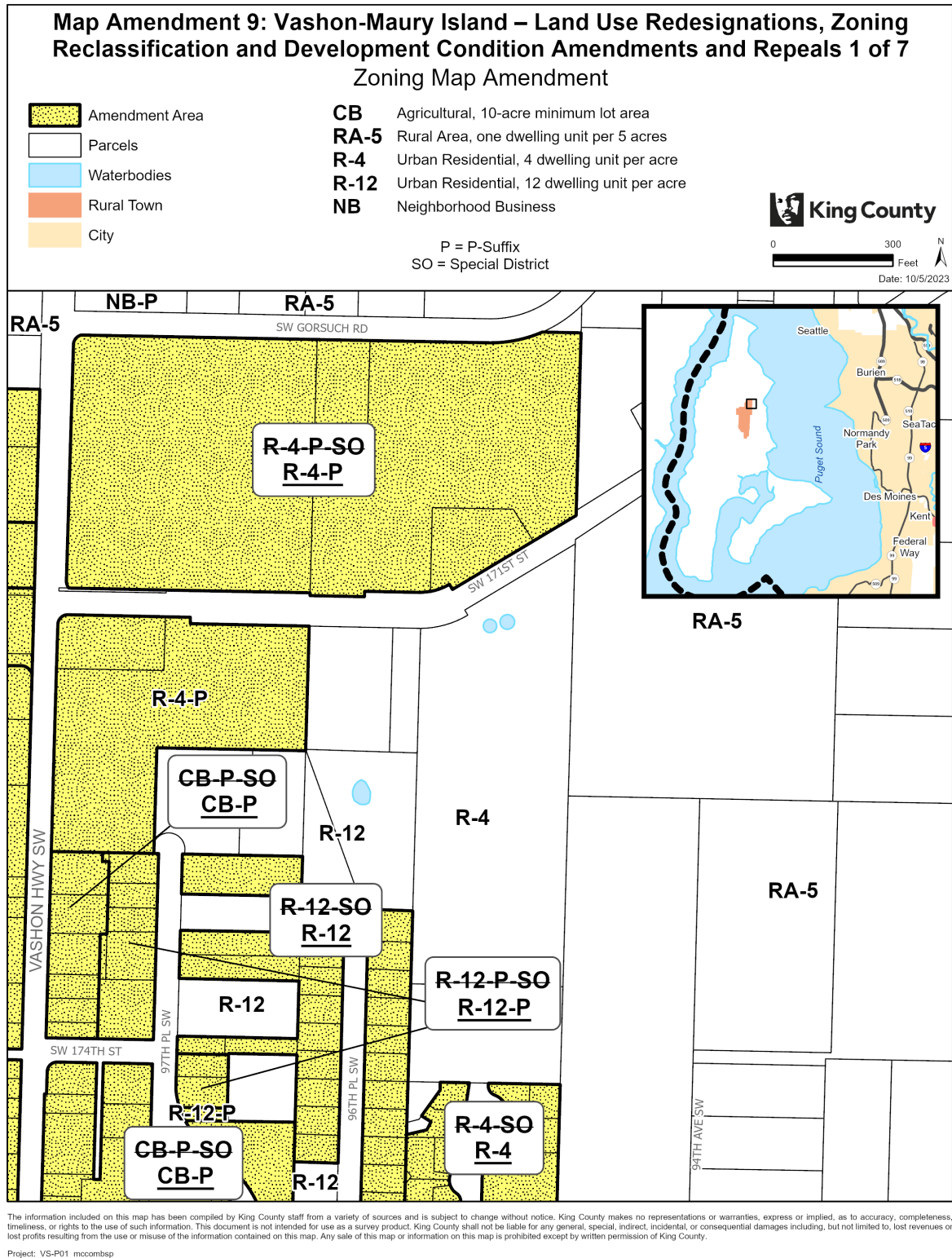
ground conditions.

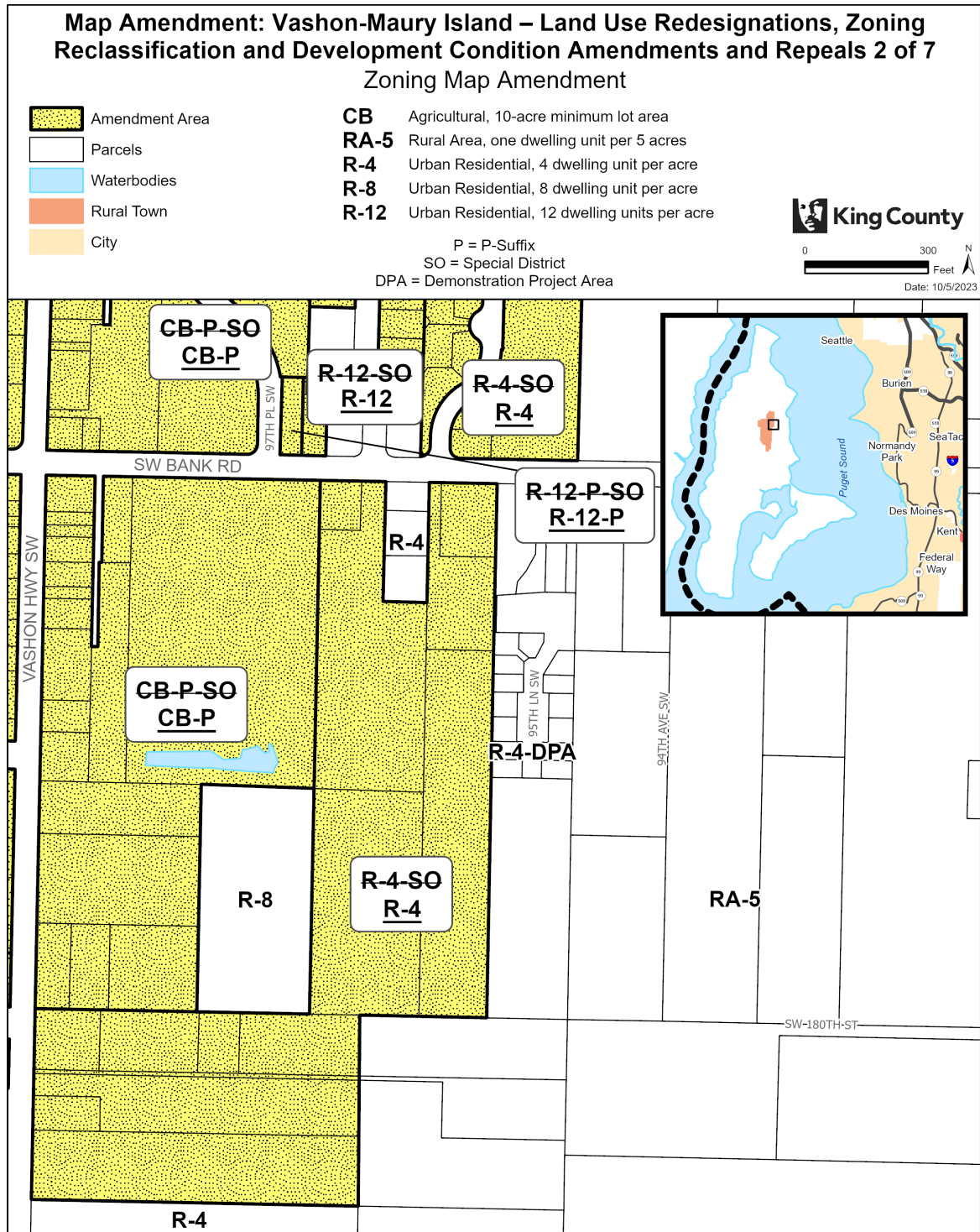
- Removes VS-P17 that limits development to office and manufacturing uses and ancillary, accessory, or appurtenant uses from a parcel on 103rd Avenue Southwest south of Southwest 178th Street. Right-of-way improvements are also included in VS-P17. The change would align with current zoning and applicable conditions in VS-P30.
- Removes VS-P23 that restricts use of buildings and sets provisions for parking location from a parcel on Vashon Highway Southwest north of Southwest 192nd Street. The change would align with current on-the-ground conditions and be consistent with adjacent properties.
- Removes VS-P25 that regulates rights-of-way that can be used to access the parcels on 103rd Avenue Southwest north of Southwest 188th Street. The change would align with current on-the-ground conditions.
- Amends VS-P31 that limits development to housing for low-income householders on a parcel on Southwest Gorsuch Road and 95th Lane Southwest. The change would align with proposed application of inclusionary housing provisions in K.C.C. chapter 21A.48 throughout the Rural Town.
- Repeals the following P-Suffix Development Conditions from the Zoning Atlas:
 - P-Suffix VS-P01
 - P-Suffix VS-P08
 - P-Suffix VS-P10
 - P-Suffix VS-P11
 - P-Suffix VS-P13
 - P-Suffix VS-P14
 - P-Suffix VS-P15
 - P-Suffix VS-P16
 - P-Suffix VS-P17
 - P-Suffix VS-P19
 - P-Suffix VS-P23
 - P-Suffix VS-P25



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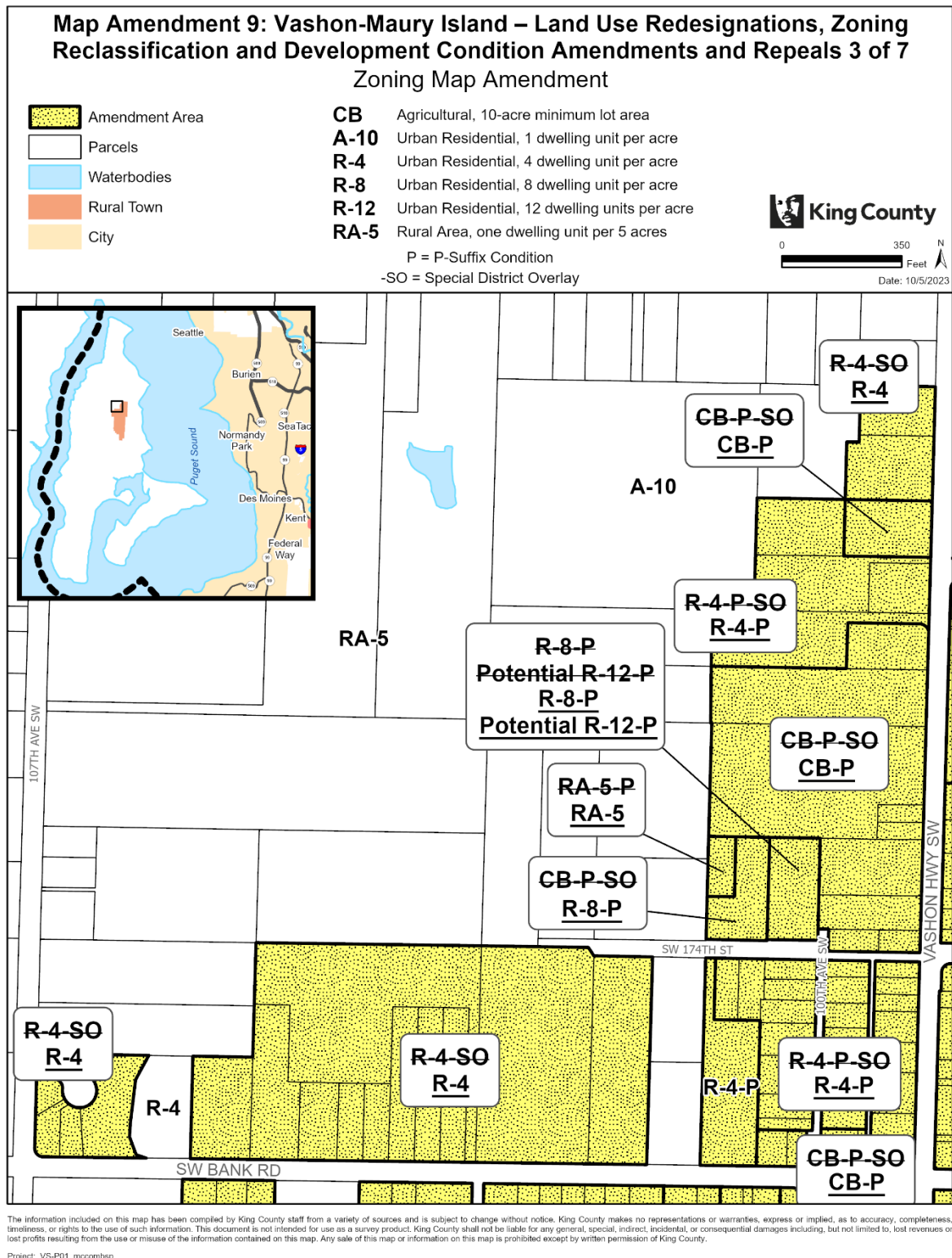
Project: VS-P01 mcombsp

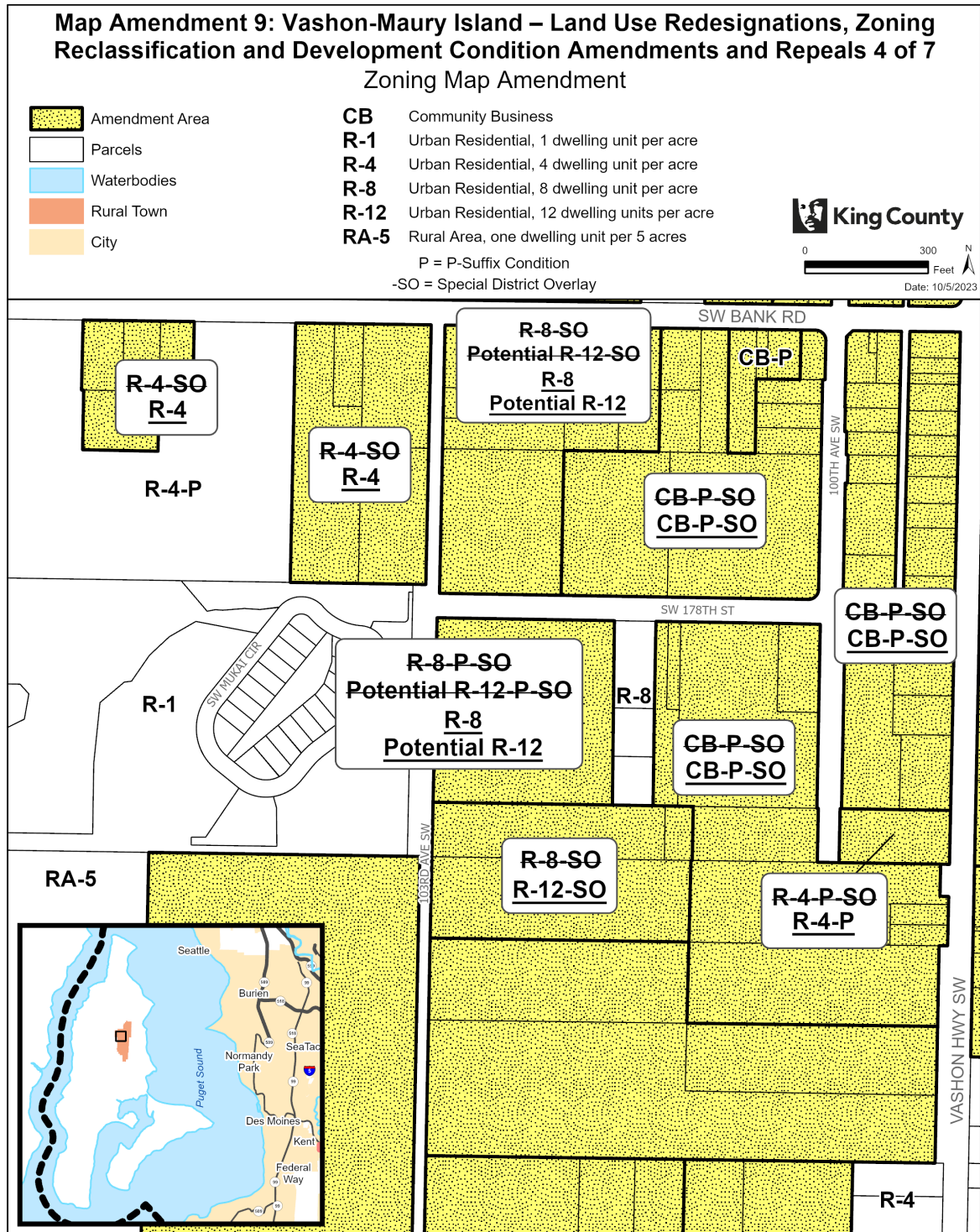




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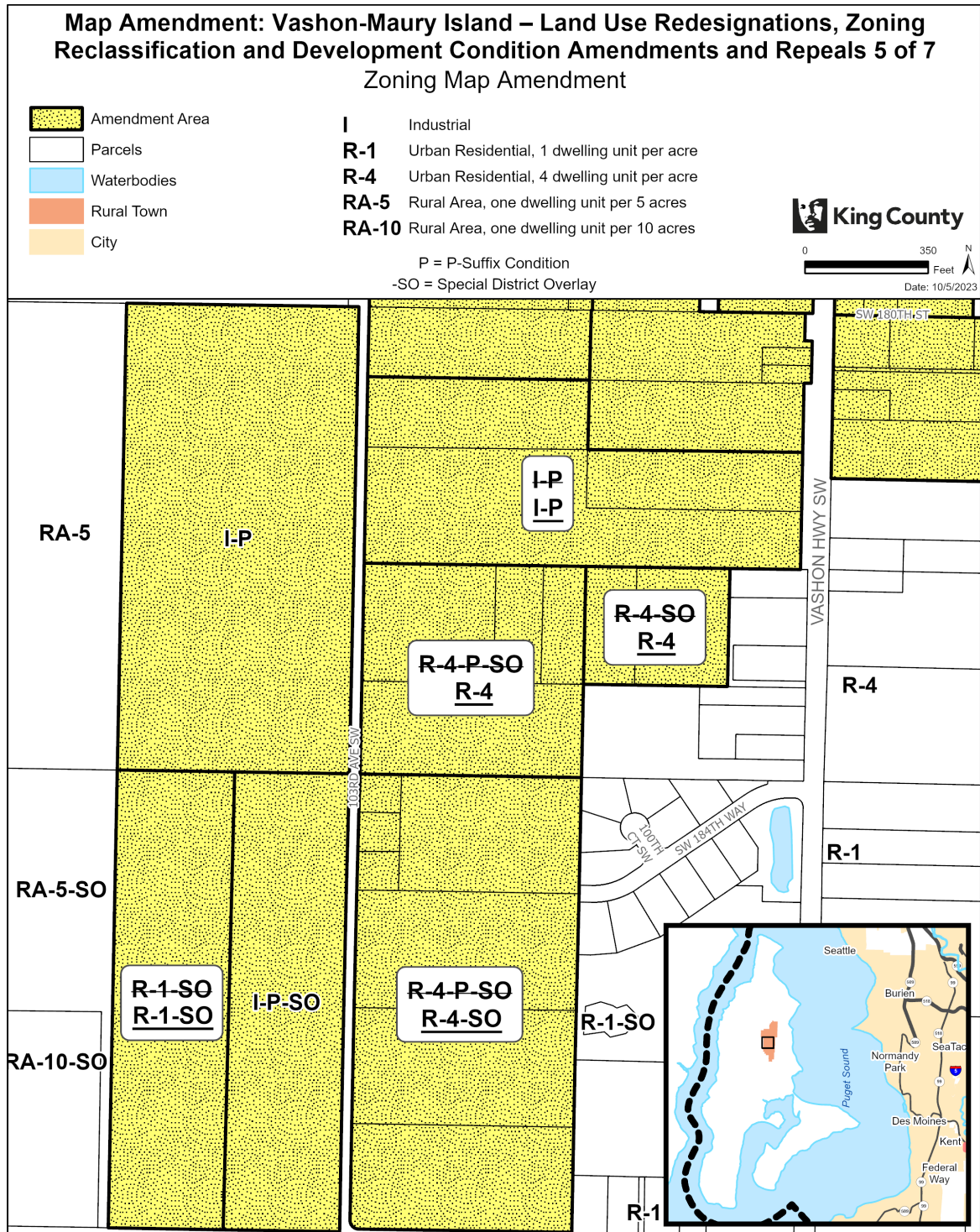
Project: VS-P01 mcombsp





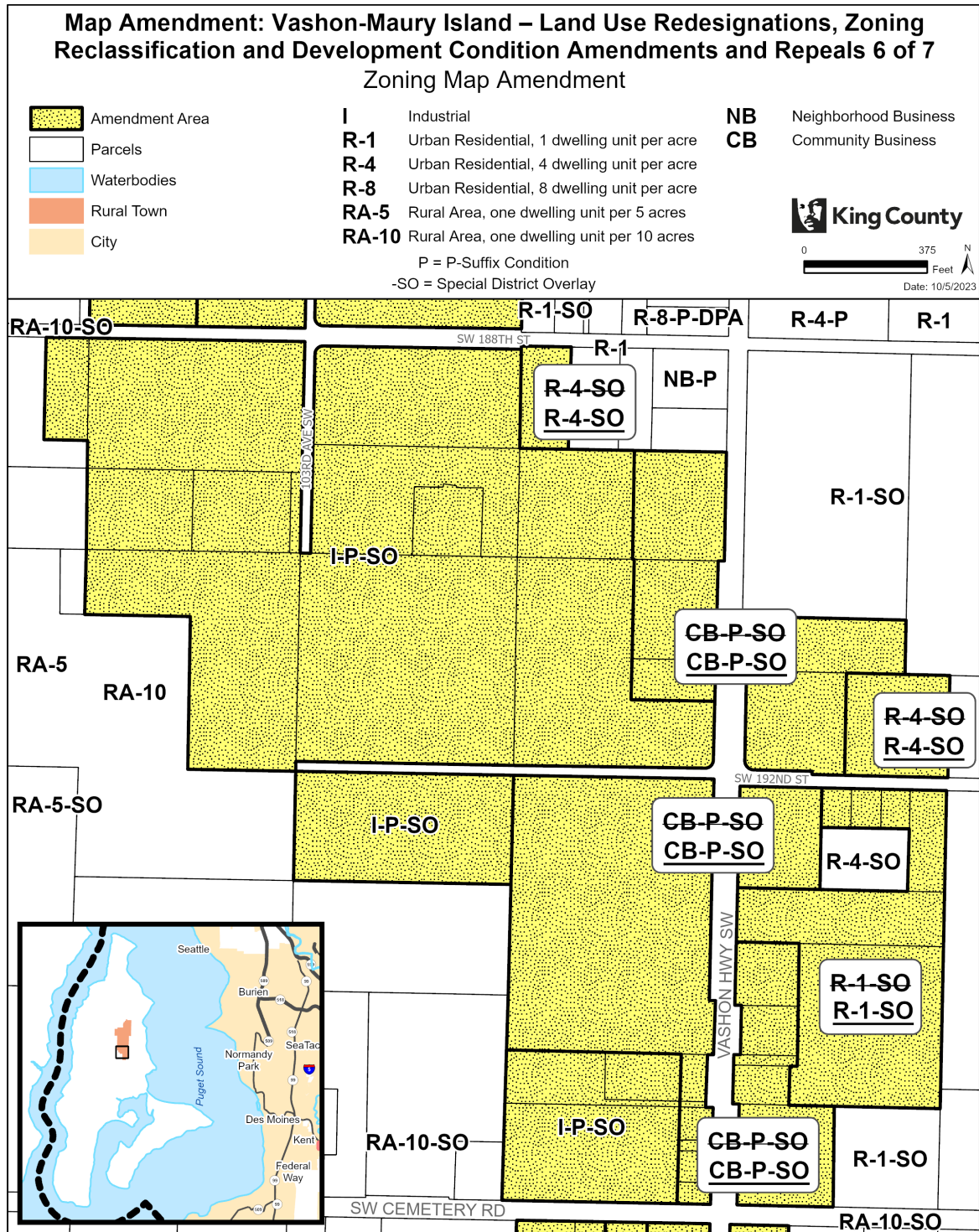
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Project: VS-P01 mcombsp



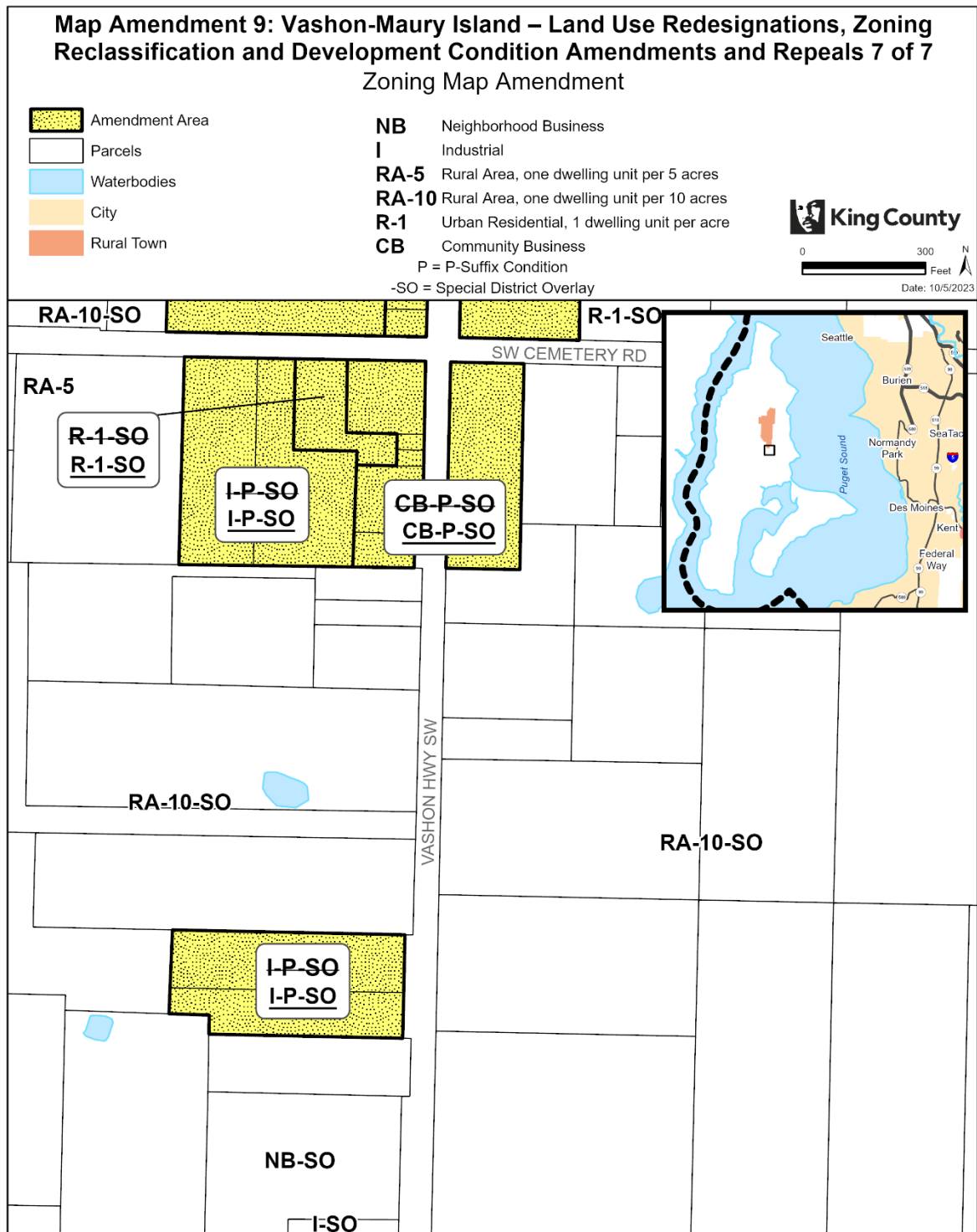
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Project: VS-P01 mcombsp



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Project: VS-P01 mcombsp



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Project: VS-P01 mcombsp

Map Amendment 10: Vashon-Maury Island – Fire Station Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 18	Township 22	Range 3
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ZONING

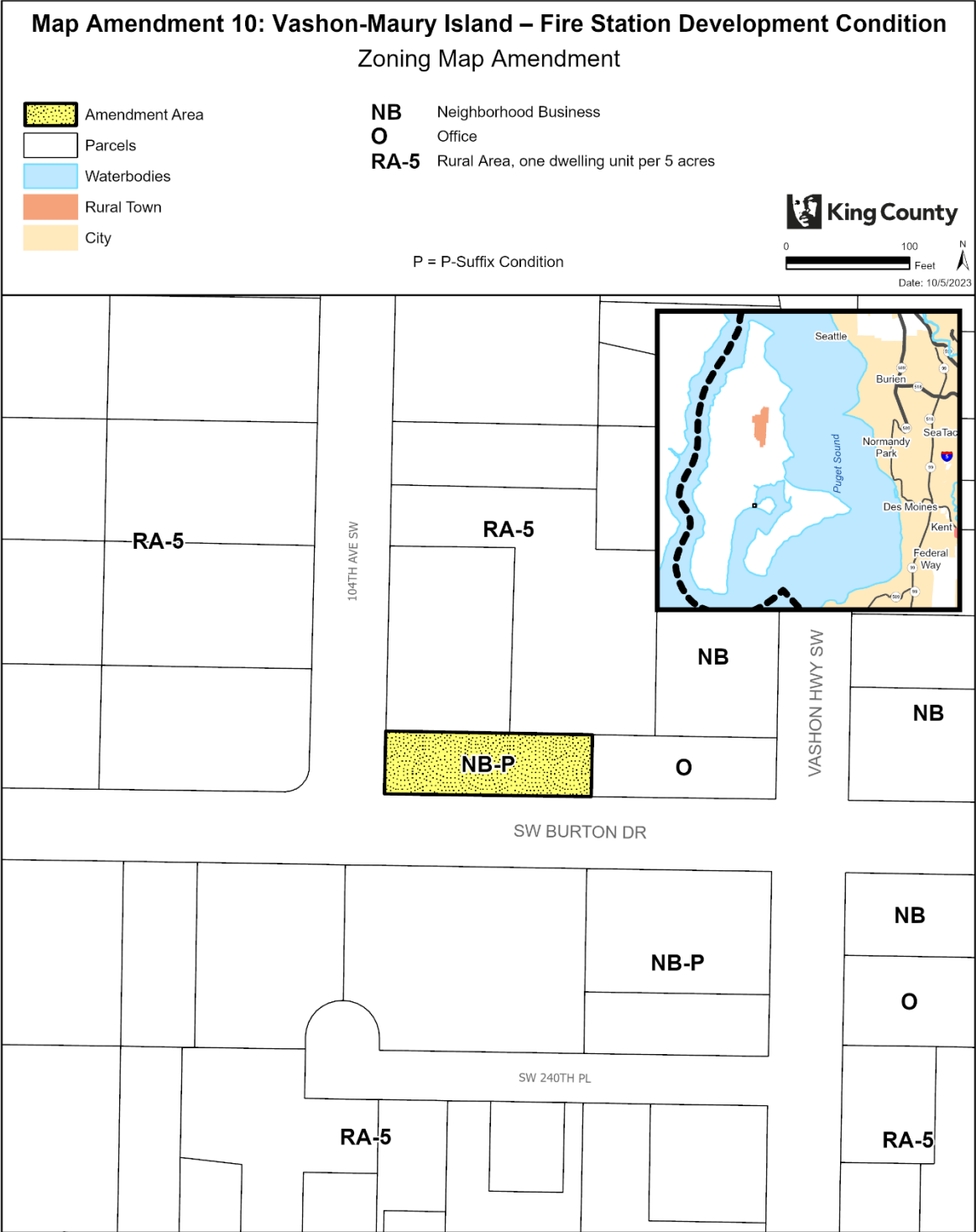
1. Amend P-Suffix VS-P03 on the following parcel:

1822039125

2. Amend P-Suffix VS-P03 as follows:

"Use of this site is limited to a fire(~~station~~) facility."

Effect: Amends the language in P-Suffix VS-P03 to be consistent with the terminology in K.C.C. Chapter 21A.08. The affected parcel is the site of a fire station on Southwest Burton Drive.



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Project: VS-P01 J. Linn

Map Amendment 11: Vashon-Maury Island – Guest Inn/Restaurant Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

 Amend Sections, Townships, and Ranges, as follows:

Section 19	Township 22	Range 3
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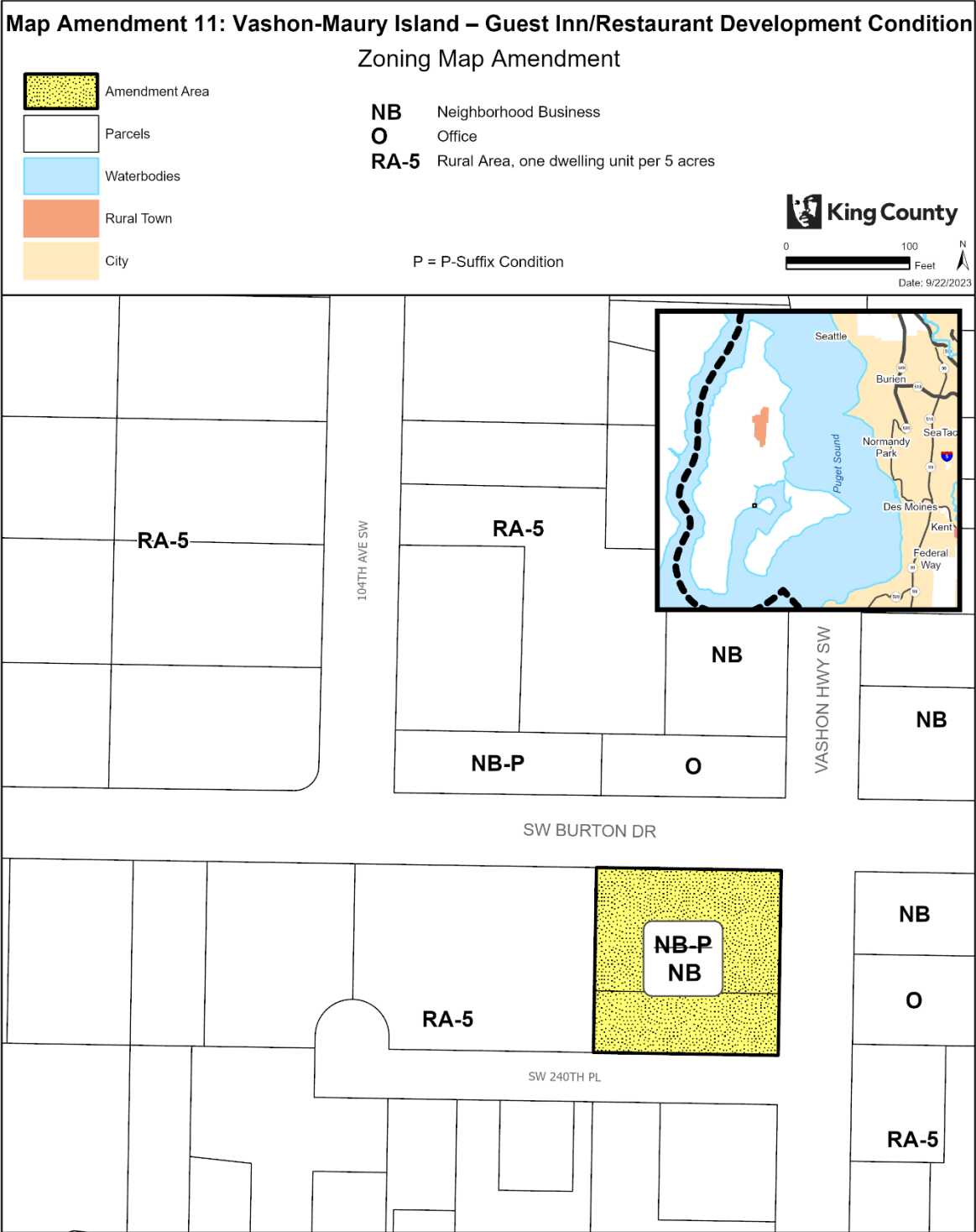
ZONING

1. Remove P-Suffix Development Condition VS-P04 from the following parcels:

1922039029	1922039032
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2. Repeal P-Suffix Development Condition VS-P04 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P04 on parcels in the Burton Rural Neighborhood Commercial Center (RNCC). VS-P04 limits the use of the parcels on Vashon Highway Southwest, south of Southwest Burton Drive to a guest inn or restaurant. The repeal of the condition allows the underlying zoning of Neighborhood Business to govern the permitted uses for the site in alignment with other Neighborhood Business-zoned sites in the RNCC.



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Project: VS-P01 - Zoning_VS-P04 - mcombsp

Map Amendment 12: Vashon-Maury Island – Food Processing Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 13	Township 22	Range 2
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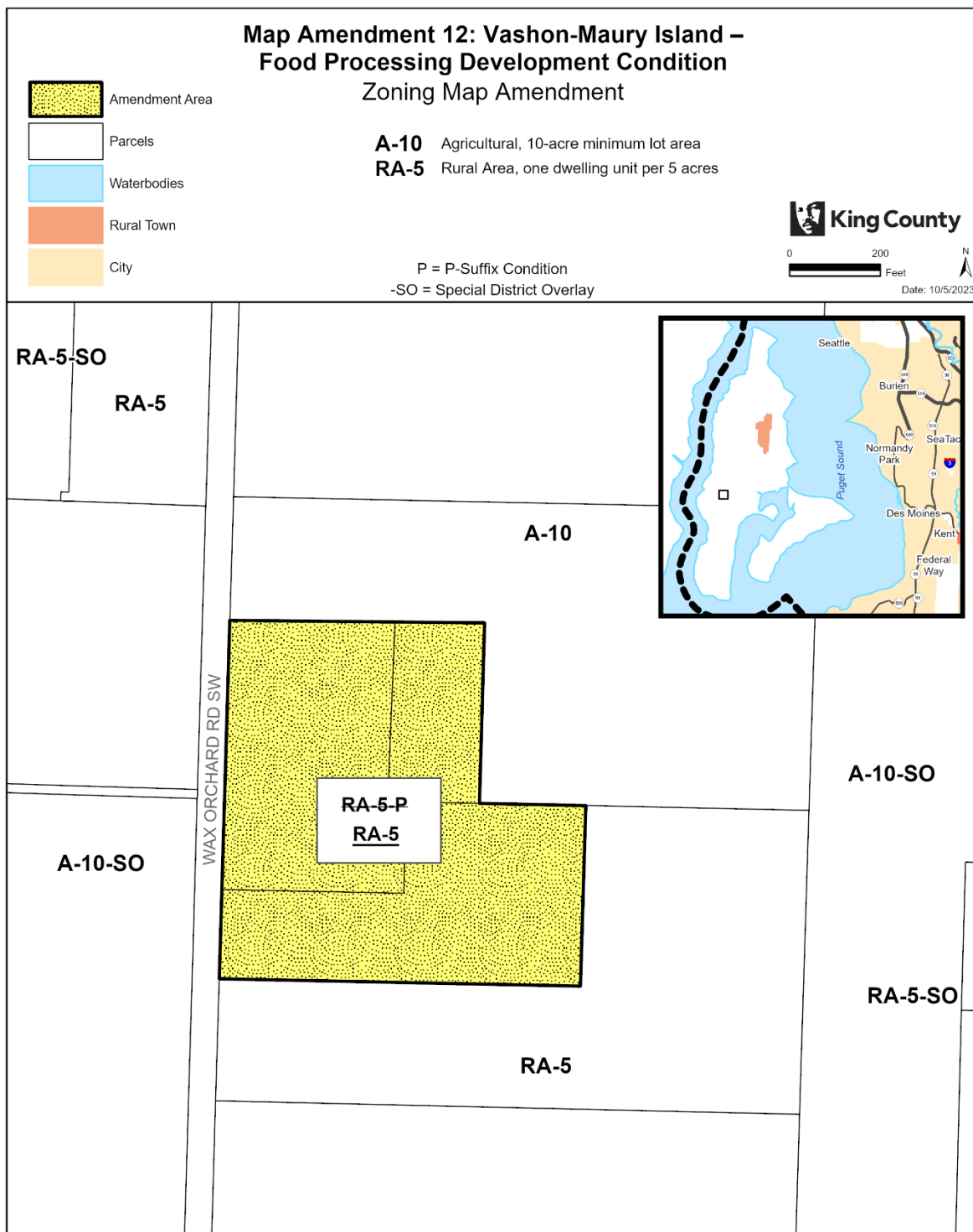
ZONING

1. Remove P-Suffix VS-P05 from the following parcels:

1322029006	1322029055	1322029062
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2. Repeal P-Suffix Development Condition VS-P05 from the Zoning Atlas.

Effect: P-suffix VS-P05 limits the use of parcels on Wax Orchard Road Southwest, north of Southwest 232nd Street to food processing. The change would align with the underlying rural area zoning classification, which allows agricultural support services when associated with permitted agricultural activities.



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Project: VS-P01 landback

**Map Amendment 13: Vashon-Maury Island – Neighborhood Business Site Design
Development Condition**

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 29	Township 23	Range 3
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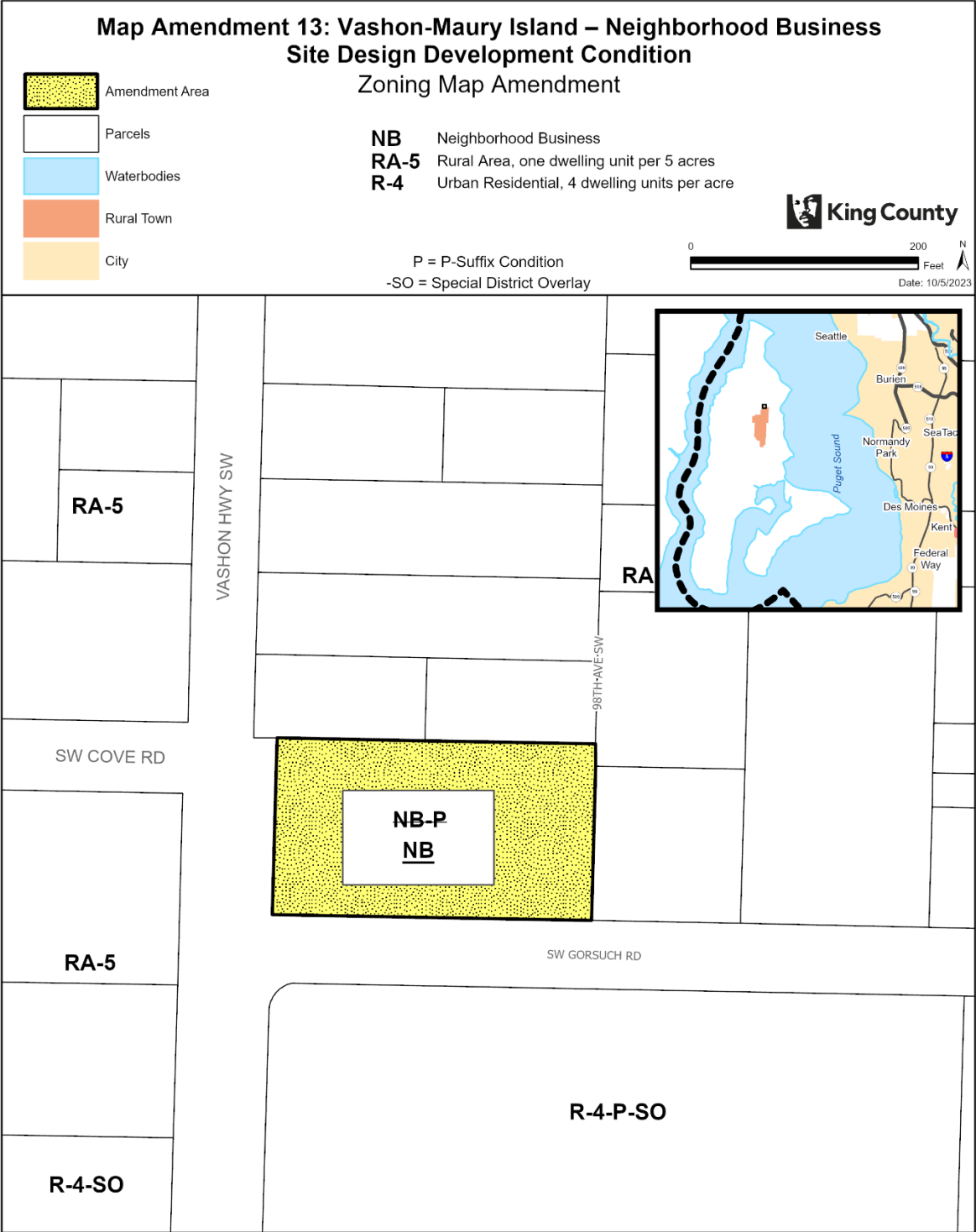
ZONING

1. Remove P-Suffix VS-P06 from the following parcel:

2923039127

2. Repeal P-Suffix Development Condition VS-P06 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P06 from a parcel on Vashon Highway Southwest and Southwest Gorsuch Road on Vashon-Maury Island. VS-P06 requires landscaping in setbacks, prohibits new driveways or additional parking, requires that the façade is retained on specific parts of the building, and limits building expansion. The affected. The repeal of the development condition allows the development regulations in K.C.C. Title 21A to govern the site design on the parcel.



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Project: VS-P01 landback

**Map Amendment 14: Vashon-Maury Island – Community Use Terminology
Development Condition**

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 6	Township 22	Range 3
Section 7	Township 22	Range 3

ZONING

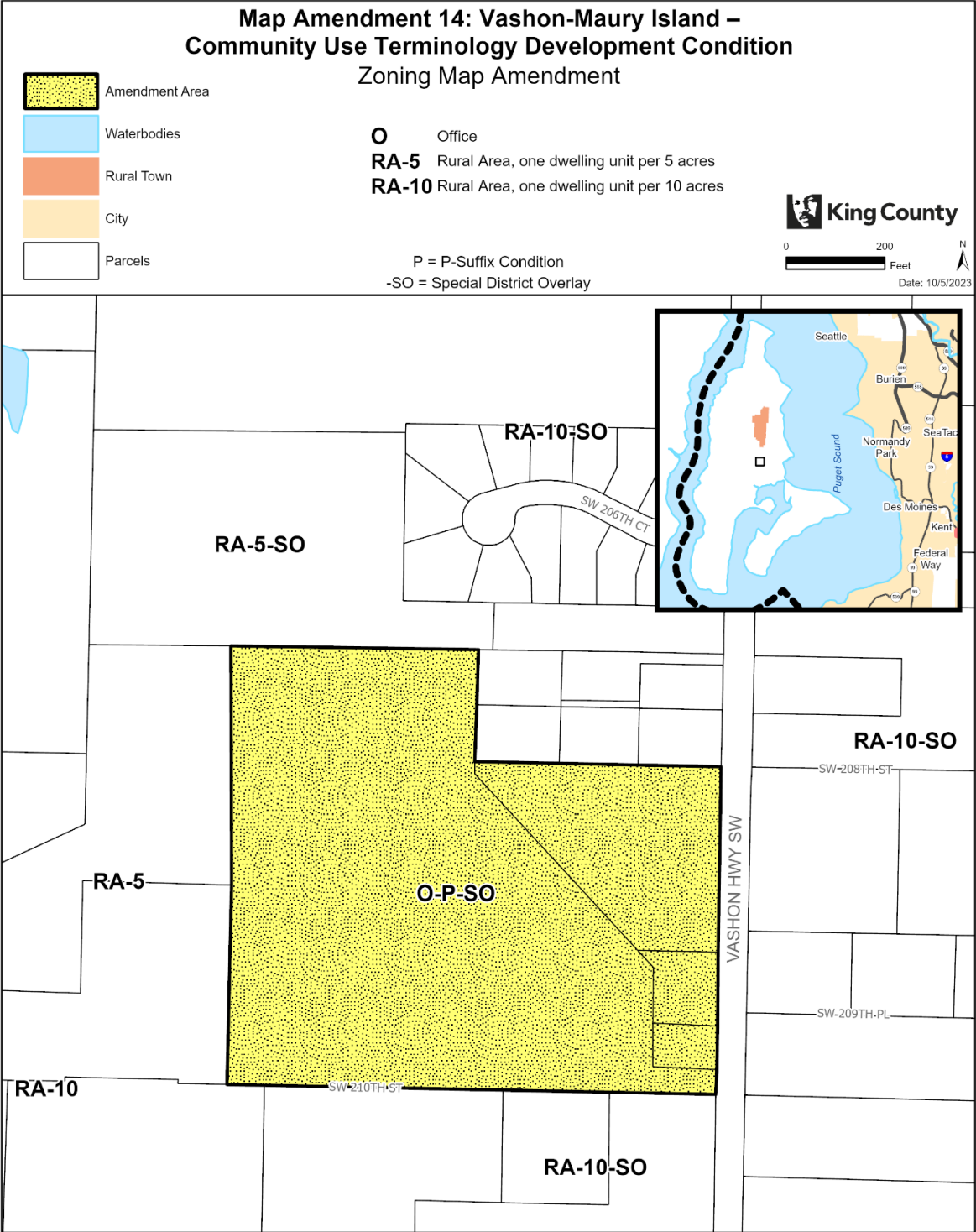
1. Amend P-Suffix VS-P07 on the following parcels:

0622039107	0722039001	0722039066	0722039067
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2. Amend P-Suffix VS-P07 as follows:

~~“((1.)) 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.~~
~~2. The operation of "Granny's Attic" or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation))~~
Office/Outpatient Clinic, Social Services, Sports Club, and, Used Goods: Antiques/Secondhand Shops.”

Effect: Removes the names of specific businesses and agencies in P-Suffix VS-P07 and aligns terms used in VS-P07 with ones found in K.C.C. Chapter 21A.08. The affected parcels are on Vashon Highway Southwest and Southwest 210th Street.



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Project: VS-P01 landback

Map Amendment 15: Vashon-Maury Island – Rural Area Site Design Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 28	Township 22	Range 3
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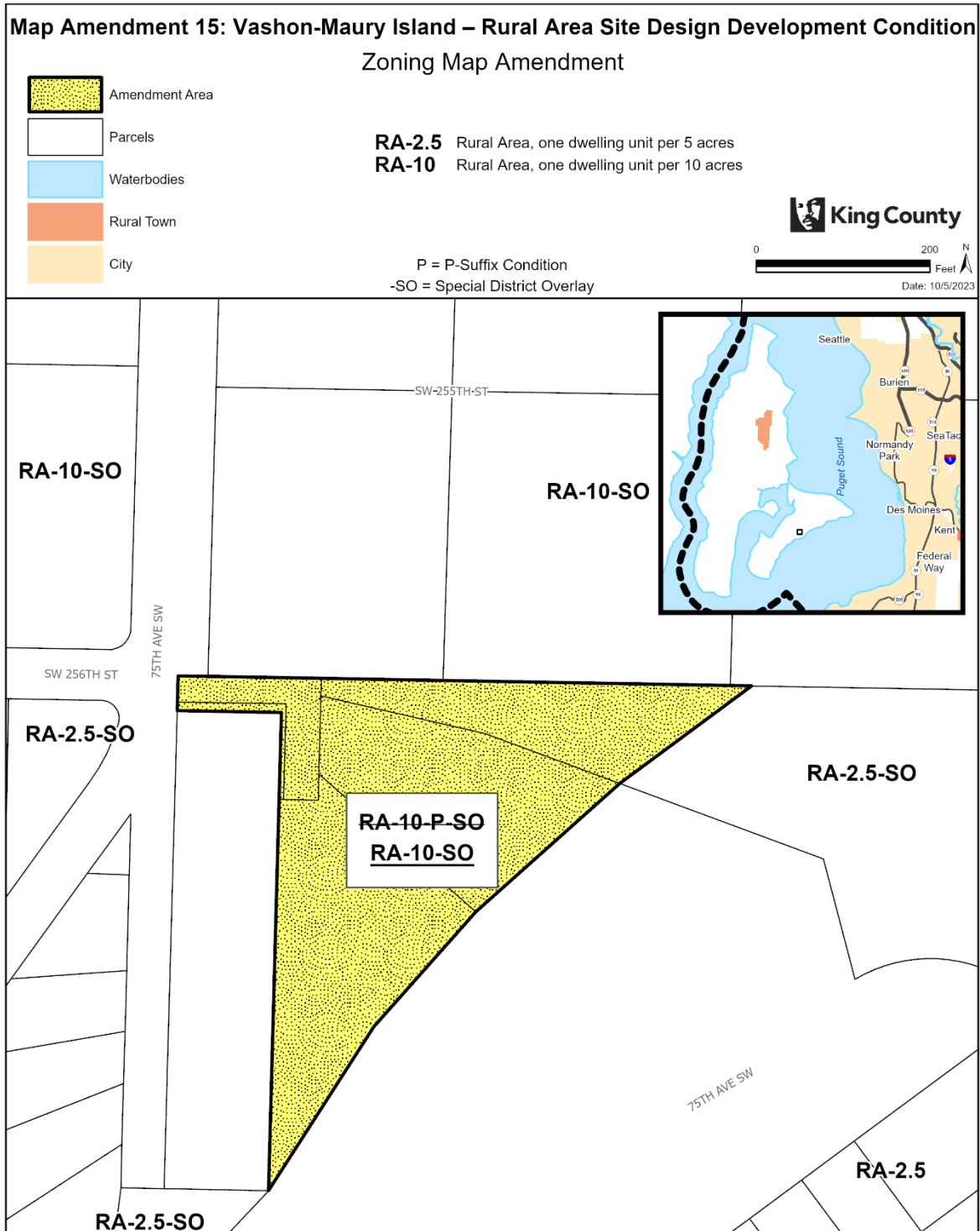
ZONING

1. Remove P-Suffix VS-P09 from the following parcels:

2822039033	2822039034	2822039035	2822039037
282203TRCT			

2. Repeal P-Suffix Development Condition VS-P09 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P09 from parcels located on Southwest 256th Street and 75th Avenue Southwest. VS-P09 specifies that, at the time that a building permit application is made, the affected parcels will be one contiguous parcel, and that specific buildings only will be allowed. The change would align with the current development on the parcels.



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Project: VS-P01 landback

Map Amendment 16: Vashon-Maury Island – Density Restriction Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 30	Township 23	Range 3
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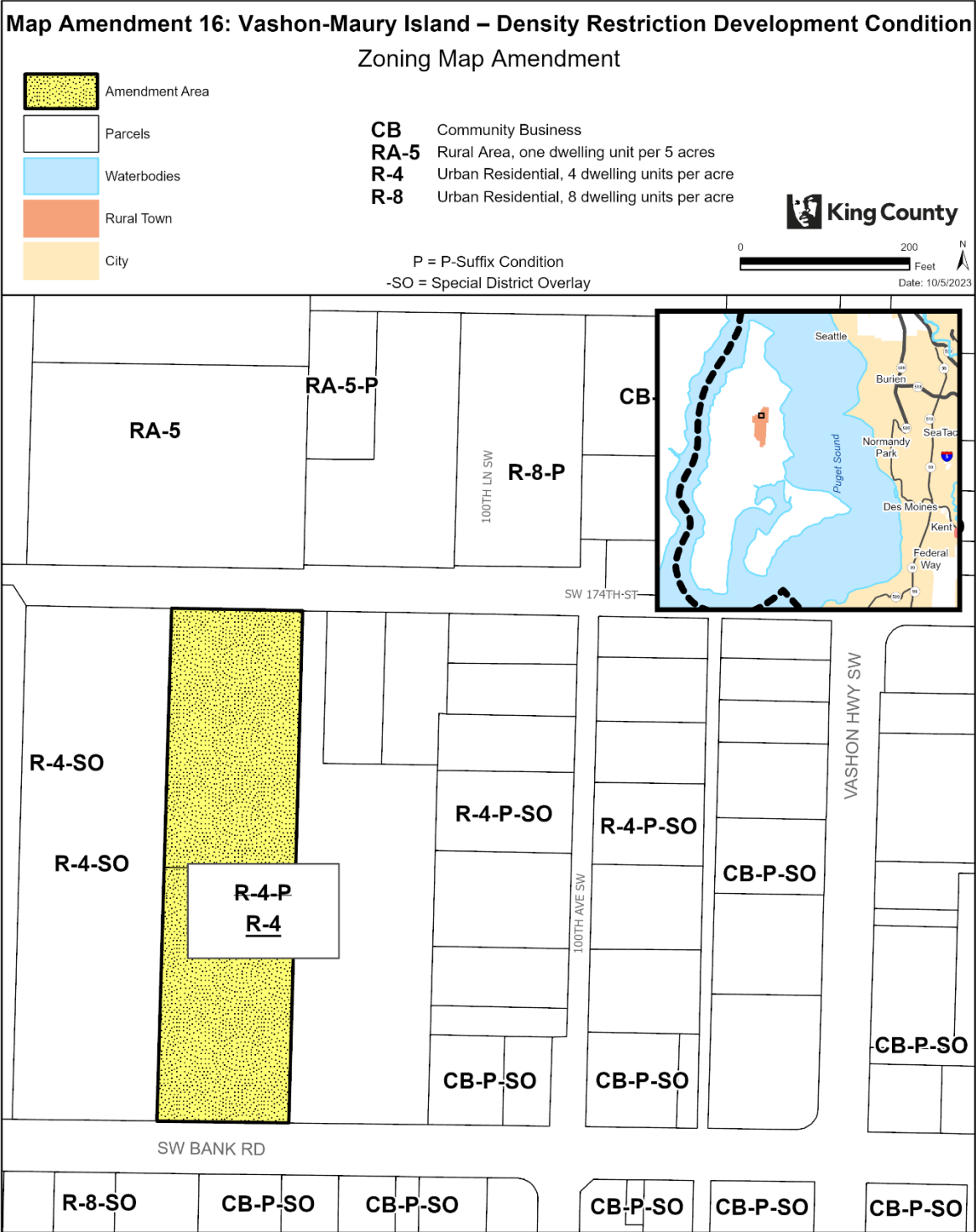
ZONING

1. Remove P-Suffix VS-P12 from the following parcels:

3023039189	3023039214
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2. Repeal P-Suffix Development Condition VS-P12 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P12 from parcels located on Southwest Bank Road in the vicinity of Vashon Highway Southwest. VS-P12 limits the density on the affected parcels to a maximum of 12 dwelling units per acre unless the property is developed as a housing project for seniors with low incomes. The change would align with current zoning on the parcels.



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Project: VS-P01 landback

Map Amendment 17: Vashon-Maury Island – Use Restrictions and Development Requirements Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 31	Township 23	Range 3
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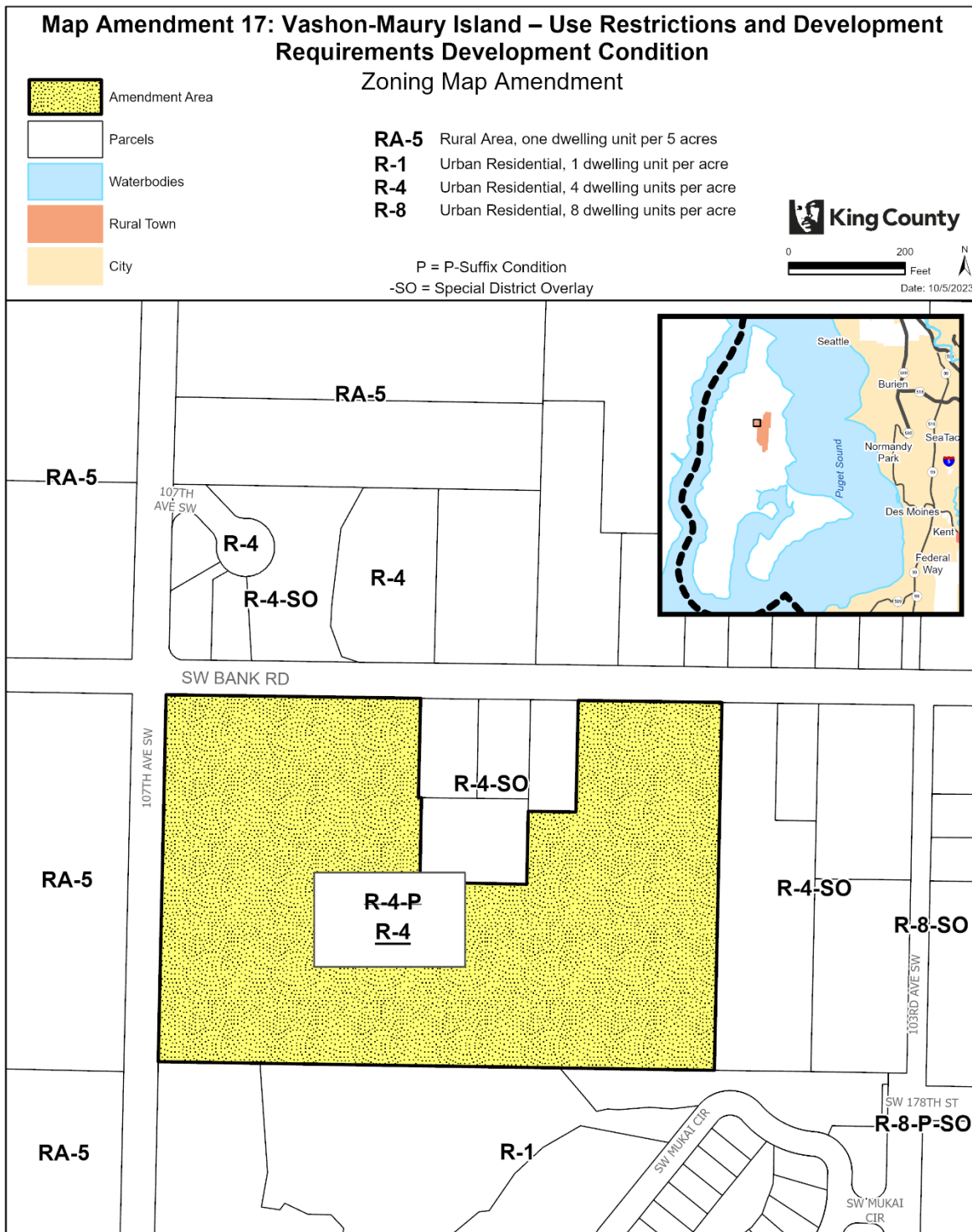
ZONING

1. Remove P-Suffix VS-P18 from the following parcel:

8884200000

2. Repeal P-Suffix Development Condition VS-P18 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P18 from a parcel on Southwest Bank Road and 107th Ave Southwest. VS-P18 limits development on the parcel to a residential development or a medical clinic and includes additional development requirements. The change reflects that the parcel has been developed consistent with the use restrictions and other development conditions in VS-P18.



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Project: VS-P01 landback

**Map Amendment 18: Vashon-Maury Island – Development Requirements
Development Condition and Alternative Housing Demonstration Project Area**

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 31	Township 23	Range 3
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ZONING

1. Remove P-Suffix VS-P20 from the following parcels:

3123039106	3123039139
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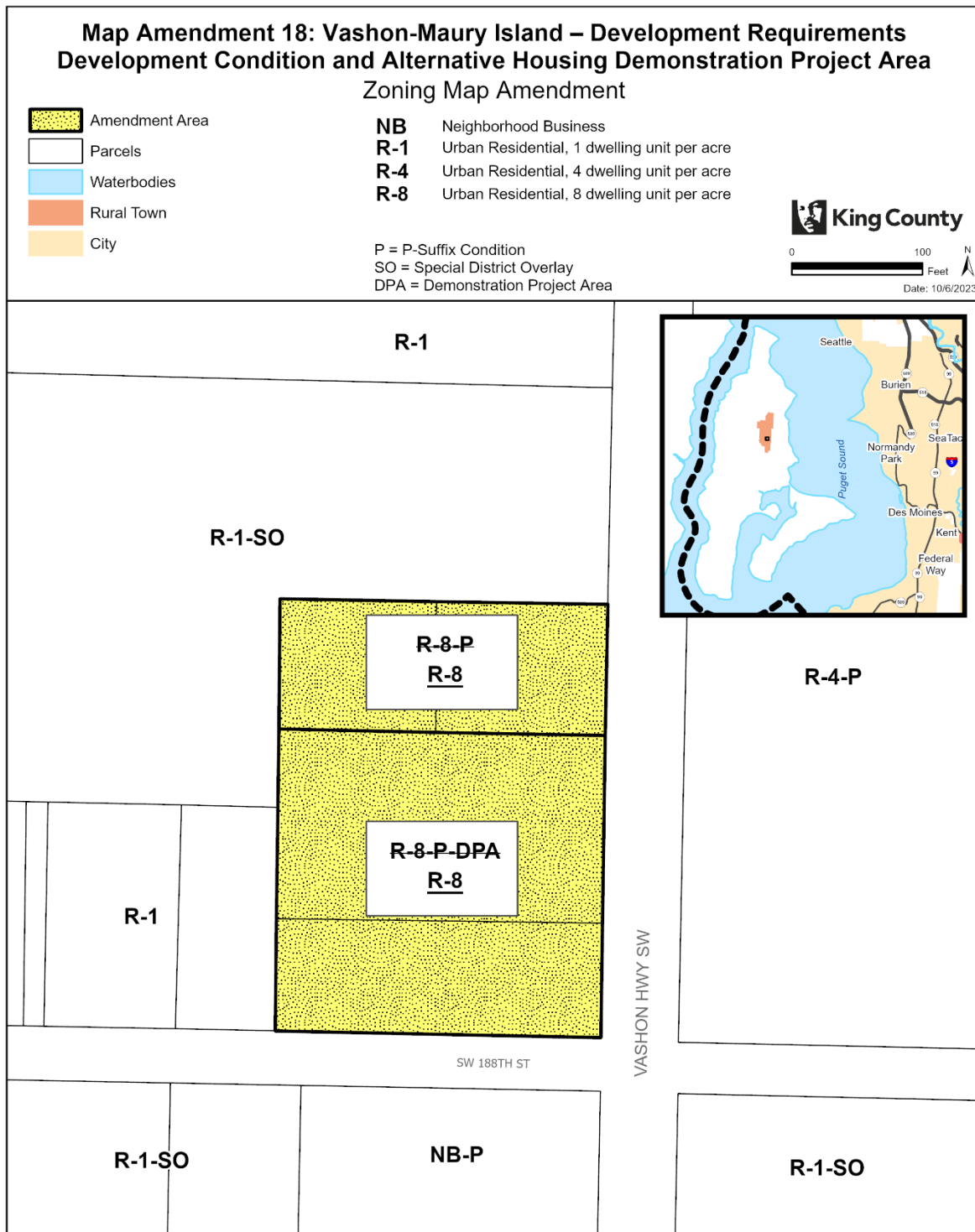
2. On the following parcels:

- a. Remove Alternative Housing Demonstration Project Area (-DPA) established in K.C.C. 21A.55.125; and
- b. Remove P-Suffix VS-P20.

3123039108	3123039138
------------	------------

3. Repeal P-Suffix Development Condition VS-P20 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P20 from parcels on Vashon Highway Southwest and Southwest 188th Street. VS-P20 requires access to the parcel from Southwest 188th Street and includes landscaping requirements. Removes the Alternative Housing Demonstration Project Area (K.C.C. 21A.55.125) overlay from the applicable parcels to reflect that the authority for these parcels has expired.



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Project: VS-P01 mcombsp

1133

**Map Amendment 19: Vashon-Maury Island – Access and Use Restrictions
Development Condition**

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 31	Township 23	Range 3
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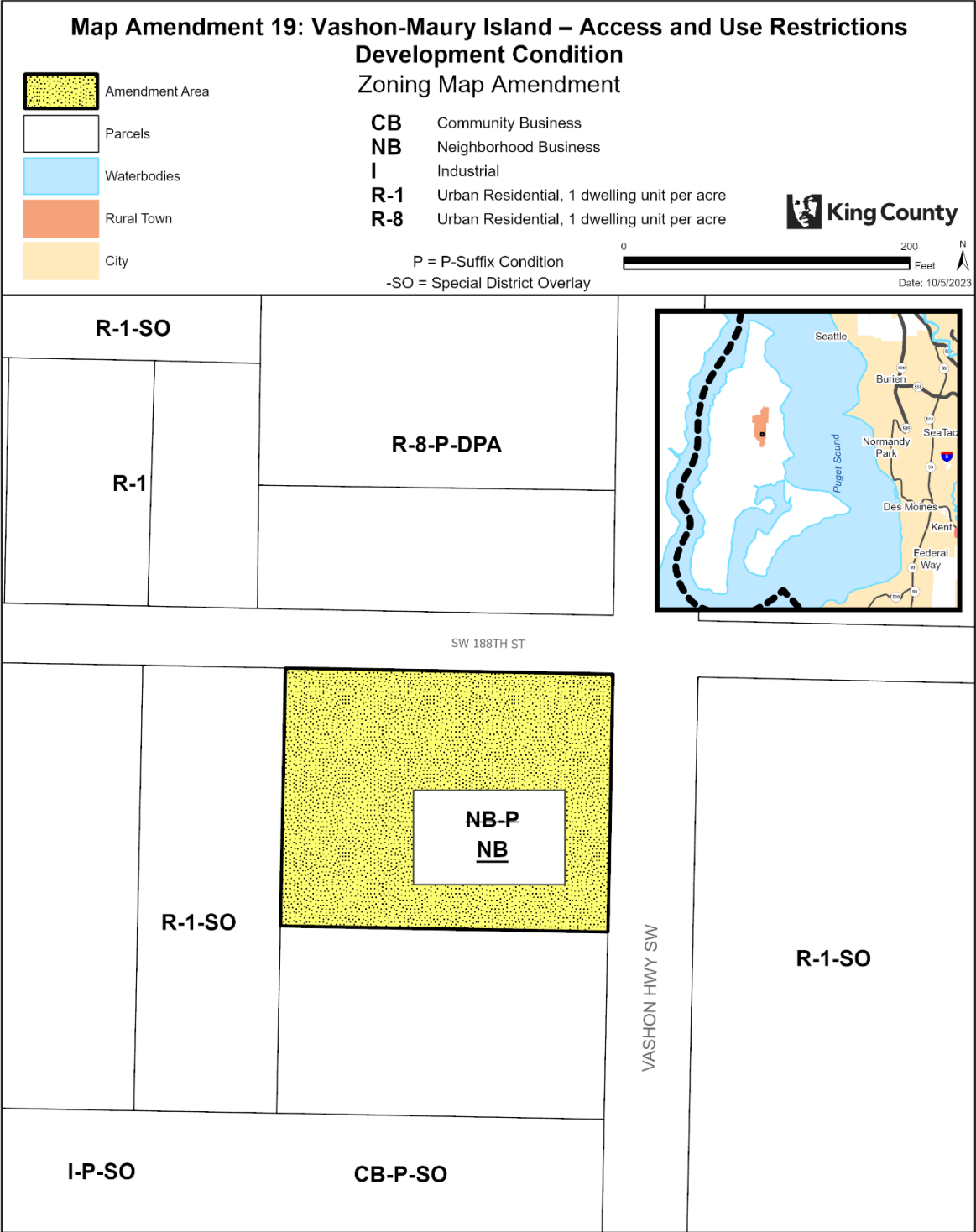
ZONING

1. Remove P-Suffix VS-P21 from the following parcel:

3123039095

2. Repeal P-Suffix Development Condition VS-P21 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P21 from a parcel on Vashon Highway Southwest and Southwest 188th Street. VS-P21 restricts use on the parcel and restricts access to the parcel to Southwest 188th Street. This change would align with the fact that the parcel is listed in King County’s Historic Resource Inventory and there are provisions for reviewing changes to historic structures.



**Map Amendment 20: Vashon-Maury Island – Access and Density Limits
Development Condition**

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 32	Township 23	Range 3
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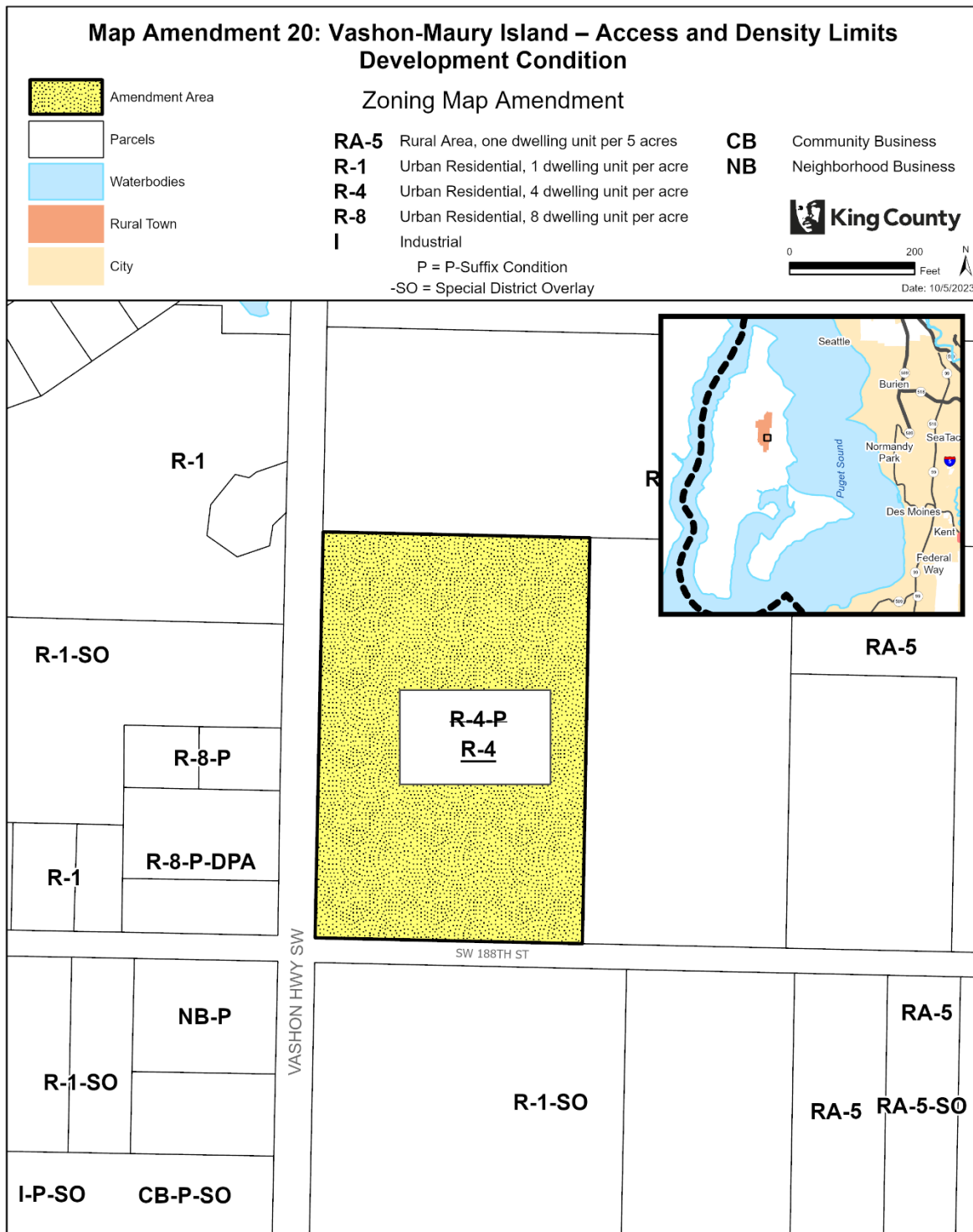
ZONING

1. Remove P-Suffix VS-P22 from the following parcel:

3223039040

2. Repeal P-Suffix Development Condition VS-P22 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P22 from a parcel on Vashon Highway Southwest and Southwest 188th Street. SV-P22 limits access to one driveway from Vashon Highway Southwest. VS-P22 also limits development on the parcel to a maximum of 14 dwelling units. This change would align with current Road standards and King County Code provisions for access and allowed densities for the R-4 zone.



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Project: VS-P01 J. Linn

1174

Vashon-Maury Island P-Suffix Conditions Report

December 2023



King County

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I. Executive Summary

The Vashon-Maury Island Community Service Area Subarea Plan (Subarea Plan),¹ was adopted in December 2017.² The Subarea Plan includes Workplan 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 six, and retaining one of the P-Suffix conditions. One zone reclassification 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 amendments to the Groundwater Protection SDO. The amendments remove regulatory redundancies and uses with low risk potential, with a further recommendation to further review the SDO and Critical Aquifer Recharge Areas (CARA) mapping and code in the next statutorily required Comprehensive Plan update in 2034.

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 historical 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 Action 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 Affordable Housing Overlay.

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

⁷ Ordinance 18326 [\[LINK\]](#)

⁸ Motion 16142 [\[LINK\]](#)

Many of the zoning conditions were first imposed in the 1980s and 1990s. As such, many of them are 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.

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) [\[LINK\]](#) – Amend

- I. *Summary of current zoning conditions:* The Ground Water Protection SDO (SO-140) applies to more than 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.

⁹ iMap [\[LINK\]](#)

¹⁰ Google Maps [\[LINK\]](#)

¹¹ Ordinance 12823 [\[LINK\]](#)

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

- III. *Summary of analysis and recommended changes:* Since the Overlay's creation, King County adopted the CARA code in 2005, which includes regulations for areas that have a high susceptibility to ground water contamination. The entirety of the island is governed by this code. A comparative analysis of the Overlay with the CARA and K.C.C. Title 21A found several overlapping regulations and inconsistencies in the mapping of risk levels to groundwater resources. Furthermore, a review of Best Management Practices found limited risk potential in many of the uses restricted by the Overlay. Amendments are recommended to remove regulatory redundancies and uses with low-risk potential, totaling 25 uses. A regulatory comparison is provided in Appendix C with more details on the recommended changes.

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. The Department of Natural Resources and Parks (DNRP) and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

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, 12 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.

¹³ Ordinance 7837 [\[LINK\]](#)

¹⁴ Ordinance 12824 [\[LINK\]](#)

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) [\[LINK\]](#) - Repeal

- I. *Summary of current zoning conditions:* Use of the site is limited to a guest inn/restaurant.
- 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-Maury 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. The recommendation is to repeal to allow for more flexibility in uses for the site in alignment with other Neighborhood Business-zoned sites in the Burton Rural Neighborhood Commercial Center.

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 activities. The properties were rezoned to O (Office) during the adoption of 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.

VSL-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 units. The 1997 rezone of this parcel has made this condition obsolete. The recommendation is to repeal the condition.

¹⁶Ordinance 2884 [\[LINK\]](#)

¹⁷Ordinance 15244 [\[LINK\]](#)

¹⁸ Ordinance 15244

¹⁹ Ordinance 5353 [\[LINK\]](#)

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.

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-Maury 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

²⁰ Ordinance 4290 [\[LINK\]](#)

²¹ Ordinance 4890 [\[LINK\]](#)

²² Ordinance 5984 [\[LINK\]](#)

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 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 street 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

²³ Ordinance 5242 [\[LINK\]](#)

²⁴ Ordinance 6885 [\[LINK\]](#)

²⁵ Ordinance 8571 [\[LINK\]](#)

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 street setback. Maintaining the density restriction is not justified considering the surrounding zoning allows for higher density and this property has been developed. The restriction on uses for the street 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.
- 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 regulate 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.

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

²⁷ Ordinance 10598 [\[LINK\]](#)

²⁸ Ordinance 11389 [\[LINK\]](#)

- 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. Right-of-way 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.
- 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 conditions have been satisfied and 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 Area. 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 Area-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.

²⁹Ordinance 11024 [\[LINK\]](#)

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 principal arterial road on Vashon-Maury 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.

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 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 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.

Additionally, the recommended changes include amending maximum densities for mixed-use development. The maximum densities would apply when affordable housing units are created using proposed expanded provisions in King County's Inclusionary Housing program in K.C.C. Chapter 21A.48 in Vashon Rural Town. The community has said that it wants affordable units, and no units have been created using the Vashon Affordable Housing Special District Overlay (SO-270). Allowing a higher density and applying the voluntary provisions to parcels based on zones, which would increase the number of eligible parcels, may attract development of affordable units by providing more flexibility than provided for under SO-270, and providing consistency with applicable provisions in K.C.C. Chapter 21A.48. The proposed maximum densities for mixed-use development combined with the existing maximum height of 35 feet, and a proposed amendment to King County Code to require developments in the Rural Town to setback any parts of a development above two stories, are designed to consider the scale of the built environment in the Town Gateway.

VS-P27 (Town Gateway Landscaping Requirements) – 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 Area-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-Maury 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-Maury 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.

Additionally, the recommended changes include amending maximum densities for mixed-use development. The maximum densities would apply when affordable housing units are created using proposed expanded provisions in King County’s Inclusionary Housing program in K.C.C. Chapter 21A.48 in Vashon Rural Town. The community has said that it wants affordable units, and no units have been created using the Vashon Affordable Housing Special District Overlay (SO-270). Allowing a higher density and applying the voluntary provisions to parcels based on zones, which would increase the number of eligible parcels, may attract development of affordable units by providing more flexibility than provided for under SO-270, and providing consistency with applicable provisions in K.C.C. Chapter 21A.48. The proposed maximum densities for mixed-use development combined with the existing maximum height of 35 feet, and a proposed amendment to King County Code to require developments in the Rural Town to setback any parts of a development above two stories, are designed to consider the scale of the built environment in the Town Gateway.

³⁰ Ordinance 17842 [\[LINK\]](#)

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-Maury Island, except that two I-zoned parcels are excluded from the parcels 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-Maury 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. Additionally, two parcels owned by DNRP are recommended for redesignation from Rural Area and Rural Town to Open Space. Changing the designation is consistent with treatment of DNRP-owned parcels across the County. The recommendation is to amend the development condition.

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

- 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-Maury 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 amend this development condition.

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

The development of the Subarea Plan identified current limitations for farmer's markets to operate in Vashon Rural Town. VS-P29, which provides provisions for uses permitted on CB (Community Business) zoned parcels, does not include farmer's 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 farmer's markets, leaving limited options for them to operate legally.

Amendments are recommended to VS-P29 to allow for farmer's markets as a use. This amendment would provide the changes necessary to accommodate farmer's markets within the Rural Town. It provides consistency with Policy R-7 of the Subarea Plan, which calls for

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

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

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 adopted Ordinance 18326, which adopted new regulations for cannabis businesses. King County evaluated the land use impacts of cannabis in 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 amendments to the Groundwater Protection SDO to remove regulatory redundancies and uses with low risk potential, with a further recommendation evaluate further during the 2034 Comprehensive Plan Update.

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

³³ 2018 King County Marijuana Report, page 114.

V. Appendices

A. Appendix 1: 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

Appendix 2: P-Suffix Site Information and Reference Maps



Special District Overlay Analysis – SO-140

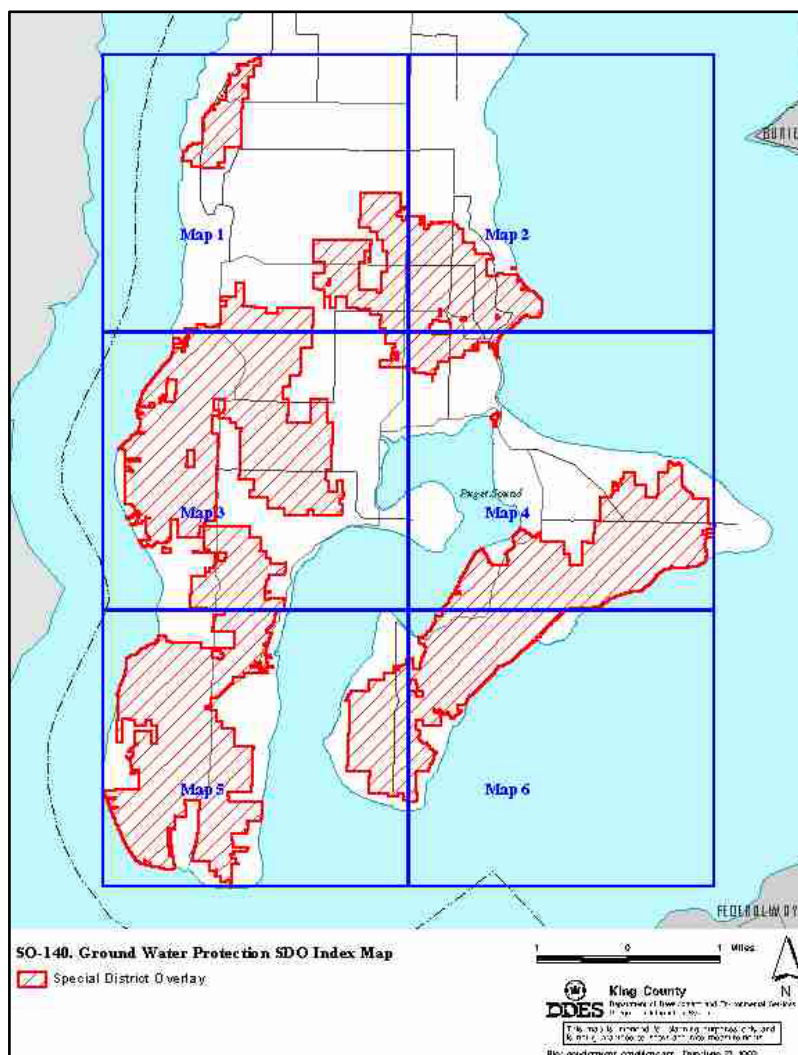
Site Information

Year of Adoption:
1997

Affected Parcel(s)
2104 parcels

Land Use:
Current: Varies
Previous: Varies

See Appendix 3 for more information.

Condition: *Vashon Groundwater Protection Special District Overlay*

supporting doc

Site Information

Year of Adoption:
1985 (Amended in 1997)

Affected Parcel(s)
2923039190
2923039148
2923039142

Other Development Conditions:
VS-P31 & SO-270

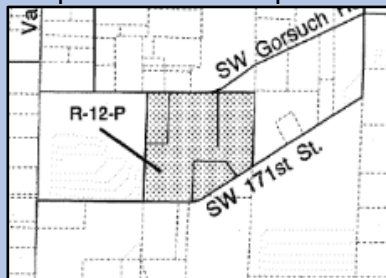
Land Use Designation
“rt”- rural town

Zoning History

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

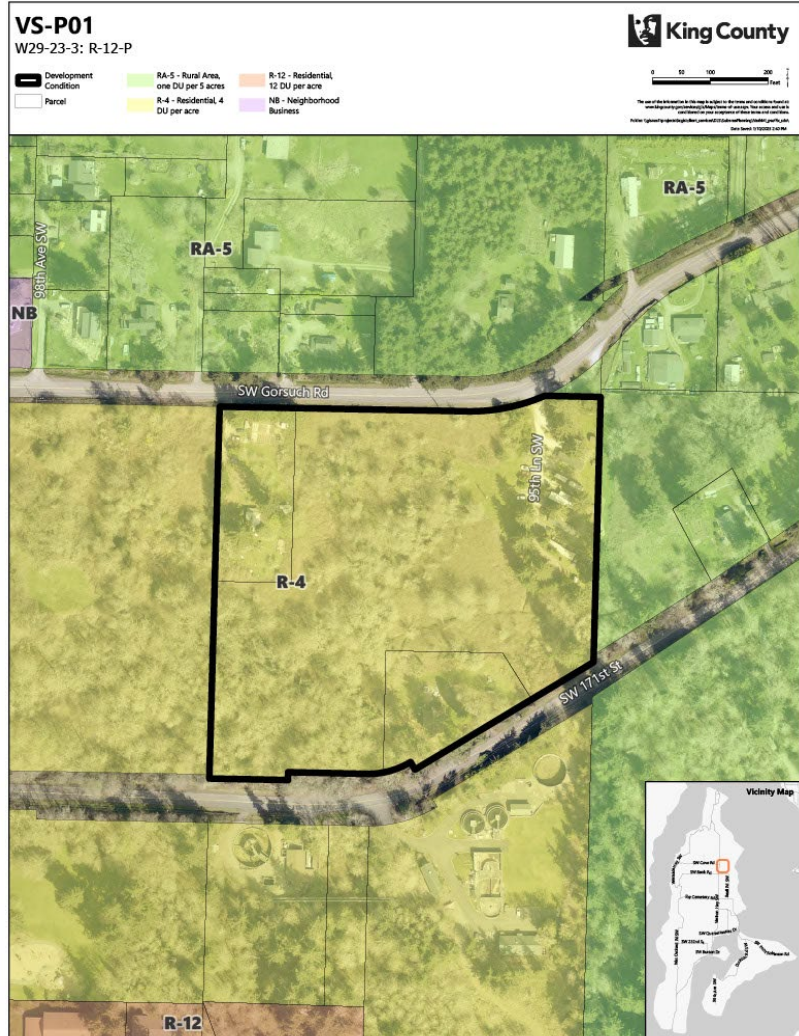
Use of Property/Site

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



supporting doc

Site Information

Year of Adoption:

1985 (Amended in 1997)

Affected Parcel(s)

1822039125

Zoning History

Current: NB-P

Previous: NB-P

Land Use Designation:

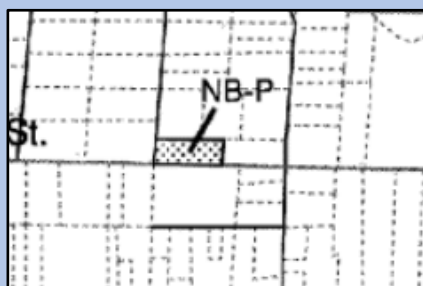
“rn” – rural neighborhood

Use of Property/Site

Current: Fire Station

Previous: Fire Station

Adopted P-Suffix Map

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

Current P-suffix Map



P-Suffix – VS-P04

Site Information

Year of Adoption

1985 (Amended in 1997)

Affected Parcel(s)

1922039029

1922039032

Zoning History

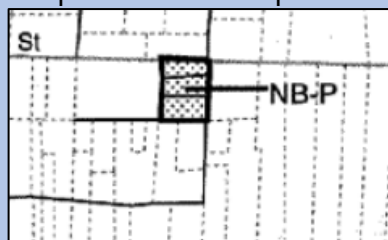
Current: NB-P

Previous: NB-P

Land Use Designation“ra” & “rn” – rural area & rural
neighborhood commercialUse of Property/Site

Current: Inn

Previous: Inn

Adopted P-Suffix Map**Condition: Use of the site is limited to a guest inn/restaurant.**

Current P-suffix Map



Site Information

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

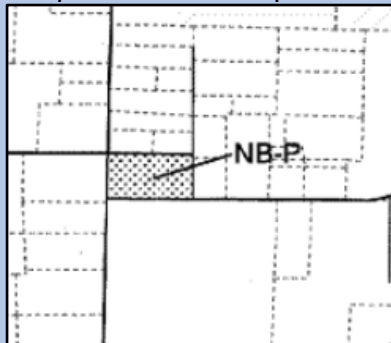
Land Use

“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

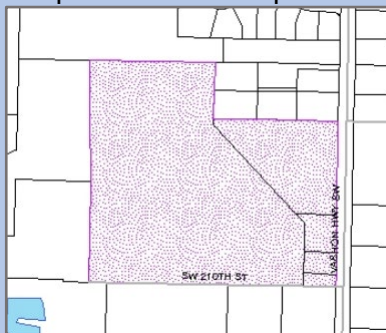
Other Development
Conditions:
SO-140

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

Land Use
“rn” – rural neighborhood commercial

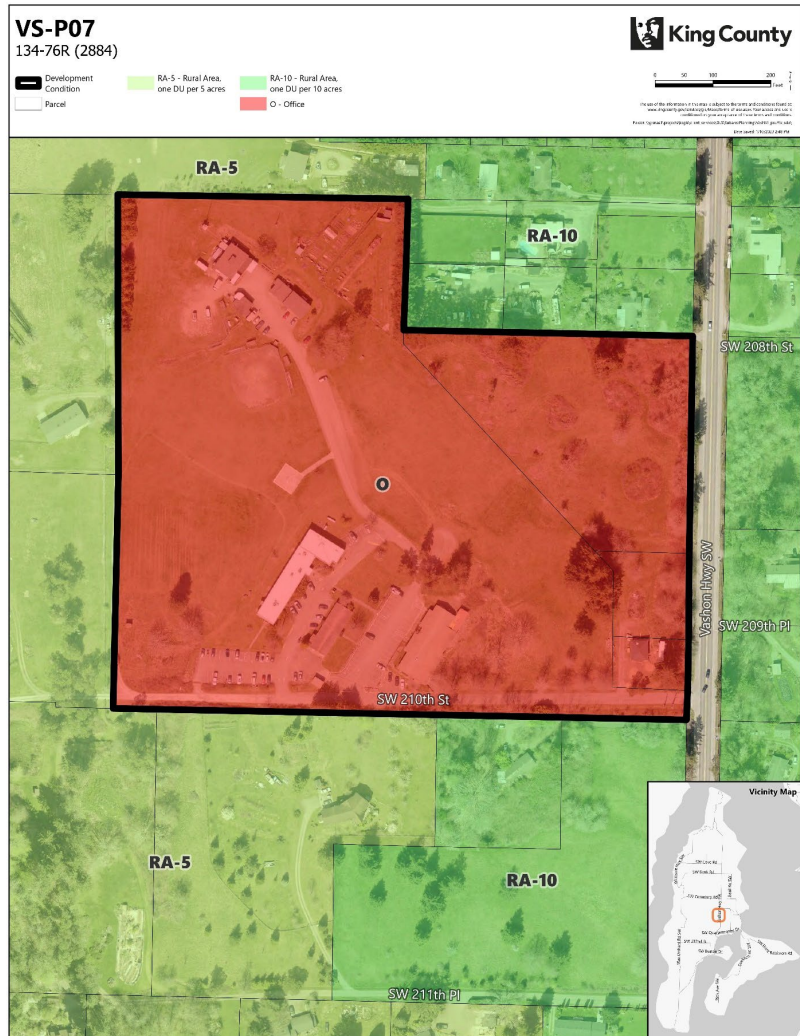
Use of Property/Site
Current: Community Services & Recreation Centers
Previous: Community Services & Recreation Centers

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

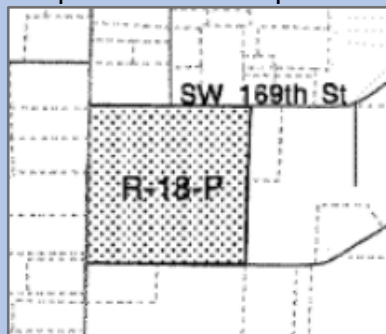
Affected Parcel(s)
2923039040

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

Land Use
“rt” – rural town

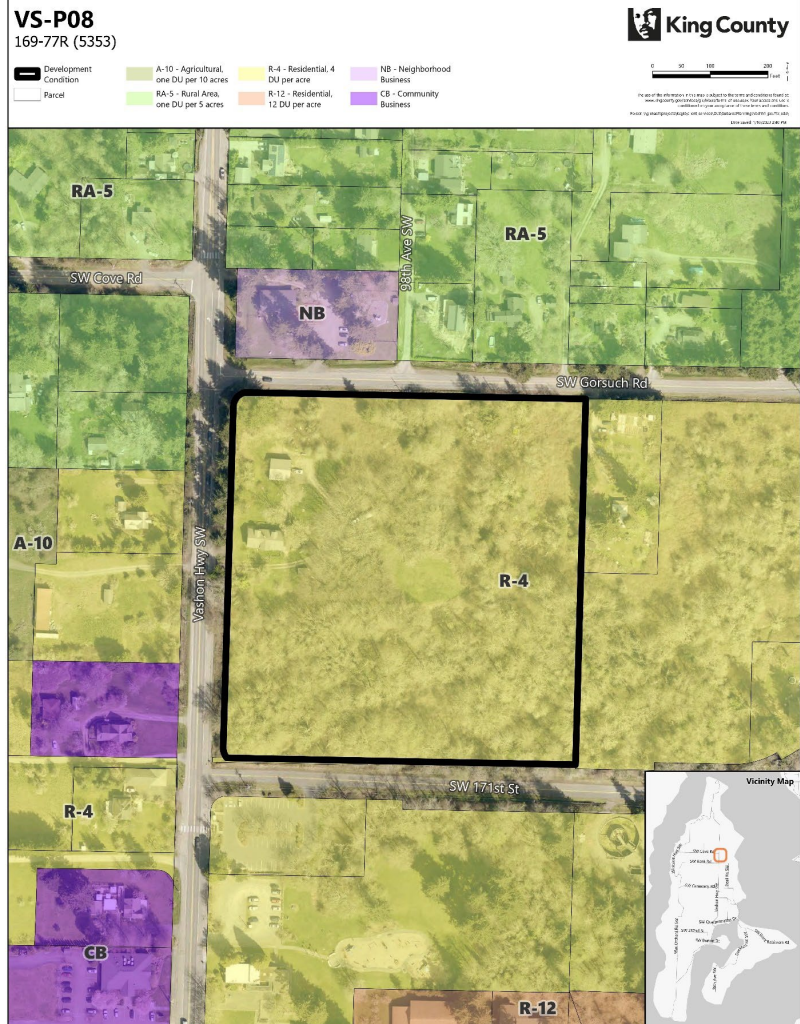
Use of Site/Property
Current: Single Family
Residence
Previous: Single Family
Residence

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)

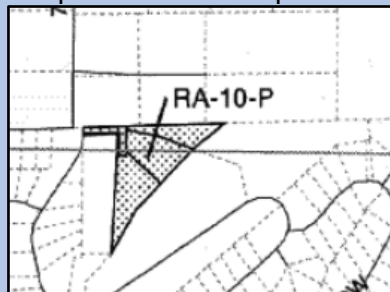
Affected Parcel(s)
2822039035 2822039034
2822039033 282203TRCT

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

Land Use
“ra” – rural area

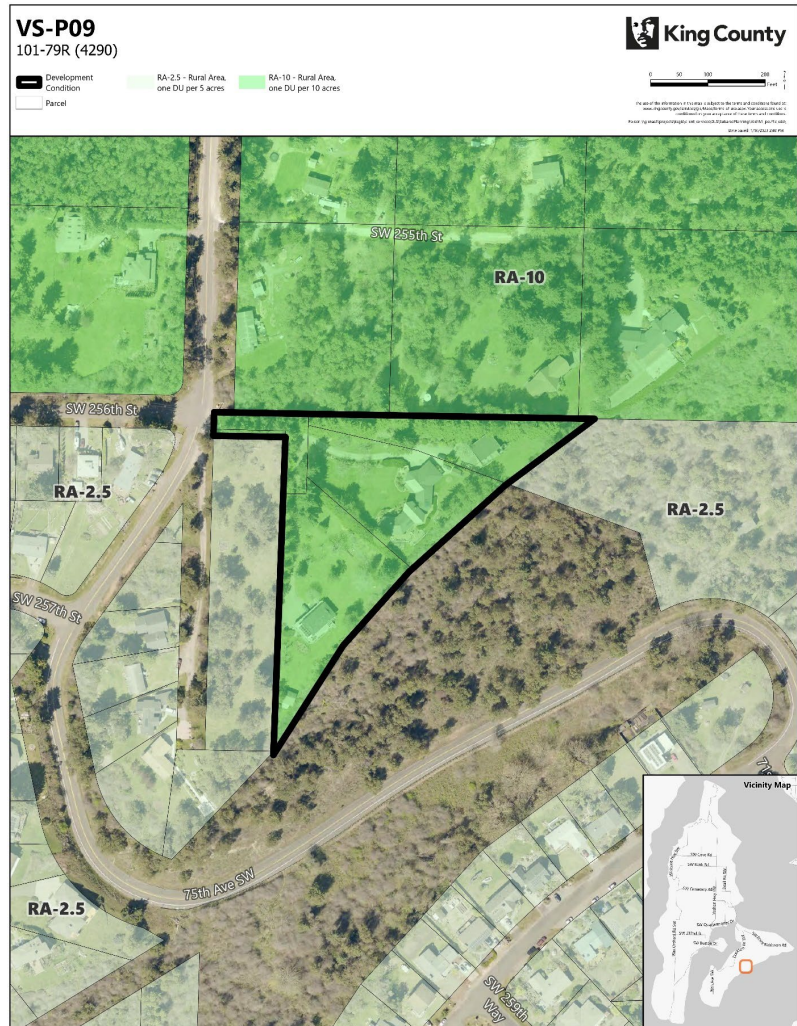
Use of Site/Property
Current: Rural
Residence
Previous: Rural
Residence

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)

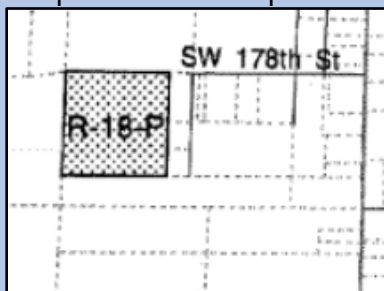
Affected Parcel(s)
3123039169

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

Land Use
“rt” – rural town

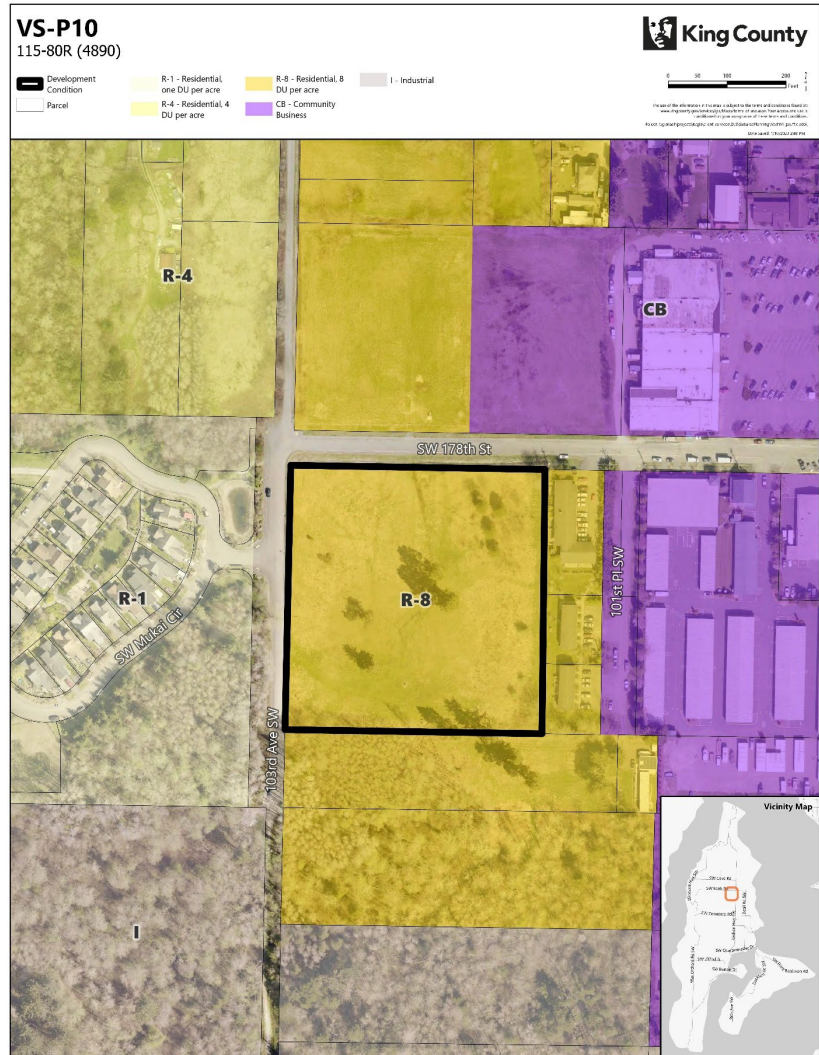
Use of Site/Property
Current: Vacant
Previous: Vacant

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

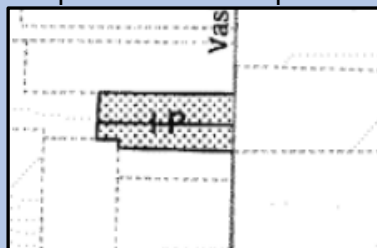
“i” – industrial

Use of Site/Property

Current: Construction
business/Storage

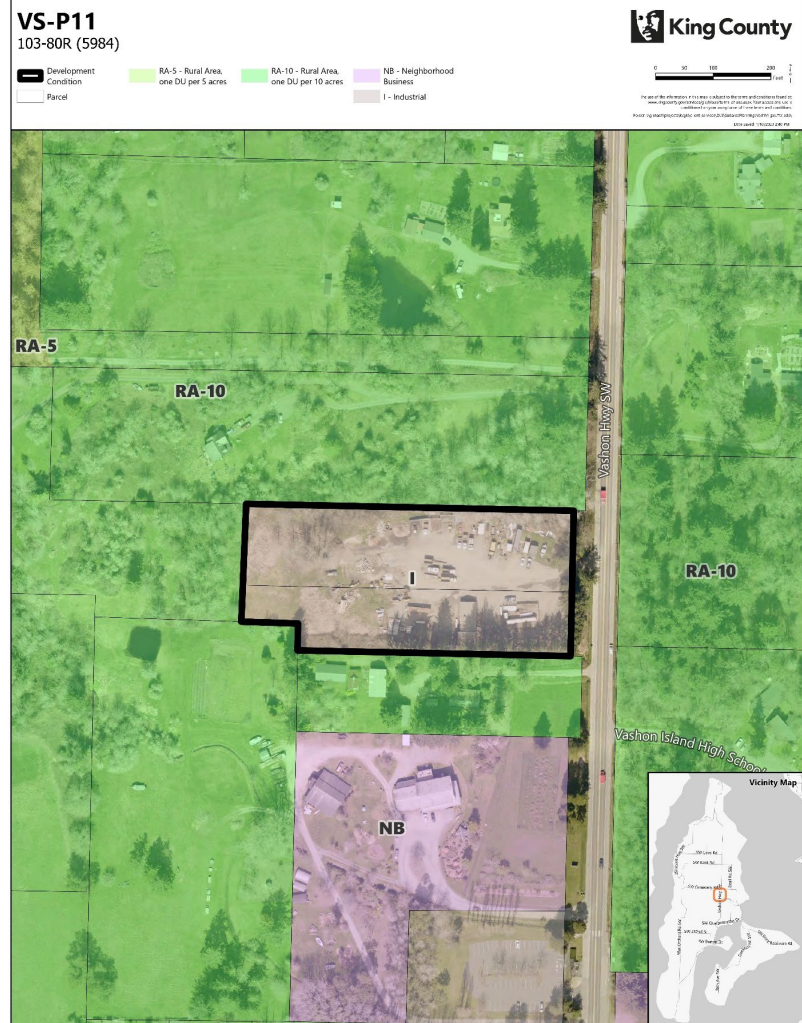
Previous: Construction
business/Storage

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

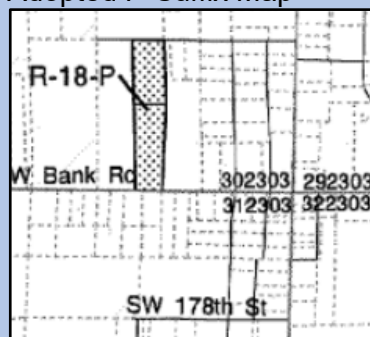
Affected Parcel(s)
3023039214
3023039189

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

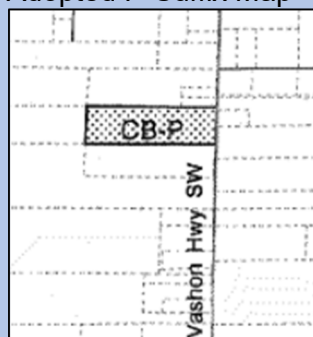
“rt” – rural town

Use of Site/Property

Current: Plant Nursery

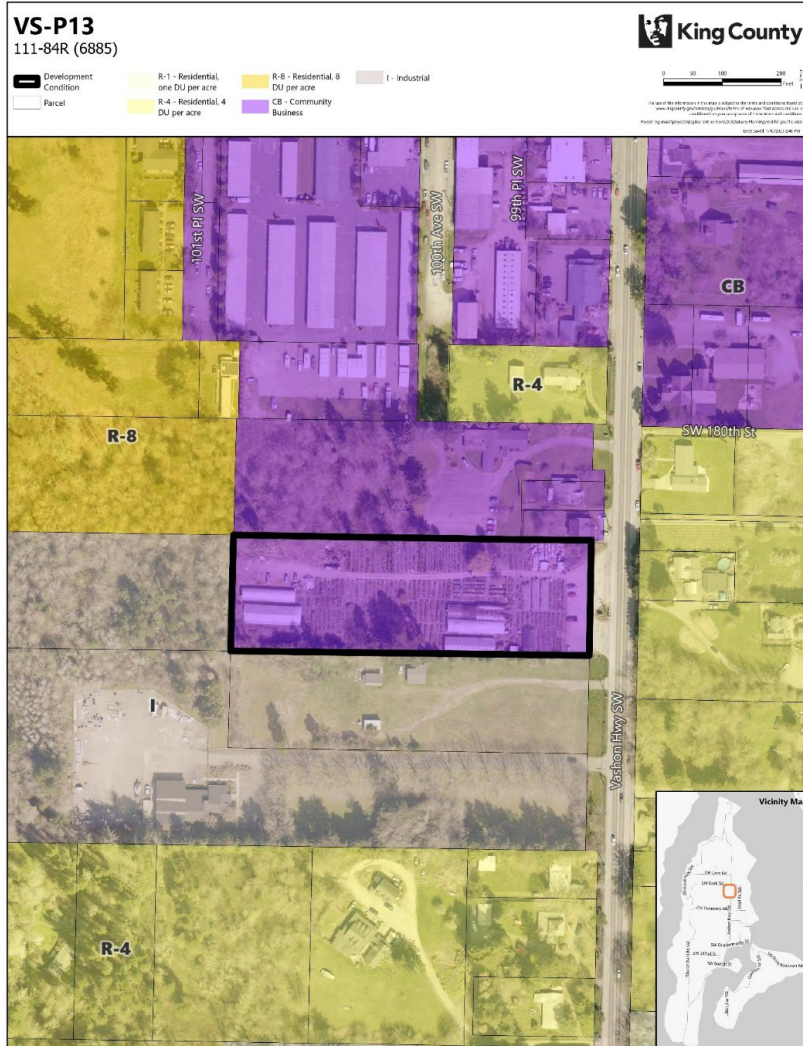
Previous: Plant Nursery

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

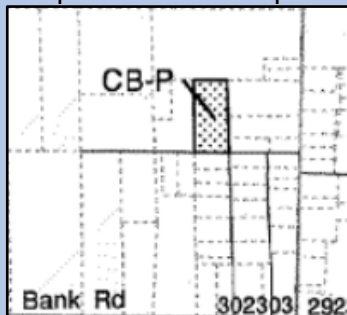
Zoning History
Current: R-8-P
Previous: CB-P

Land Use

“rt” – rural town

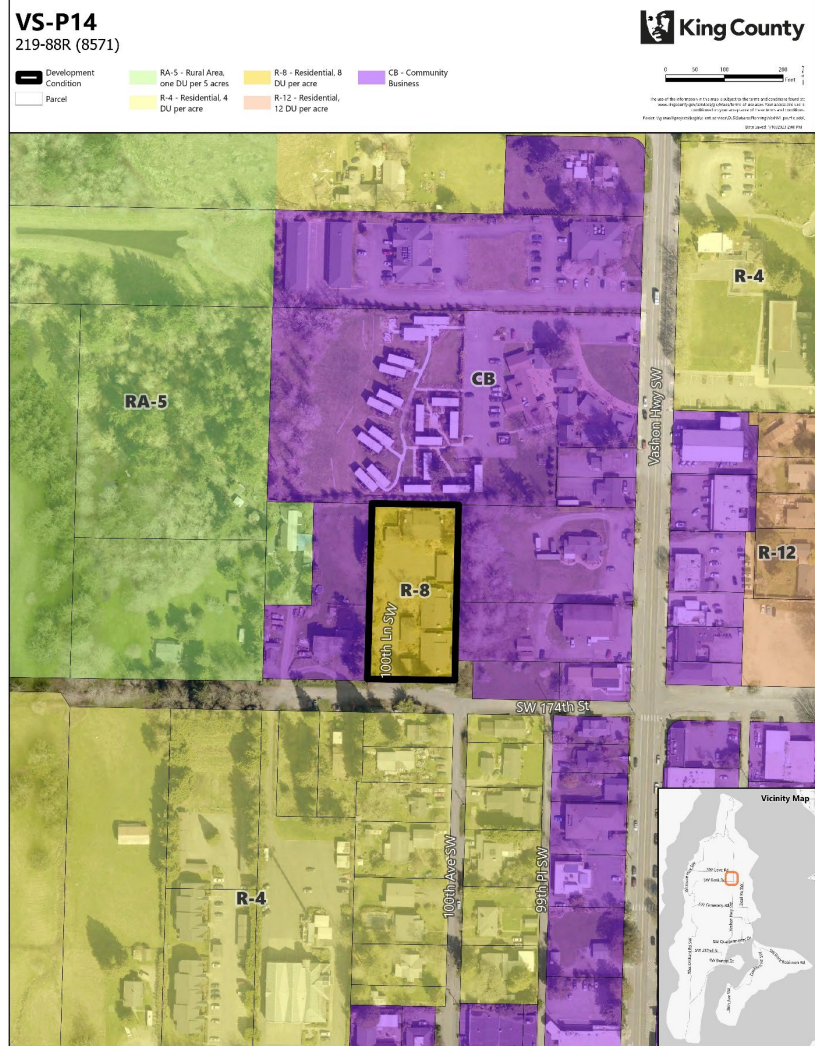
Use of Site/Property
Current: Multifamily Residential
Previous: Multifamily Residential

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

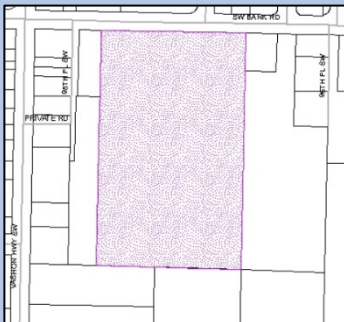
“rt” – rural town

Use of Site/Property

Current: Lumber
Supply Store

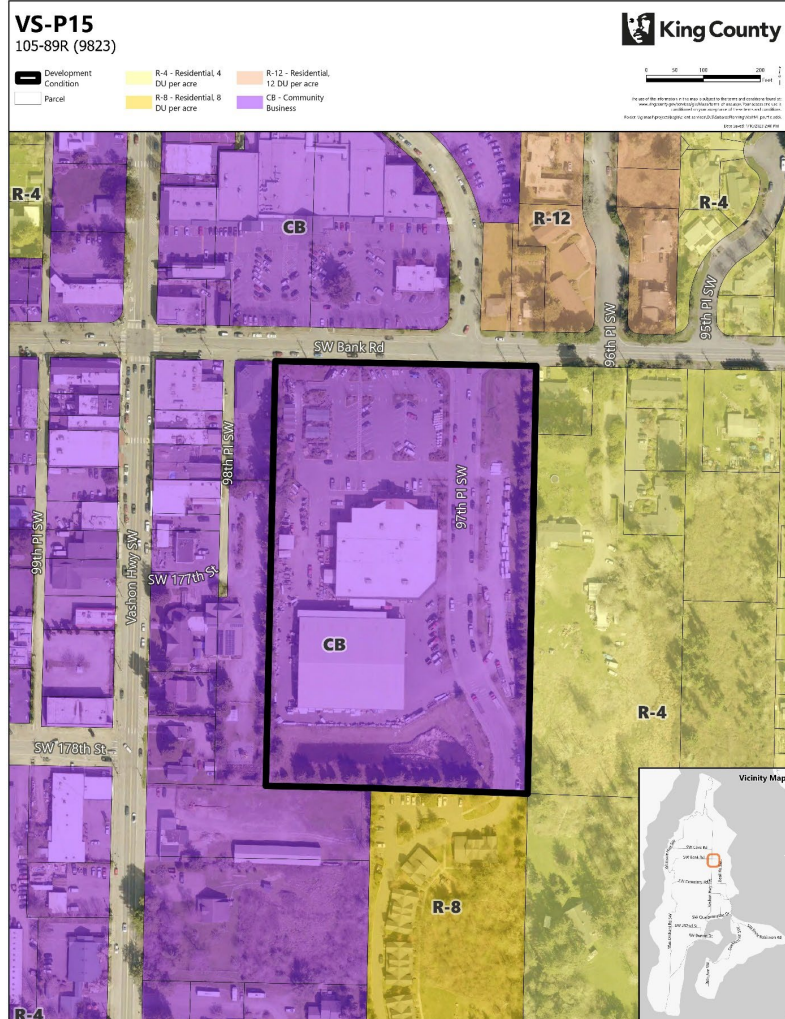
Previous: Vacant

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

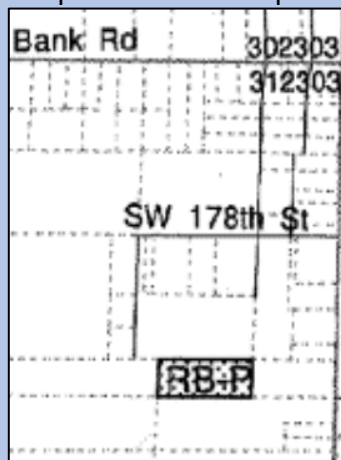
Other Development Conditions:
VS-P28, VS-P29 & SO-270

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

Land Use
“rt” – rural town

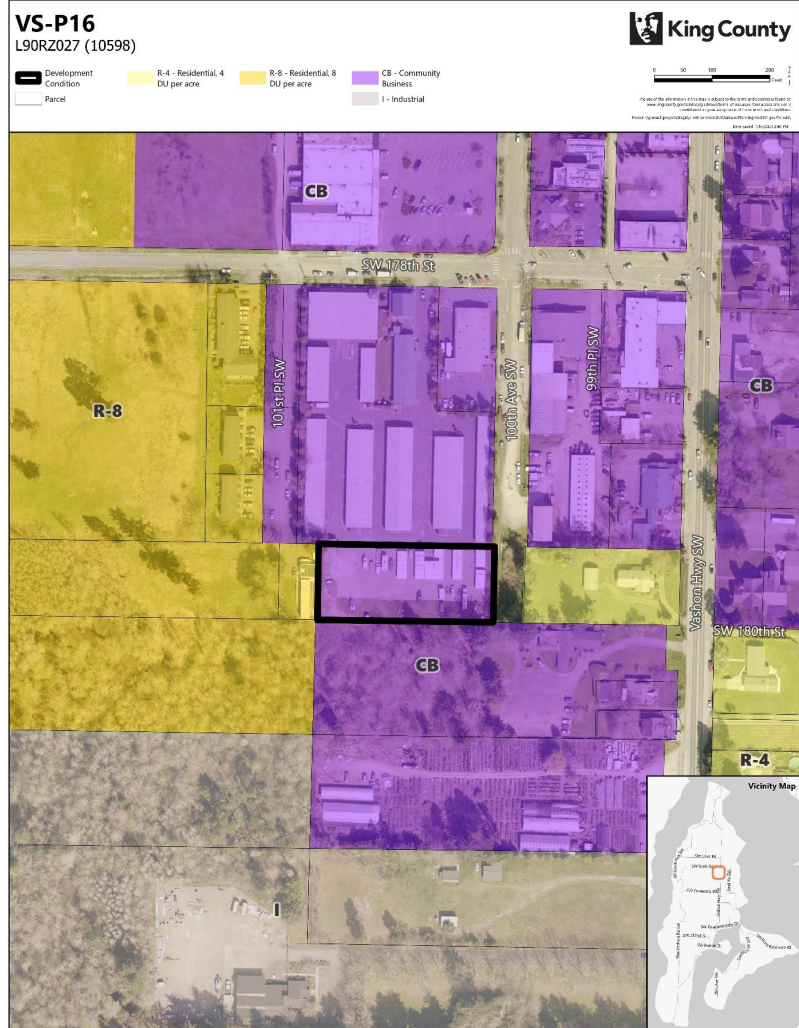
Use of Site/Property
Current: Storage
Previous: Storage

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



April 4, 2024

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

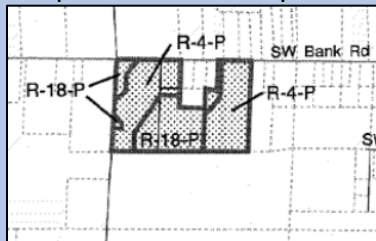
“rt” – rural town

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

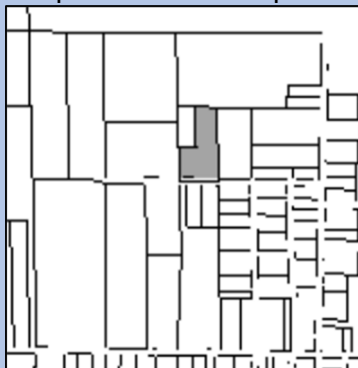
Other Development
Conditions:
VS-P28 & SO-270

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

Land Use
“rt” – rural town

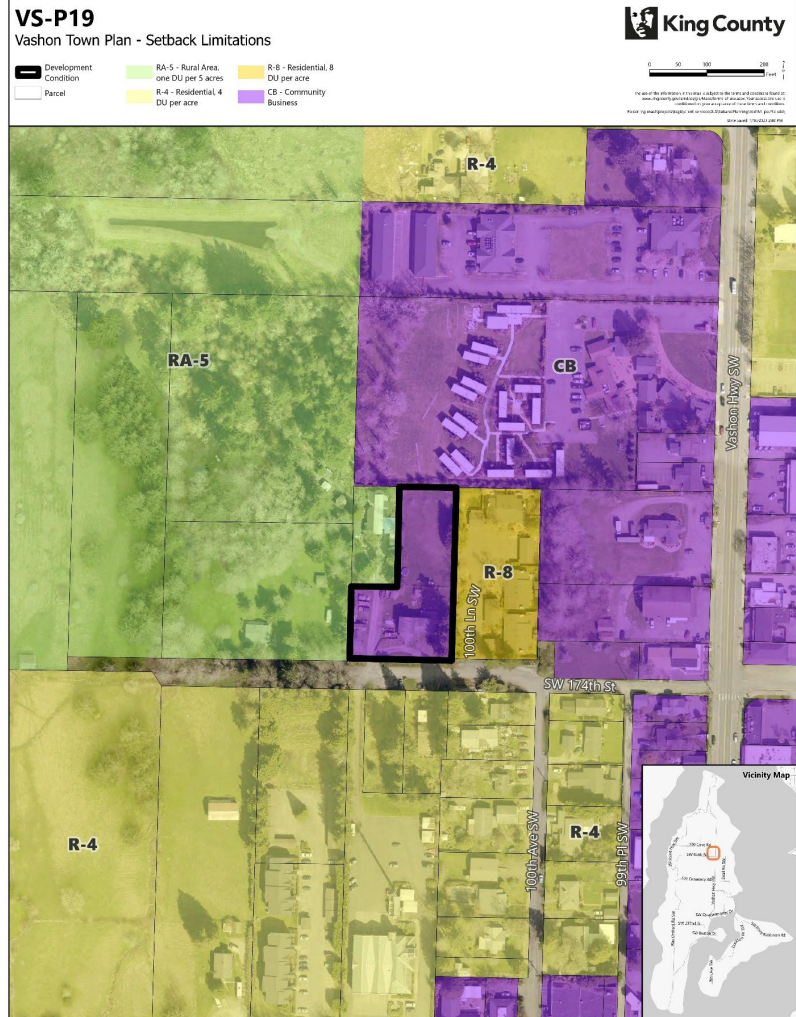
Use of Site/Property
Current: Single Family Home
Previous: Single Family Home

Adopted P-Suffix Map:



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

Current P-suffix Map



Site Information

A map showing the location of the R-18-P site. The map includes 103rd Ave SW, SW 188th St, and Vas. A shaded rectangular area is labeled R-18-P with an arrow pointing to it.

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

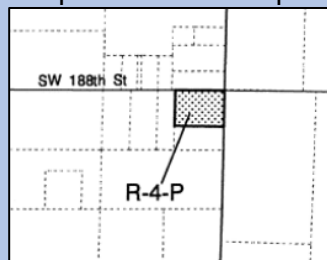
“rt” – rural town

Use of Site/Property

Current: Single Family Residence

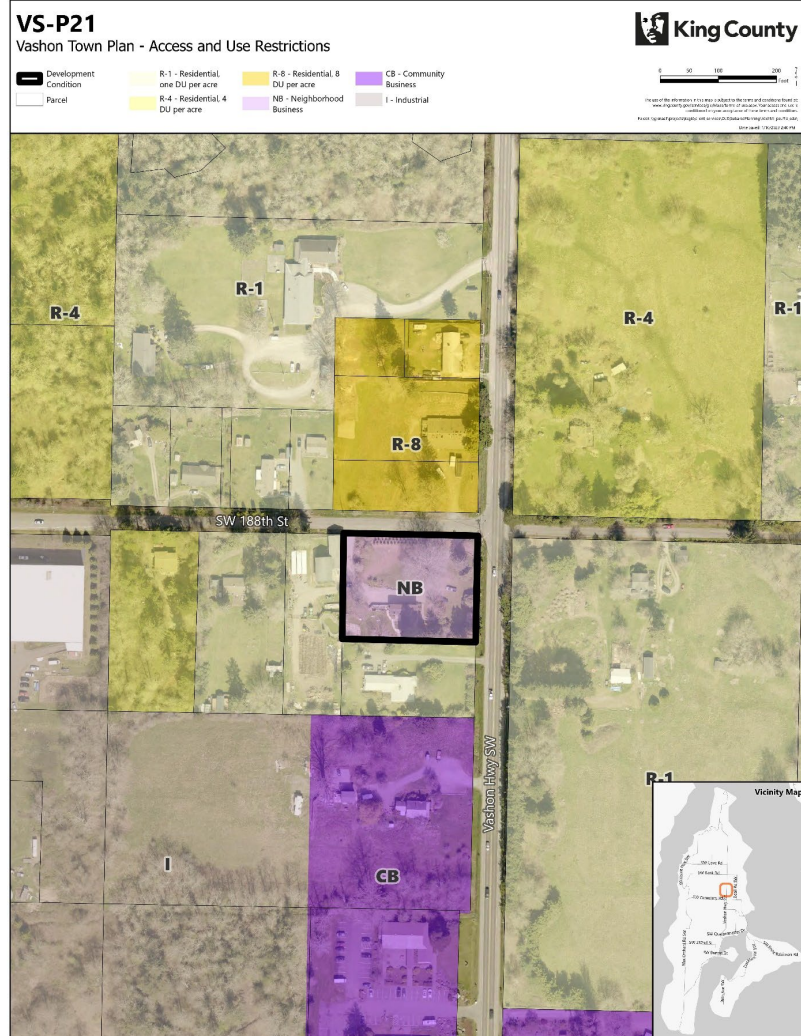
Previous: Single Family Residence

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

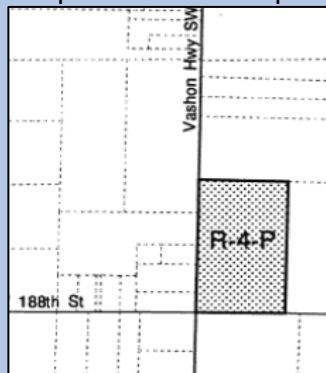
“rt” – rural town

Use of Site/Property

Current: Single Family Residence

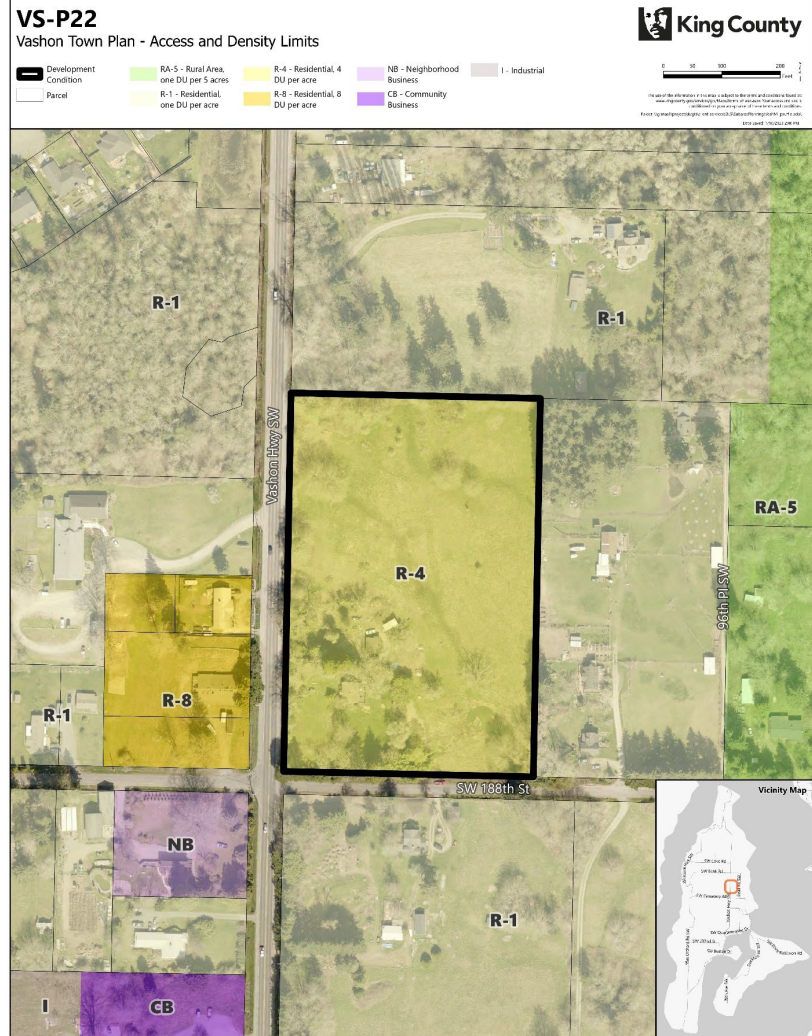
Previous: Single Family Residence

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

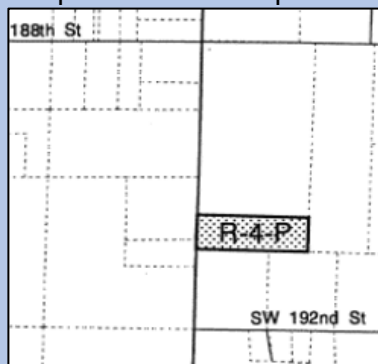
“rt” – rural town

Use of Site/Property

Current: Garden Center

Previous: Garden Center

Adopted P-Suffix Map

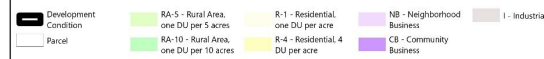


Condition: Use restricted to existing building, parking at rear or sides of building only.

Current P-suffix Map

VS-P23

Vashon Town Plan - Use and Parking Restrictions



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

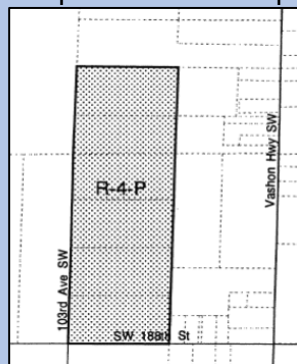
“rt” – rural town

Use of Site/Property

Current: Vacant and
Single Family

Previous: Vacant and
Single Family

Adopted P-Suffix Map

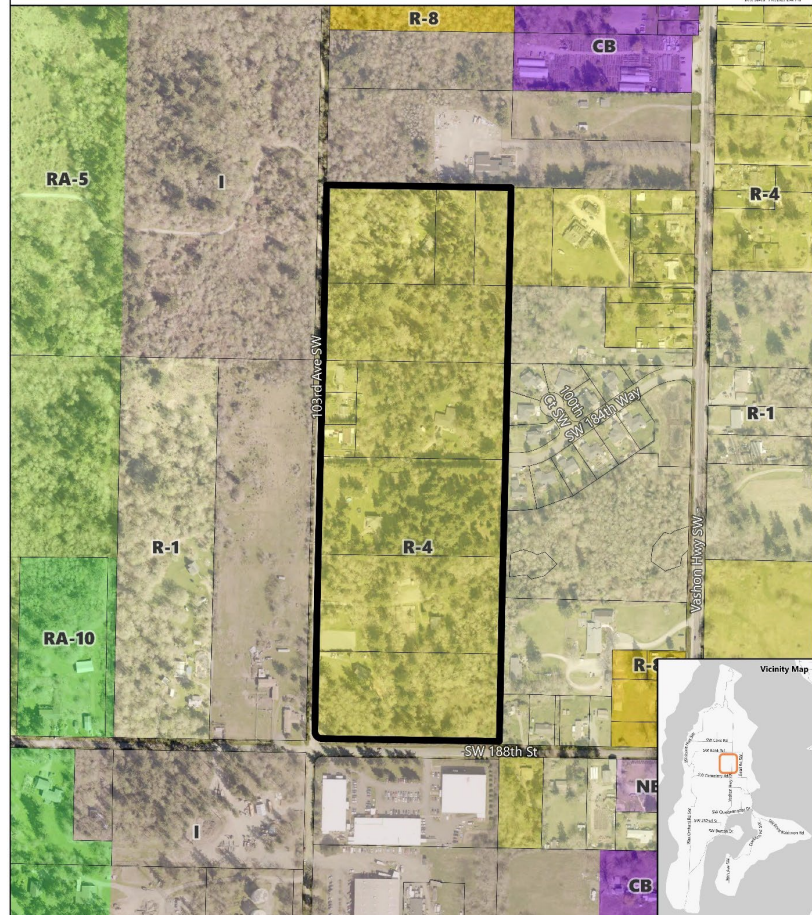
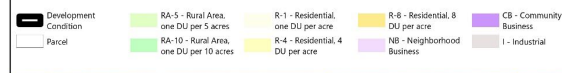


Condition: Access restricted to 103rd Ave SW or SW 188th, or, if constructed, SW 183rd or SW 184th.

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

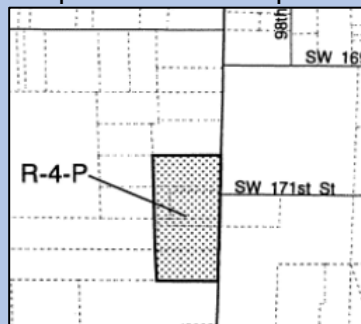
Other Development
Conditions:
VS-P28 & SO-270

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

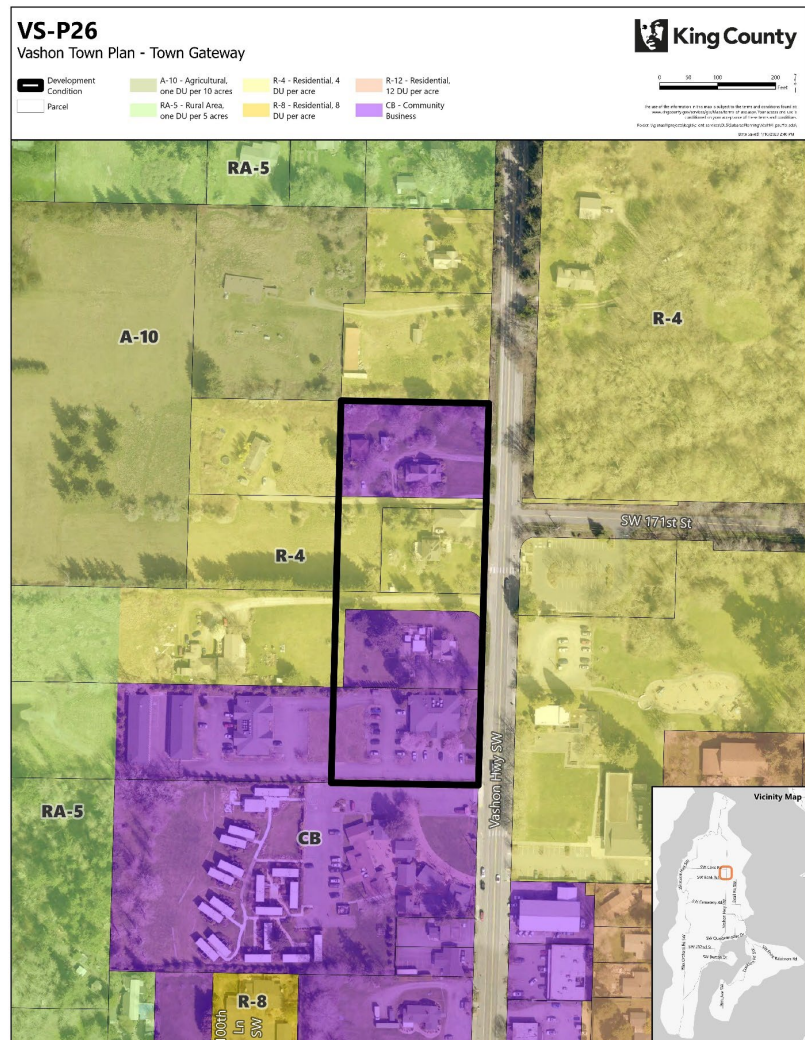
Adopted P-Suffix Map



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

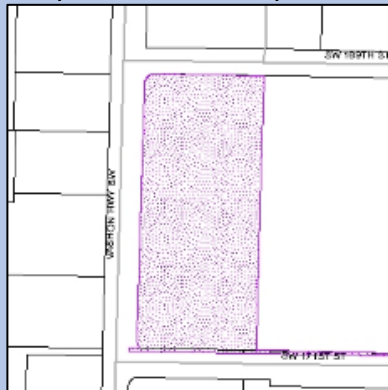
Other Development Conditions:
VS-P08 & SO-270

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

Land Use
“rt” – rural town

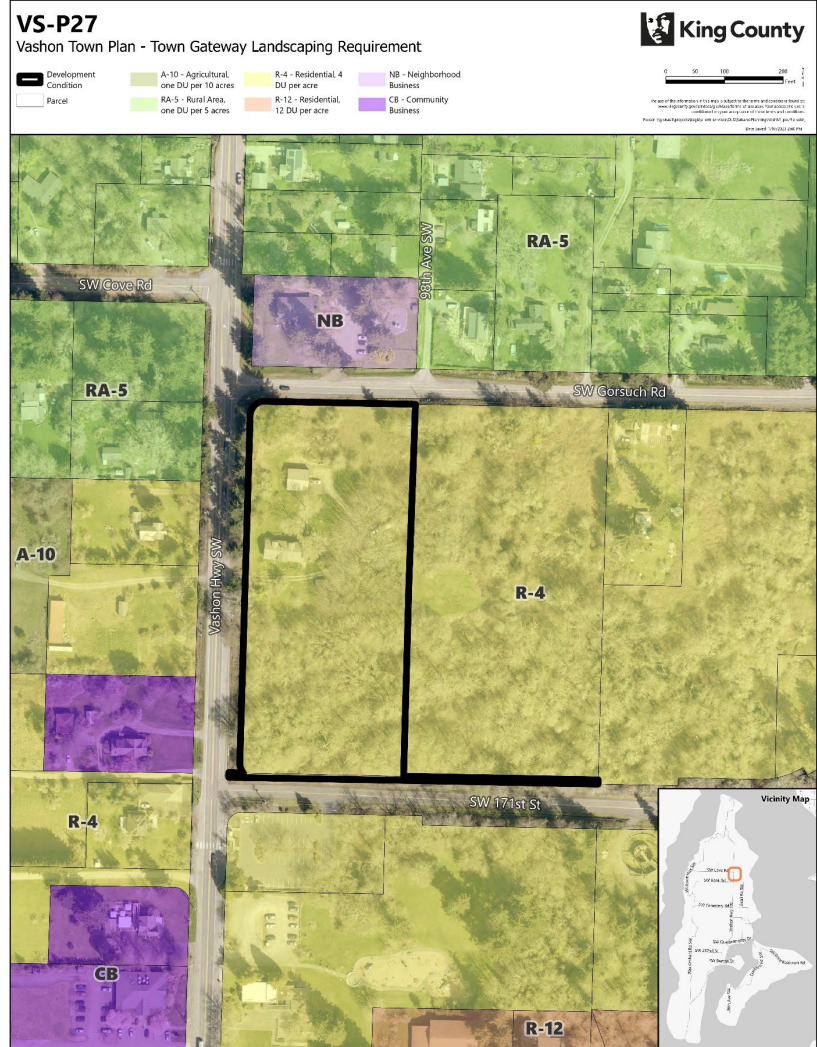
Use of Site/Property
Current: Single Family Residence
Previous: Single Family Residence

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



Site Information

Use of Site/Property

Current: Downtown

Previous: Downtown

[illegible]

VS-P28

Vashon Town Plan - Town Core

Development Condition

- Parcel
- A-10 - Agricultural, one DU per 10 acres
- RA-5 - Rural Acre, one DU per 5 acres
- R-1 - Residential, one DU per acre
- R-4 - Residential, 4 DU per acre
- R-8 - Residential, 8 DU per acre
- R-12 - Residential, 12 DU per acre
- CB - Community Business
- I - Industrial

0 100 200 400 Feet

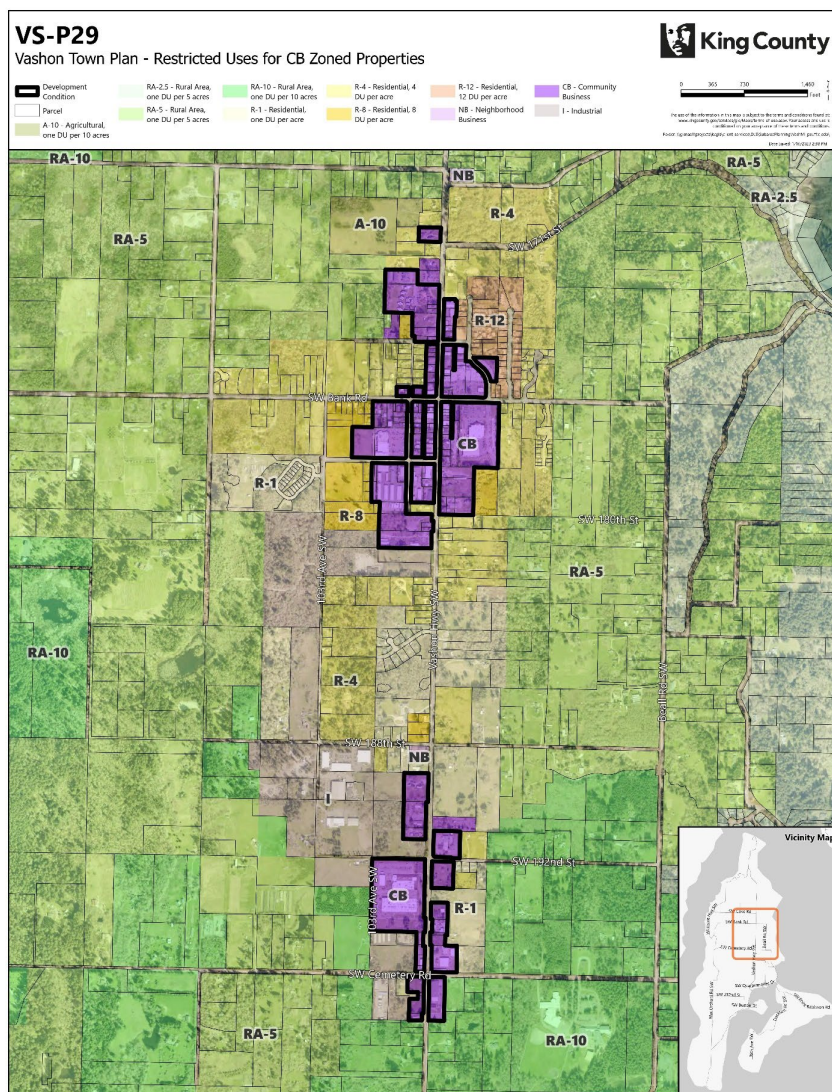
The above information is provided as a guide only. It is not intended to be used as a basis for any legal action. The King County Department of Planning and Development is not responsible for any errors or omissions in this map. For more information, please contact the King County Department of Planning and Development.

Site Information

Adopted P-Suffix Map



Current P-suffix Map



Site Information

VS-P30

Vashon Town Plan - Restricted Uses for I Zoned Properties

Development Condition

Parcel

RA-5 - Rural Area, one DU per 5 acres

RA-10 - Rural Area, one DU per 10 acres

R-1 - Residential, one DU per acre

R-4 - Residential, 4 DU per acre

R-8 - Residential, 8 DU per acre

NB - Neighborhood Business

CB - Community Business

I - Industrial

0 200 400 600 feet

The use of the addresses on this map is subject to the accuracy of the data used to create the map. The King County Department of Information Systems is not responsible for any errors or omissions in the data used to create the map. For more information, please contact the King County Department of Information Systems at (206) 462-3000.

The map displays various land use zones across Vashon Island, including RA-5, RA-10, R-1, R-4, R-8, NB, CB, and I. A specific area in the central-eastern part of the island is outlined with a thick black line, indicating a development condition. This area is primarily zoned R-4 and R-8, with some NB and CB zones nearby. Major roads shown include 107th Ave SW, 108th Ave SW, 109th Ave SW, 110th Ave SW, 111th Ave SW, 112th Ave SW, 113th Ave SW, 114th Ave SW, 115th Ave SW, 116th Ave SW, 117th Ave SW, 118th Ave SW, 119th Ave SW, 120th Ave SW, 121st St SW, 122nd St SW, 123rd St SW, 124th St SW, 125th St SW, 126th St SW, 127th St SW, 128th St SW, 129th St SW, 130th St SW, 131st St SW, 132nd St SW, 133rd St SW, 134th St SW, 135th St SW, 136th St SW, 137th St SW, 138th St SW, 139th St SW, 140th St SW, 141st St SW, 142nd St SW, 143rd St SW, 144th St SW, 145th St SW, 146th St SW, 147th St SW, 148th St SW, 149th St SW, 150th St SW, 151st St SW, 152nd St SW, 153rd St SW, 154th St SW, 155th St SW, 156th St SW, 157th St SW, 158th St SW, 159th St SW, 160th St SW, 161st St SW, 162nd St SW, 163rd St SW, 164th St SW, 165th St SW, 166th St SW, 167th St SW, 168th St SW, 169th St SW, 170th St SW, 171st St SW, 172nd St SW, 173rd St SW, 174th St SW, 175th St SW, 176th St SW, 177th St SW, 178th St SW, 179th St SW, 180th St 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SW, 566th St SW, 567th St SW, 568th St SW, 569th St SW, 570

P-Suffix Analysis – VS-P311

Site Information

Year of Adoption:

2017

Affected Parcel(s)

2923039148

Other Development Conditions

VS-P01 & SO-270

Zoning History

Current: R-4-P-SO

Previous: R-4-P-SO

Land Use

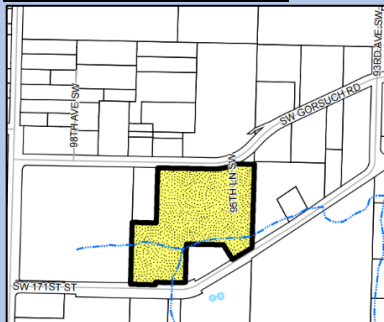
“rt” – rural town

Use of Site/Property

Current: Low Density Residential

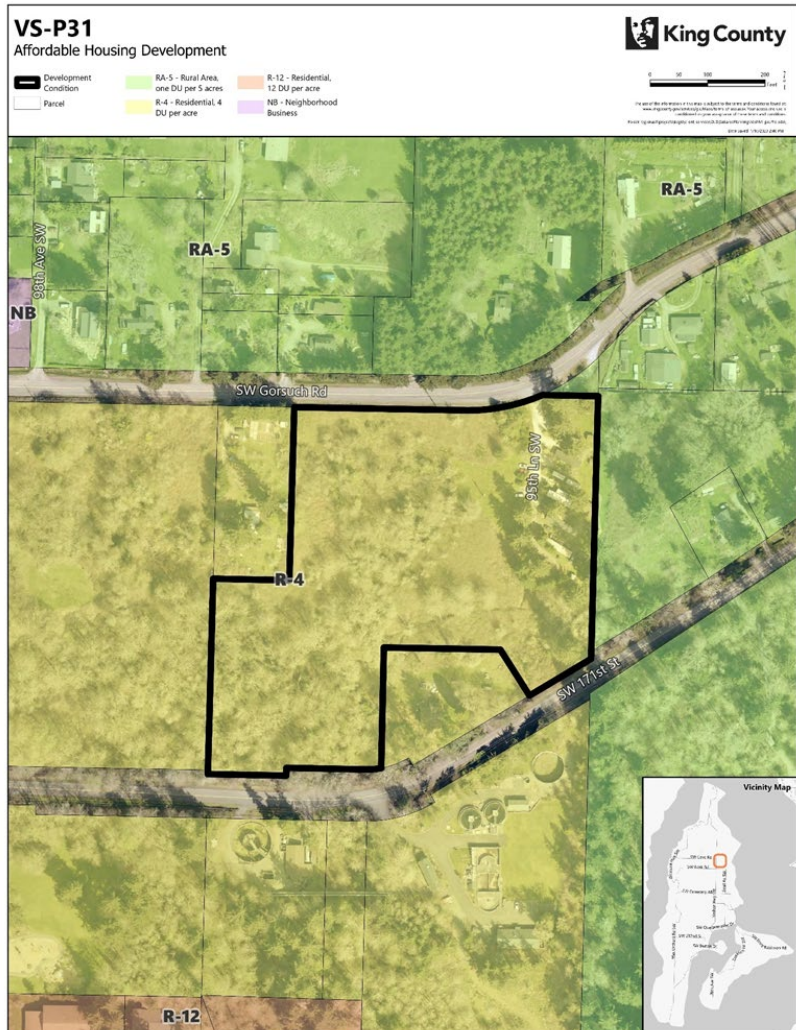
Previous: Low Density Residential

Adopted P-Suffix Map



Condition: Development restricted to housing designated for low income.

Current P-suffix Map



Appendix 3: Vashon Groundwater Protection Special District Overlay (SO-140) Analysis

Summary:

Vashon Groundwater Protection Special District Overlay (SO-140) was adopted in 1997 to restrict uses on Vashon-Maury Island that have the potential to severely contaminate groundwater supplies and provide increased areas of permeable surface to allow for infiltration of surface water into groundwater resources. Since the Overlay's creation, King County adopted the Critical Aquifer Recharge Areas (CARA) code in 2004 which includes regulations for areas that have a high susceptibility to ground water contamination. A comparative analysis of the Overlay with the CARA and K.C.C. Title 21A found several overlapping regulations. Furthermore, a review of Best Management Practices found limited risk potential in many of the uses restricted by the Overlay. Amendments are recommended to remove regulatory redundancies and uses with low-risk potential.

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. The Department of Natural Resources and Parks (DNRP) and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

Background:

During the development of the 2017 Vashon-Maury Island Subarea Plan, the County identified the need to comprehensively review all of the existing p-suffix conditions and special district overlays on Vashon-Maury Island, including SO-140. Completion of this review was included as part of the scope of the 2024 Comprehensive Plan Update.

In 1994, the US Environmental Protection Agency designated Vashon-Maury Island a "sole source aquifer." These areas may have no alternative drinking water source(s) that could supply all those who depend on the aquifer for drinking water and therefore, are considered at high risk for contamination. Numerous policies and regulations have been adopted in King County over years that aim to protect groundwater resources on Vashon-Maury Island.

King County adopted SO-140 in its current form in 1997 as part of the Vashon Town Plan. The intent of the Overlay is to "preserve and protect the quality and quantity of groundwater for present and future use by reducing or eliminating impacts from land-use and associated population density and contamination sources." However, the regulations in the Overlay predate the Vashon Town Plan. The earliest reference to them was found in the 1986 Vashon Community Plan, where they were then titled "High Recharge Area P-Suffix Conditions." These conditions applied to high recharge areas as mapped in the Vashon-Maury Island Water Resources Study, also known as the 1983 Carr Report.

It was determined that the high recharge area mapping established in the 1983 Carr Report was the basis for the Overlay's adopted map. The areas in the darkest shade of the Carr Report map, identified as having high recharge potential, align with the parcels included in the Overlay.

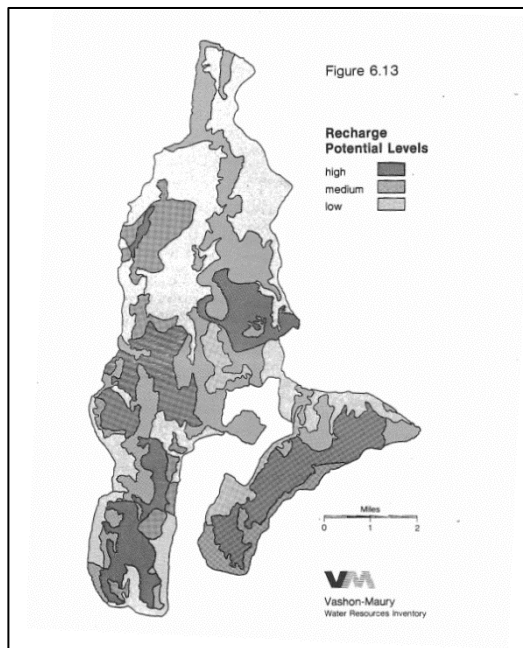


Figure 1 1983 Carr Report High Recharge Areas Map



Figure 2 SO-140 Adopted SDO Map

The Overlay prohibits 30 uses, primarily industrial uses, though not exclusively. The Overlay also requires commercial and industrial development proposals to retain 40 percent of the site in natural vegetation or be planted with landscaping to maintain predevelopment infiltration rates.

Relationship with CARA Regulations:

Since the adoption of SO-140 in 1997, King County has adopted CARA regulations. The CARA map designates critical areas into three categories of varying risk levels based on two factors:

- Drinking water areas (wellhead protections zones and sole source areas); and
- Recharge zones

Category I has the highest susceptibility risk to groundwater contamination, with Category II medium-risk, and Category III low-risk. The entirety of Vashon-Maury Island is covered by the CARA, with all three categories present.

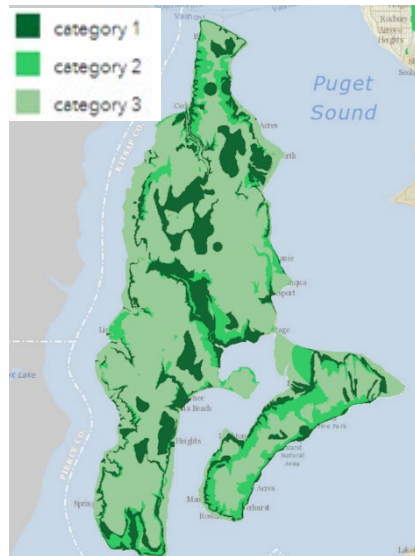


Figure 3 Vashon Maury Island CARA Map

Like the Overlay, each CARA category restricts and/or excludes certain types of land uses. The restricted uses which overlap between the Overlay and CARA regulations are small. Two uses are identified as overlapping between both codes:

- CARA category I and SDO-140 exclude petroleum pipelines
- CARA cat I/II/III and SDO-140 exclude refuse systems (radioactive waste/hazardous waste/solid waste)

Additionally, the mapping for the Overlay does not accurately correspond with the CARA map. The high recharge zones as defined in the Carr report for the Overlay's mapping were delineated by using physical properties – soil permeability, subsurface permeability, slope, and vegetation. These data layers were categorized into high/low or high/medium/low mapped areas, then superimposed. The resulting layer was delineated into high, medium, or low recharge zones for Vashon-Maury Island.

The existing CARA map also uses a data layer based on physical properties for delineating high recharge zones. This data layer is called Areas Susceptible to Groundwater Contamination (ASGWC). Those properties are: soil type, surficial geology, and the depth to water data. Each of these data layers are categorized into high/medium/low mapped areas and superimposed. The resulting layer was delineated into high, medium, or low zones for Vashon-Maury Island. These zones are called "areas susceptible to groundwater contamination" yet also refer to recharge zones so high susceptible areas are synonyms with high recharge areas.

Due to the differences in how the maps delineated high recharge zones, many of the parcels restricted by the Overlay are listed as low risk by the CARA mapping.

Relationship with King County Code Regulations:

Vashon-Maury Island does not have any RB (Regional Business) zoned parcels – therefore any uses included in the SDO which are only permitted in the RB zone can be removed.

According to K.C.C. 21A.08.080.B.11. and 21A.08.100.B.15., I-zoned sites located outside the Urban Growth Area, uses shown as a conditional or special use shall be prohibited. Vashon-

Maury Island is located outside of the Urban Growth Area, the use table attached identifies industrial uses which are prohibited under this regulation. Due to these uses already being prohibited on the island, the regulations are redundant and can be removed from the SDO.

Furthermore, all commercial and residential uses within unincorporated King County are required by K.C.C. Chapter 9.12 to implement Best Management Practices (BMPs) to prevent the discharge of pollutants to the environment. Enforcement actions can be taken against any business or resident in the county found to be in violation of K.C.C. Chapter 9.12.

Many of the uses restricted by the SDO have applicable BMPs which were developed since the Overlay's adoption that lower the risk to groundwater resources. Eliminating these uses from the Overlay would not remove groundwater protections with the BMPs in place.

Recommendation

Due to code changes and adoption of new regulations since the Overlay's adoption, the following uses are considered redundant or unnecessary and are recommended for removal:

- SIC 4581, airports, flying fields, and airport terminal services
- SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency)
- SIC 4952, sewerage systems (including wastewater treatment facilities)
- SIC 7996, amusement parks
- SIC 0752, animal boarding and kennel services
- SIC 1721, building painting services;
- SIC 3260, pottery and related products manufacturing
- SIC 3599, machine shop services
- SIC 3993, electric and neon sign manufacturing
- SIC 7334, blueprinting and photocopying services
- SIC 8731, commercial, physical and biological research laboratory services
- SIC 02, interim agricultural crop production and livestock quarters or grazing on properties 5 acres or larger in size
- SIC 0752, public agency animal control facility
- SIC 2230, 2260, textile dyeing
- SIC 2269, 2299, textile and textile goods finishing
- SIC 2700, printing and publishing industries
- SIC 2834, pharmaceuticals manufacturing
- SIC 2844, cosmetics, perfumes and toiletries manufacturing
- SIC 2893, printing ink manufacturing
- SIC 3000, rubber products fabrication
- SIC 3111, leather tanning and finishing
- SIC 3400, metal products manufacturing and fabrication
- SIC 3471, metal electroplating
- SIC 3711, automobile manufacturing
- SIC 4600, petroleum pipeline operations

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive

Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. DNRP and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

Comparison of allowed Uses

SDO Regulation	Permitted Zone District	CARA Restriction	Prohibited in Industrial Zone Outside UGA	Applicable Best Management Practices
Permitted uses within the area of the ground water protection special district overlay shall be those permitted in the underlying zone, excluding the following as defined by Standard Industrial Classification number and type:				
SIC 4581, airports, flying fields, and airport terminal services	A, F, RA, UR, R1-8, R12-48, NB, CB, RB*, O, I	Not Restricted	Not Permitted	No
SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency)	F, M, RA, UR, R1-8, R12-48, NB, CB, RB*, O, I	Restricted - Category 1,2,3	Not Permitted	No
SIC 4952, sewerage systems (including wastewater treatment facilities); and	RA, UR, R1-8, R12-48, NB, CB, RB*, O, I	Not Restricted	Permitted	Yes
SIC 7996, amusement parks; SIC 7948, racing, including track operation; or other commercial establishments or enterprises involving large assemblages of people or automobiles except where excluded by section B above	RB*, I	Not Restricted	Not Permitted+	No
SIC 0752, animal boarding and kennel services	RA, UR, NB, CB, RB*, O,	Not Restricted	Permitted	Yes
SIC 1721, building painting services;	RA, RB*, O, I	Not Restricted	Permitted	Yes
SIC 3260, pottery and related products manufacturing;	CB, RB*, I	Not Restricted	Permitted	Yes
SIC 3599, machine shop services	I	Not Restricted	Permitted	Yes
SIC 3732, boat building and repairing;	I	Not Restricted	Not Permitted**	No

SIC 3993, electric and neon sign manufacturing	RB*, I	Not Restricted	Permitted	Yes
SIC 4226, automobile storage services	NB, CB, RB*, I	Not Restricted	Permitted	No
SIC 7334, blueprinting and photocopying services	NB, CB, RB*	Not Restricted	Permitted	Yes
SIC 7534, tire retreading and repair services	NB, CB, RB*, I	Not Restricted	Permitted	No
SIC 7542, car washes	NB, CB, RB*, I	Not Restricted	Permitted	No
SIC 8731, commercial, physical and biological research laboratory services	RB*, O, I	Not Restricted	Permitted	Yes
SIC 02, interim agricultural crop production and livestock quarters or grazing on properties 5 acres or larger in size	A, F, RA, UR, I	Not Restricted	Permitted	Yes
SIC 0752, public agency animal control facility	F, RA, UR, RB*, I	Not Restricted	Permitted	Yes
SIC 2230, 2260, textile dyeing	RB*, I	Not Restricted	Not Permitted	Yes
SIC 2269, 2299, textile and textile goods finishing	RB*, I	Not Restricted	Not Permitted	Yes
SIC 2700, printing and publishing industries	NB, CB, RB*, O, I	Not Restricted	Permitted	Yes
SIC 2834, pharmaceuticals manufacturing	I	Not Restricted	Not Permitted	Yes
SIC 2844, cosmetics, perfumes and toiletries manufacturing	I	Not Restricted	Not Permitted	Yes
SIC 2893, printing ink manufacturing	I	Not Restricted	Not Permitted	Yes
SIC 3000, rubber products fabrication	I	Not Restricted	Not Permitted	Yes
SIC 3111, leather tanning and finishing	RB*, I	Not Restricted	Permitted	Yes
SIC 3400, metal products manufacturing and fabrication	I	Not Restricted	Permitted	Yes
SIC 3471, metal electroplating	I	Not Restricted	Permitted	Yes
SIC 3691, 3692, battery rebuilding and manufacturing	I	Not Restricted	Permitted	No
SIC 3711, automobile manufacturing	I	Not Restricted	Not Permitted	No

SIC 4600, petroleum pipeline operations		Restricted - Category 1	Not Permitted	No
* RB (Regional Business) Zone is not present on Vashon-Maury Island + Racing and racing operations are permitted outside the UGA, while Amusement Parks are not. ** Boat Building and Repairing is prohibited outside of the UGA only for vessels over 48' long				

Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation

December 2023



King County

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I. Executive Summary

The Vashon-Maury Island Community Service Area Subarea Plan (Subarea Plan) was adopted by the King County Council in December 2017.¹ The development of the Subarea Plan included a wide-reaching community engagement program, one result of which was the identification of increasing the amount of housing in the Vashon Rural Town² that is affordable to low-income residents as a key priority.

To address this priority, the Subarea Plan included the Vashon Rural Town Affordable Housing Special District Overlay ("SO-270" or "Overlay"), a voluntary incentive meant to spur the creation of affordable housing within the Rural Town, the mixed-use center of Vashon-Maury Island. The incentive offers density bonuses – the ability to build between one and a half to four times the number of units that would be allowed under existing zoning, depending on the zone, in exchange for the provision of housing units affordable for households with incomes at or below 60 percent (for at least half of the units) and 80 percent (for the remainder of the units) of the area median income (AMI), as well as the installation of several water conservation features.

Ordinance 18623, which adopted SO-270, requires a series of written evaluations assessing the efficacy of the scope and standards of the Overlay in incentivizing the development of affordable housing within the Rural Town. This report is the fourth and final evaluation of the Overlay.

This report assesses whether SO-270 is meeting its purpose of increasing the amount of housing that is affordable to low-income households on the island. The assessment considered housing market trends, construction activity nationwide and in the region, and interest in use of the provisions in the Overlay. This analysis found that there are distinct advantages and disadvantages to SO-270 and maintains that there is a need for housing affordable for low-income households on Vashon-Maury Island. However, in the nearly six years since SO-270 was adopted, no projects have utilized its provisions. At this time, there is sufficient data to conclude that the lack of affordable housing development utilizing the provisions is due to the Overlay itself as opposed to larger market forces. Therefore, it is recommended to repeal the Overlay.

The 2022 update to the King County Comprehensive Plan included a new inclusionary housing program, King County Code (K.C.C.)³ Chapter 21A.48, for application in two urban unincorporated communities. The 2024 Comprehensive Plan proposes expansion of the voluntary provisions of this program to other parts of unincorporated King County. With the recommended repeal of the Overlay, this report also recommends applying the expanded voluntary program, with adjustments, to the Vashon Rural Town as a more effective way to support the housing goals of the Overlay and the Subarea Plan.

Lastly, the report takes a look at four other jurisdictions that use approaches to incentivize affordable housing. This evaluation found that use of incentives, including density bonuses, to support development of affordable housing is used in these other areas. This supports the recommendation to expand the voluntary inclusionary housing program to Vashon Rural Town.

¹ Ordinance 18623 [\[LINK\]](#)

² The boundary of the Vashon Rural Town is defined in the King County Comprehensive Plan. The Vashon Rural Town is served with more urban-type utilities and amenities than lands outside of the Rural Town, including more intensive multi-family residential, mixed-use, commercial, and industrial land uses.

³ K.C.C. [\[LINK\]](#)

II. Background

Department Overview: The Department of Local Services provides infrastructure and land use planning services to the residents of rural and urban unincorporated King County. The Permitting Division of the Department of Local Services processes, reviews, and issues land use and building permits for unincorporated areas of King County, including Vashon-Maury Island. Any land use application that utilizes SO-270 will be processed, reviewed, and issued by the Permitting Division.

Key Historical Context: In December 2017, the King County Council adopted the Vashon-Maury Island Community Service Area Subarea Plan (Subarea Plan) via Ordinance 18623. The purpose of the Subarea Plan was to update the 1996 Vashon Town Plan,⁴ 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.

A central theme that emerged throughout the extensive public engagement effort associated with the Subarea Plan in 2016 and 2017 was a desire to “increase the amount of housing in Vashon Rural Town that is affordable to low-income residents.”⁵ There is broad consensus among Puget Sound housing experts that the region is experiencing a housing affordability crisis that also affects Vashon-Maury Island.⁶

Key Current Context: The Vashon Rural Town Affordable Housing Special District Overlay (SO-270) was adopted in December 2017 as a component of the Subarea Plan.⁷ As stated in K.C.C. 21A.38.270, the purpose of SO-270 is to incentivize the creation of affordable housing on certain parcels in the Vashon Rural Town in exchange for the opportunity to build more housing units than would be allowed under existing zoning, also known as a “density bonus.” The Vashon-Maury Community Advisory Group, which served in an advisory capacity during the development of the Subarea Plan, considered alternatives to support delivery of affordable housing. Options explored included rezoning specific parcels for multi-family residential, expanding the Rural Town boundary to add parcels with limited or no wetlands, upzoning parcels that were previously designated as having potential R-12 zoning, and inclusionary zoning tools to mandate that private development include affordable housing in future developments. After considering the options, the Subarea Plan adopted policies that supported increasing affordable housing by using incentives and supporting development of accessory dwelling units.⁸

Per K.C.C. 21A.38.270, any residential or mixed-use development on parcels in SO-270 that comply with the following key standards are eligible for density bonuses. (The full text of SO-270 is in Appendix B.)

⁴ Ordinance 12395 [\[LINK\]](#) and 1996 Vashon Town Plan [\[LINK\]](#)

⁵ Vashon-Maury Island Community Service Area Subarea Plan, page 7 [\[LINK\]](#)

⁶ Ibid, page 35

⁷ Section 9 of Ordinance 18623

⁸ Vashon-Maury Island Community Service Area Subarea Plan, page 42 [\[LINK\]](#)

- At least 50 percent of units are affordable at or below 60 percent of AMI, with the remainder affordable at or below 80 percent of AMI.⁹
- Rates for rental units, including the average cost of essential utilities, are set at or less than 30 percent of maximum gross income at each income level. Sales prices for owner-occupied units are set at affordable rates based on income level.
- Affordable rental housing units must remain as affordable housing for a minimum of 30 years. Affordable owner-occupied housing units must remain as affordable housing for a minimum of 50 years.
- Incorporation of at least three water conservation measures, including one outdoor measure.
- Connection to public water and sewer.

SO-270 includes parcels that are zoned R-1, R-4, R-8, R-12, and CB (Community Business). The following table summarizes the maximum density available in each zone:

Zoning	Base Density (dwelling units per acre)	SO-270 Maximum Density (dwelling units per acre)
R-1	1	4
R-4	4	8
R-8	8	18
R-12	12	18
CB ¹⁰ in Vashon Rural Town “Gateway”	4 ¹¹	18 ¹⁴

This is the fourth and final evaluation of the Overlay.¹² Ordinance 18623, Section 10 outlines that the final evaluation shall be completed within 90 days of the occurrence of one the following, whichever comes first:

- issuance of the first permit necessary for construction that would result in a cumulative total of one hundred twenty affordable housing units within the special district overlay; or
- four years after the effective date of this ordinance.

No permits have been issued to date utilizing SO-270. Due to the COVID-19 pandemic, the timeline for completing the draft final evaluation was delayed beyond four years and 90 days of Ordinance 18623’s effective date – which would have been March 24, 2022. In 2022, the King County Council approved the scope of work for the 2024 Comprehensive Plan to include the final evaluation of the Vashon Rural Town Affordable Housing Special District Overlay.¹³

⁹ The 2022 AMI for a family of four in King County is \$134,600 (King County Housing Authority). 80 percent AMI is \$95,300; 60 percent is \$77,640.

¹⁰ mixed use only

¹¹ Development condition VS-P26 sets density at four dwelling units per acre, with a maximum density of 18 dwelling units per acre if provisions of SO-270 are applied. Development condition VS-P29 sets a maximum residential density for mixed use development in the Community Business zone within the Vashon Rural Town, not including the “Gateway” area, to eight units per acre. SO-270 provisions do not apply to CB-zoned property outside of the Gateway.

¹² Preliminary evaluations were issued in 2018 [\[LINK\]](#), 2019 [\[LINK\]](#), and 2020 [\[LINK\]](#).

¹³ Motion 16142 [\[LINK\]](#)

Report Methodology: This report was produced by Department of Local Services, and includes input from the Housing, Homelessness and Community Development Division of the King County Department of Department of Community and Human Services and the Regional Planning Section of the Office of Performance, Strategy and Budget. Data on existing permits was gathered from the Permitting Division's permit database, with additional information about housing affordability from the U.S. Department of Housing and Urban Development's data sets.

III. Report Requirements

This section is organized to align with the requirements for this report outlined in Ordinance 18623, Section 10.

A. Assess the Efficacy of SO-270 Scope and Standards in Achieving the Overlay's Purpose of Incentivizing Affordable Housing Within the Vashon Rural Town

SO-270 has not resulted in the creation of any new affordable housing units in the Rural Town since its adoption in December 2017. Enough time has passed to determine that SO-270 has not met its purpose. It is difficult to determine whether this is due to the inefficacy of the scope and standards of SO-270 or external factors due to the length of time it takes to develop affordable housing units.¹⁴ However, analyzing data on housing market trends and indicators provided by the U.S. Department of Housing and Urban Development shows that from 2017-2022, the market saw an increase in construction of new multifamily and single detached housing developments nationwide.^{15 16} The Puget Sound region also experienced an increase in housing units in the period 2011 to 2020.¹⁷

This data suggests that market forces supported development during this period, although it is not clear if this extended to affordable housing projects which involve different funding sources. A pre-application request in 2019 for a 41-unit affordable housing project utilizing SO-270 suggests that at least one affordable housing developer has been exploring SO-270 as a means to create affordable housing units. A second preapplication meeting on the same project was held in 2021, and a community meeting was held in August 2023. The overlay requires that the developer holds a community meeting at least 30 days prior to submitting a permit application.

This represents the most progress that has been made to-date on the use of the overlay since it was adopted and at the time of writing, no additional inquiries have been made regarding SO-270. With these facts considered, there is enough evidence to determine that SO-270 does not effectively provide the incentives needed to support affordable housing development in Vashon-Maury Island.

¹⁴ A typical market-rate residential development project takes at least two to three years from conception to completion. However, the development of income-restricted affordable housing units, regardless of whether density bonus or other incentive programs are utilized, often requires the coordination of multiple funding sources and the fulfillment of administrative requirements that can add one to three years to the project timeline.

¹⁵ Housing Market Indicators Monthly Update December 2022 [\[LINK\]](#)

¹⁶ There was a brief halt to new construction in the second quarter of 2020 due to the COVID-19 pandemic.

¹⁷ Puget Sound Regional Council, Regional Housing Needs Assessment [\[LINK\]](#)

B. Recommendations to Retain, Amend or Repeal the Special District Overlay

This report recommends that the Vashon Rural Town Affordable Housing Overlay be repealed. There is sufficient data to conclude that the lack of affordable housing development utilizing SO-270 is due to the Overlay itself, as opposed to larger market forces. Maintaining SO-270 at this time would not be valuable, as nearly six years have passed since its adoption and no new affordable housing units have been created. Modifications considered that would make SO-270 more attractive to developers would result in regulations too similar to the existing countywide Inclusionary Housing program, which also provides density bonuses for affordable housing development.

The 2024 Comprehensive Plan proposes expanding the voluntary Inclusionary Housing Program provisions to other parts of unincorporated King County. This proposed change would include developments in the medium- and high-density residential zones and commercial zones in urban unincorporated King County and in the Rural Towns of Snoqualmie Pass and Vashon. This updated program would provide a countywide approach to incentivizing affordable housing development in King County and includes provisions that are anticipated to more effectively support the housing goals of the Vashon-Maury Island Subarea Plan than SO-270. Therefore, this program is recommended to replace the repealed Overlay.

As part of the new expanded voluntary Inclusionary Housing program, it is recommended to only allow use of the program for 100 percent affordable projects. This is intended to 1) align with the current 100 percent affordable project requirements to receive density bonuses under the Overlay, 2) ensure better compatibility with existing development, and 3) support the most critical housing needs, in response to public input.

It is also recommended to limit the height bonuses for application in the two Rural Towns to reflect that, while the Rural Towns have urban zoning classifications, they have built environments that have developed over time differently from urban unincorporated King County. In addition to recommending adopting provisions in the Inclusionary Housing program to apply to Vashon Rural Town developments, complementary, but separate, code and zoning map amendments are proposed in the 2024 Comprehensive Plan to limit the ‘bulk’ of new development in Vashon Rural Town, regardless of whether it includes affordable housing units. This is to respond to community input received on the Public Review Draft of the 2024 Update.

C. Examination of the Advantages and Disadvantages of the Special District Overlay

Advantages

- SO-270 applies to parcels that were identified using criteria including potential for development or redevelopment for new housing. This ensures that developers interested in creating affordable housing will be directed to parcels where new development is likely to be successful.
- The bonus density associated with SO-270 is proportionate to each parcel's base zoning. The Subarea Plan includes a vision for Vashon Rural Town and the methodology for calculating the density bonus is intended to result in a scale of future development that is consistent with the vision for land use in Vashon Rural Town.

- All Overlay parcels are within the Vashon Rural Town, which is the focus area for all new multifamily residential development on Vashon-Maury Island, as directed by the Subarea Plan. The Rural Town has the Island's highest density of employment opportunities, transit routes, and other services that support and complement higher-density residential buildings.

Disadvantages

- SO-270 is applicable only to developments that consist entirely of affordable units. This precludes the construction of affordable units in buildings with a mix of market-rate and affordable units from taking advantage of the density bonus, which would most likely exclude any private, market rate developers. The Rural Town is unlikely to see a large influx of subsidized housing given limited affordable housing funds and competition with urban areas that are closer to jobs and services.
- SO-270 has a structure similar to the Inclusionary Housing program but requires compliance with more stringent requirements to qualify for bonuses that provide less additional density.
- SO-270 references specific rates of water usage in its required water conservation features – for example, “install all bathroom faucets with 1.5 gallons per minute or better,” and “install all kitchen faucets not to exceed two gallons per minute.” In the future, more water-efficient features may be available, and the requirements included in SO-270 may represent suboptimal levels of water conservation technology, undercutting the water conservation benefit.
- The need for affordable housing is region-wide. Affordable housing units on Vashon-Maury Island would likely attract interest from around the region, and SO-270 does not guarantee that Island residents would be prioritized for new affordable units.

D. A Review of the Relationship Between the Parcels that the Special District Overlay Applies To and Potable Water Supply

During development of the 2024, Vashon-Maury Island community members expressed concern about the impacts to water availability if density is allowed to increase through incentivizing development of affordable units.

There are 246 parcels subject to SO-270 and they are all are located within Water District 19's service area. The majority of the parcels subject to SO-270 are within 200 feet of an existing water main. However, this does not imply automatic approval of a domestic water supply service. The number of water units assigned to a given parcel will dictate how many units are buildable on each site. A Certificate of Water Availability will only be issued after District review and a determination of serviceability is completed for an individual parcel. A development will only be able to construct as many units as the number of water units assigned to the parcel allows, regardless of the potential density if provisions under SO-270 are used.

Some new water shares are being released for potable water connections. Additionally, some of the shares that have been released over time have not been used and are transferable to other sites. This may provide some opportunities for application of the shares to support construction of affordable housing. Multi-family units are allocated a portion of a share, rather than a full share, which will support development of an increased number of units, when compared to allocating shares to single detached units.

E. The Public Benefits and Risks of Retaining or Repealing SO-270

Analysis of Overlay identified the following public benefits and risks of its retention or repeal:

Public Benefits of Retaining SO-270

The primary public benefit of retaining SO-270 is to maintain an additional incentive program to provide affordable housing on Vashon-Maury Island. SO-270 provides more options available for affordable housing developers to consider in addition to the Inclusionary Housing program.

Public Risks of Retaining SO-270

This report identifies no significant risks in retaining SO-270. The low historic level of building permit activity in Vashon Rural Town coupled with Water District 19's recent moratorium on new potable water connections are expected to decrease the risk of the incentive causing unmanageable growth. A small risk does exist that a developer will have interest in building affordable housing units in Vashon Rural Town, consider SO-270's requirements too stringent, and invest elsewhere. However, affordable housing may still be built within Vashon Rural Town without the use of SO-270.

Public Benefits of Repealing SO-270

SO-270 is a voluntary incentive, which means the presence of the Overlay does not diminish the development potential of any parcel compared to its value prior to SO-270's adoption. However, repealing SO-270 and relying on the Inclusionary Housing program would improve regulatory clarity and consistency by having one unincorporated-wide approach for incentivizing affordable housing. The Inclusionary Housing program is also less stringent than SO-270, which has the potential for creating more affordable housing than would otherwise be built on the Island.

Additionally, SO-270 requires that 100 percent of the units are affordable and is prescriptive on the proportion of units that must be allocated for households at two different income levels relative to area median income. While the inclusionary housing provisions also allocate the proportion of units that must be affordable by household income levels relative to AMI, a broader range and mix of incomes can be considered. This provides flexibility for developers when considering return on investment on a project. In addition, as a proportion of units in a development may be market rate under the inclusionary housing provisions, there is likely a broader set of developers that may use the program compared with those that build 100 percent affordable developments.

Public Risks of Repealing SO-270

Repealing SO-270 would present a risk to the public only in the case that the feasibility of a proposed affordable housing development in the Rural Town is solely dependent on the specific bonus densities provided by SO-270. However, the requirements in SO-270 are so high, that it is unlikely that such a project would be developed. Therefore, there is limited public risk associated with repealing SO-270.

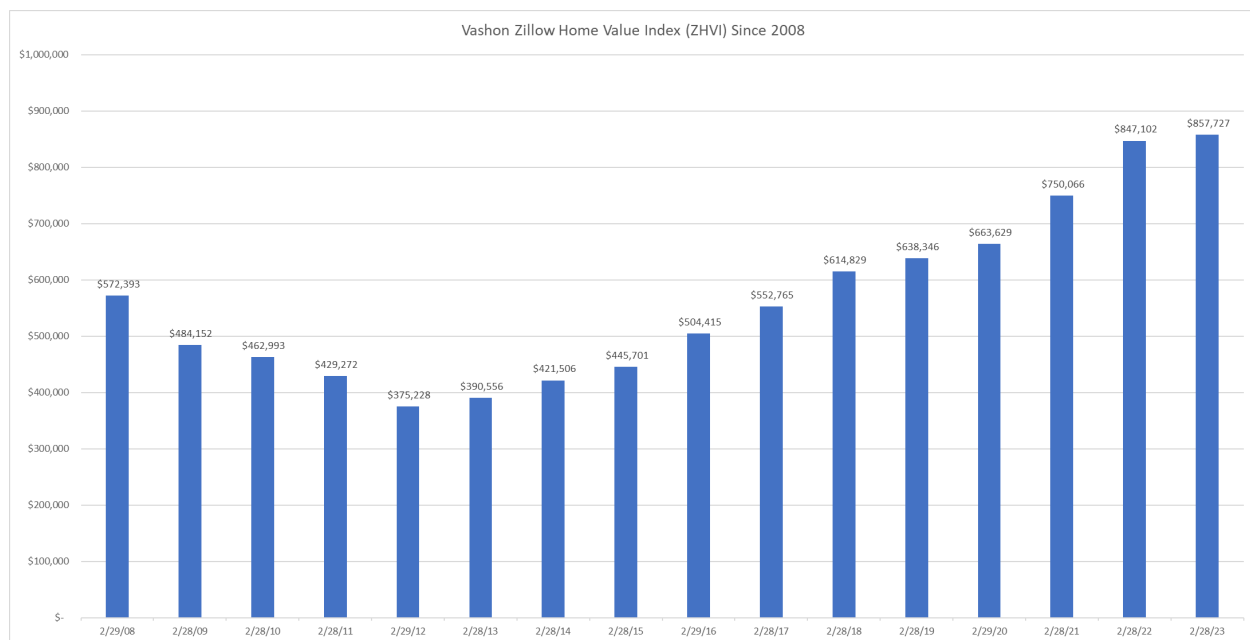
F. The Current Need for Affordable Housing on Vashon-Maury Island, Including for Households with Incomes at or Below Thirty Percent of AMI

Data indicate that approximately 16 percent of households on Vashon-Maury Island have a household income at or below 30 percent of AMI, including 32 percent of renter households.¹⁸

In 2019, an estimated 28 percent of Islanders experienced a housing cost burden (paying more than 30 percent of income for housing costs), including 51 percent of renters and 74 percent of renters with a household income at or below 30 percent of AMI.¹⁹ As of July 2019, according to King County Department of Community and Human Services, more than 250 people are on waiting lists for one of the 130 units in affordable housing developments on Vashon-Maury Island. In December 2022, construction began on a 40-unit affordable housing project called Island Center Homes, which will bring the total to 170 units. The development, led by affordable housing developer Vashon Household, is the first new affordable housing project on the Island since 2017. Anecdotal information indicates that some people interested in affordable housing may not put their name on a waiting list due to the long wait time.

Compounding this issue is the paucity of rental housing on Vashon-Maury Island – only 17 percent of the total number of housing units on Vashon are renter-occupied, compared with 44 percent across King County as a whole. Nearly 90 percent of housing units on the Island are single detached homes.²⁰

The following graph shows that house values on Vashon-Maury Island have shown a 40 percent increase over a five-year period and a 120 percent increase over a ten-year period.²¹



¹⁸ U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy [\[LINK\]](#)

¹⁹ As of the writing of this report, 2019 is the latest year for which HUD Comprehensive Housing Affordability Strategy data was available.

²⁰ US Census American Community Survey 2021 5-yr data (2017-2021)

²¹ : "Housing Data, ZHVI All Homes (SFR, Condo/Co-op) Time Series, Smoothed, Seasonally Adjusted(\$). Zillow. (2023, February 10). Retrieved April 17, 2023 [\[LINK\]](#)

G. Infrastructure Capacity, Including Public Roads and Sewer

Vashon-Maury Island's road system is entirely rural and is characterized by low traffic volumes and congestion levels, with occasional spikes in traffic occurring during island festivals and when scheduled inbound ferry traffic arrives. There is currently no active traffic volume monitoring on Vashon Island because traffic volumes remain low relative to road capacities and intersection levels of service standards. All new development proposals within unincorporated King County are assessed according to the King County Transportation Concurrency Management Program to ensure that sufficient public facilities are in place to carry the traffic associated with a proposed development. Because traffic volumes are generally low on the Island, adverse impacts on transportation infrastructure caused by future development utilizing SO-270 are not expected.

The Vashon Treatment Plant serves a population of about 1,100 and treats approximately 150,000 gallons of wastewater per day and is designed to treat higher levels of flow.²²

Vashon Sewer District operates the sewage collection system in Vashon Rural Town that discharges to the County's Vashon Treatment Plant. New connections to sewer in the County's regional sewer system pay a capacity charge fee of \$72.50 per residential customer equivalent per month for 15 years to the County in addition to a monthly sewer fee and any charges from the local sewer agency. This fee is billed to the property owner. Adding new connections would increase the current customer base and service demands on the District's infrastructure. Per King County Code, new rent-restricted housing in multifamily structures in which at least 51 percent of units are affordable at 80 percent of AMI with affordability protections for at least 40 years are eligible for a capacity charge discount of 50 percent in most cases.²³ This factor could reduce barriers to the construction of affordable housing for developments that meet these criteria.

H. Potential Impacts to Affordable Housing Funding if SO-270 is Modified or Eliminated

By incentivizing the construction of housing that is 100 percent affordable (and thus unlikely to be a private, market rate developer), SO-270 increases the potential pool of applicants for existing sources of public funding of affordable housing developments. Modifications making SO-270 more attractive to developers may increase competition for existing sources of affordable housing funding, while making SO-270 less attractive could have the opposite effect. Eliminating SO-270 altogether could reduce the competition for existing affordable housing funding.

I. Ongoing Permit Applications Using the Special District Overlay and Feedback from Those Permit Applicants on the Efficacy of the Special District Overlay

The following data summarize the inquiries, applications, and permits related to SO-270 that the Permitting Division of the Department of Local Services has processed between the adoption of SO-270 in December 2017 and May 2023:

²² King County Wastewater Treatment Division [\[LINK\]](#)

²³ K.C.C. 28.84.050.O.3.b

- **Overlay Application Inquiries at Permitting Division** (e.g., phone calls or e-mails asking for information about the Overlay since its approval in 2017): One walk-in customer.
- **Overlay-Related Pre-Application Meeting:** One pre-application request²⁴ submitted (PREA19-0139; pre-application meeting completed on August 29, 2019). Applicants proposed utilizing SO-270 to construct a 41-dwelling unit workforce housing development on parcel 2923039148, currently zoned R-4 (Urban Residential, four dwelling units per acre). In their pre-application questions, applicants asked whether SO-270 waives the conditional use permit requirement for exceeding base density. A second pre-application meeting was held in 2021, and a community meeting was held in August 2023. The overlay requires that the developer holds a community meeting at least 30 days prior to submitting a permit application. As of October 2023, the applicant has not submitted a permit application.
- **Overlay-Related Applications Filed:** None.
- **Overlay-Related Permits Issued by Permitting Division:** None.

Because no permit applications were submitted, no feedback on the efficacy of SO-270 from permit applicants is available.

J. Evaluation of Whether Any Code Changes Are Necessary to Fulfill the Purpose of Special District Overlay-270

Per K.C.C. 21A.38.270, the purpose of SO-270 is “to provide an optional incentive that will lead to an increase in the supply of affordable housing within the Vashon Rural Town.” In the nearly six years that it has been available, SO-270 has not been used to create new affordable housing units.

Analyzing data on housing market trends and indicators provided by the U.S. Department of Housing and Urban Development shows that, from 2017-2022, the market saw an increase in construction of new multifamily and single detached housing developments nationwide.²⁵ ²⁶ The Puget Sound region also experienced an increase in housing units in the period 2011 to 2020.²⁷

This data suggests that market forces supported development during this period, although it is not clear if this extended to affordable housing projects. The filing of a pre-application request for a 41-unit affordable housing project utilizing SO-270 suggests that at least one affordable housing developer considered the provisions in the Overlay worth exploring. However, nearly four years have passed since the pre-application request and the project did not move forward, providing further indication that SO-270 itself does not provide the necessary incentives to support affordable housing development.

²⁴ Pre-application meeting requests are not considered permit applications.

²⁵ HUD, Housing Market Indicators Monthly Update December 2022 [\[LINK\]](#)

²⁶ There was a brief halt to new construction in the second quarter of 2020 due to the COVID-19 pandemic

²⁷ Puget Sound Regional Council, Regional Housing Needs Assessment

In 2022, King County adopted an Inclusionary Housing Program (K.C.C. Chapter 21A.48) for use in the Skyway-West Hill and North Highline subareas.²⁸ The program includes mandatory and voluntary provisions that offer density bonuses and other regulatory flexibilities (such as increases in building heights and reductions in requirements for parking) in exchange for providing on-site affordable units as part of a market-rate residential or mixed-use development projects. Additional incentives are provided when all units in a development meet affordability criteria.

The 2024 Comprehensive Plan proposes expanding the voluntary Inclusionary Housing Program provisions to other parts of unincorporated King County. This proposed change would include developments in the medium- and high-density residential zones and commercial zones in urban unincorporated King County and in the Rural Towns of Snoqualmie Pass and Vashon. This updated program would provide a countywide approach to incentivizing affordable housing development in King County and includes provisions that are anticipated to more effectively support the housing goals of the Vashon-Maury Island Subarea Plan than SO-270. Therefore, this program is recommended to replace the Overlay.

During the 2023 comment period for the Public Review Draft of the 2024 Update, the Vashon-Maury Island community provided substantial input on proposed amendments to expand the Inclusionary Housing program in the Rural Town, along with comments on proposed amendments to other property-specific development conditions in the Rural Town. While community opinions were not unanimous, and comments sometimes were in conflict, the following themes were often raised:

- Affordable housing is needed, for current residents and people working for island businesses and service providers.
- Additional market rate units will be too expensive for island residents.
- Quality of life will be negatively impacted by increased densities.
- Water supply, infrastructure, and services cannot accommodate increased growth.
- A fee-in-lieu option²⁹ will not produce affordable units on the island.

Considering the input that was provided, it is recommended to make adjustments to the proposed application of the expanded Inclusionary Housing program in Vashon Rural Town.

The repeal of SO-270 is still recommended, as is the application of voluntary inclusionary housing provisions in zones where the provisions would apply in urban unincorporated King County and the Vashon and Snoqualmie Pass Rural Towns. In Vashon Rural Town, this includes R-4 (Urban Residential, four dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre); CB (Community Business); O (Office); and NB (Neighborhood Business).³⁰ However, instead of applying incentives to market-rate developments that include affordable units, the expanded inclusionary housing allowances for Vashon Rural Town are recommended to only apply for developments with 100 percent affordable units. This would 1) align with the current the 100% affordable project requirements to receive density bonuses under SO-270, 2) ensure better compatibility with existing development, and 3) support the most

²⁸ Ordinance 19555 [LINK](#)

²⁹ Under the adopted inclusionary housing program at K.C.C. Chapter 21A.48, a developer may request modifications to achieving affordable units, including paying a fee for construction of affordable units within the same subarea.

³⁰ Neighborhood Business-zoned parcels would be eligible for inclusionary housing incentives, although parcel-specific conditions may limit use the provisions..

critical housing needs, in response to public input. To further respond to community concerns, an existing area that has a maximum height limit of 35 feet is recommended to be extended to include all of Vashon Rural Town, and that buildings above two floors be required to “step back” the area above the second floor.

Adopted parcel-specific densities for mixed use development in the commercial area are recommended to be retained for application when affordable housing is not included in development proposals. In the “Gateway” area, this means four dwelling units per acre in mixed use development on three parcels. In the rest of the Community Business zoned areas in Vashon Rural Town, the maximum density without affordable units included is recommended to remain unchanged at eight dwelling units per acre. The recommended allowed maximum densities in the Rural Town under the Inclusionary Housing program would still be significantly lower than those that apply to similar zones in urban unincorporated King County; this is to acknowledge the scale of existing development in and rural nature of the Rural Town.

K. Information on Other Jurisdictions’ Approaches to Incentivizing Development of Affordable Housing and an Evaluation of Whether Those Approaches Would be Appropriate on Vashon-Maury Island

This section contains findings from approaches to incentivizing affordable housing used outside King County. It reviews affordable housing codes, development regulations, and incentives from two Washington State jurisdictions (San Juan County and the City of Oak Harbor) and two out-of-state jurisdictions (the City of Ashland, Oregon and the City of Sebastopol, California) and their potential applicability to Vashon-Maury Island. The selection criteria for review included the following:

- **Jurisdiction state** – Although land use and housing is regulated primarily at the local level, certain state laws, such as inclusionary zoning enabling statutes and mandatory housing elements in Comprehensive Plans, can influence local affordable housing development incentives. In the event state statutes were found to influence the design or performance of local housing incentives, either positively or negatively, two jurisdictions were sought outside of Washington State. The two Washington State jurisdictions were selected to compare and contrast different in-state approaches to zoning incentives using the same enabling legislative structure. San Juan County was selected so that at least one county government other than King County was in the comparison pool.
- **Size** – As of 2021, Vashon-Maury Island had a year-round population of approximately 11,000 people.³¹ Communities with 2021 populations of no more than 25,000 were identified as being comparable due to the Vashon-Maury Island’s traditionally large summer population influx and to reflect the Island’s unique position as a small, rural area within a major metropolitan county.
- **Demographic, market, and/or socio-economic characteristic(s)** similar to Vashon-Maury Island – Higher than average household incomes and home values, close proximity to employment centers experiencing moderate to high population growth, jurisdictions who

³¹ American Community Survey (ACS) 2021 5-year data [\[LINK\]](#)

self-identify as having rural or small-town character and influences, and an expanding regional economy were other factors used in the selection process.

Using the above criteria, this report evaluates four jurisdictions that have some comparability with attributes of Vashon-Maury Island. Methods of researching the jurisdictions' ordinances and housing policies included analysis of local development regulation and housing chapters of comprehensive plans, phone calls with planners and/or housing staff, and e-mail correspondence. Written and staff resources from the Municipal Research and Services Center (MRSC) in Seattle and A Regional Coalition for Housing (ARCH) in Bellevue were also utilized.

The affordable housing incentives in the jurisdictions analyzed for this report had a nominal impact on the number of affordable units actually constructed. There are many factors that influence the efficacy of affordable housing incentives, including location (e.g., urban, suburban, or rural), existing inventory, permitting timeframes, and other residential development regulations.

San Juan County, WA

- i) Population: 18,557³²
- ii) Incentive Type/Strategy: Density Bonus; Real Estate Excise Tax; Housing Fund; Expedited Review
- iii) Features of affordable housing incentives/strategy:
 - (1) Developers can receive a density bonus of up to 35 percent if they provide affordable housing units in their projects. The County customizes their incentives by offering different levels of density bonus based on the geographic area and existing development character. (San Juan County Code (SJCC) 18.30.200 through 18.30.300)³³
 - (2) Official zoning map identifies several activity centers/hamlets where base density can be exceeded for projects providing at least 25 percent of the total units as affordable units. (SJCC 18.30.200.D)
 - (3) In Olga Hamlet, a maximum of 15 affordable housing bonus units may be developed throughout the entire designated area (versus calculating the density bonus on a per parcel basis). (18.30.247)
 - (4) An Affordable Housing Trust Fund administered by the San Juan County Housing Bank, which is a program in the Community Development Department. (San Juan County Ordinance No. 3-2006)
 - (5) In 2018, the Real Estate Excise Tax was passed to tax the sale or transfer of real estate to fund public service and infrastructure projects, including affordable housing, in San Juan County.³⁴
- iv) Applicability to Vashon-Maury Island:
 - (1) The San Juan County Housing Trust Fund and the Real Estate Excise Tax are countywide programs. King County has equivalent initiatives.
 - (2) The activity centers/hamlets on San Juan Island share similar characteristics to the small communities of Burton and Dockton on Vashon-Maury Island. There has been community interest in allowing increased density and services in these

³² ACS 2021 5-year data

³³ San Juan County Municipal Code [\[LINK\]](#)

³⁴ Proposition No. 1 [\[LINK\]](#)

neighborhoods. However, increased density in these places would not be consistent with the Comprehensive Plan.

City of Oak Harbor, WA

- i) Population: 12,181³⁵
- ii) Incentive Type/Strategy: Density Bonus; Fee Waivers
- iii) Features of affordable housing incentives/strategy:
 - (1) In Planned Residential Developments (PRD), for each affordable unit provided, five additional market-rate units are allowed, up to 30 percent of base density. (City of Oak Harbor Municipal Code (OHMC) 19.31.090)³⁶
 - (2) PRD applicants have the option to include 10 percent or more of the total units in a project as affordable units to meet one of the mandatory PRD elements. (PRD's offer applicants regulatory flexibility in return for providing higher quality site and design features to encourage more complete and sustainable neighborhoods.) (OHMC 19.31.170)
 - (3) Oak Harbor's Development Service Department is required to grant certain fee waivers for low-income housing, upon notification to the mayor. The amount of the waiver is a percentage proportionate to the amount of the project that is low-income. (E.g., if project is 20 percent low-income housing, 20 percent of the total fee would be waived). (OHMC 3.64.501(3))
- iv) Applicability to Vashon-Maury Island:
 - (1) The King County Code exempts affordable housing projects from school impact fees.
 - (2) Comprehensive Plan policy H-131 encourages expediting permit review for affordable housing projects, but does not have a fee waiver program that compares to the City of Oak Harbor's automatic fee reduction. This could be a service that the County may wish to consider. However, the County's Permitting Division revenues are derived almost exclusively from permit fees, not General Fund money. The staff time, inspections, and other permitting expenses necessary to process affordable housing applications are equivalent to staff time for processing residential permit applications for market rate projects (if not more, due to time to review additional development requirements for affordable housing incentives, such as for review of applicability of provisions in the SO-270). If automatic fee waivers were instituted for affordable housing applications and a substitute revenue source is not identified to fund application processing, plan reviews, and related costs, there is potential to compromise the Permitting Division's service delivery.

City of Ashland, OR

- i) Population: 24,690³⁷
- ii) Incentive Type/Strategy: Density Bonus; Inclusionary Zoning; Housing Fund;
- iii) Features of affordable housing incentives/strategy:

³⁵ ACS 2021 5-year data

³⁶ City of Oak Harbor Municipal Code [\[LINK\]](#)

³⁷ ACS 2021 5-year data

- (1) Where there are residential annexations proposed, the City requires that 15 or 33 percent of new units are to be affordable, depending on the affordability level. If the units are for very low-income households (at 60 percent of AMI) then 15 percent of the units are required. If the units are workforce housing (affordable to households earning the AMI) then 33 percent of the units are required. Developers can fulfill their affordable housing requirement by providing units on-site, off-site, or by contributing to an affordable housing fund. (City of Ashland Municipal Code (AMC) Chapter 18.5.8)³⁸
- (2) Developments receive a density bonus of two units for each affordable housing unit provided. The maximum bonus is 35 percent. (AMC 18.2.5.080)
- (3) The City of Ashland's Affordable Housing Trust Fund provides a source of revenue to support ongoing funding for housing projects or programs that address the housing needs of residents. (City of Ashland Ordinance 2966)³⁹
- iv) Applicability to Vashon-Maury Island:
 - (1) In the context of a county government as compared to a city, the mandatory inclusionary housing requirements associated with annexations would not be applicable, as Vashon-Maury Island is not in any city's potential annexation area.
 - (2) The City of Ashland's approach to supporting affordable housing primarily includes providing financial subsidies and federal grants to promote affordable housing services and development. This approach does not directly encourage construction of new units. As with other funding programs, this approach may not be feasible for a single, rural, unincorporated subarea of King County like Vashon-Maury Island. In addition, the federal grants are available to any qualifying jurisdiction. The King County Housing Authority and Department of Community and Human Services provide similar services at a larger scale than the services provided in the City of Ashland.

City of Sebastopol, CA⁴⁰

- i) Population: 7,448⁴¹
- ii) Incentive Type/Strategy: Density Bonus; Housing Fund; Parking Reductions; Expedited Review; Inclusionary Zoning
- iii) Features of affordable housing incentives/strategy
 - (1) The City's inclusionary zoning ordinance requires that new residential developments with five or more units set aside 15 percent of the units for affordable housing. Developers can also choose to pay an in-lieu fee or provide off-site affordable housing units, subject to certain conditions. The inclusionary zoning requirement applies to all residential developments within the city, with certain exceptions for very low-density developments and certain affordable housing projects. (City of Sebastopol Municipal Code (SMC) 17.250.00)⁴²

³⁸ City of Ashland Land Use Code [\[LINK\]](#)

³⁹ City of Ashland Ordinance 2966 [\[LINK\]](#)

⁴⁰ In addition to the incentives offered in local government ordinances, the State of California provides bonus density incentives to affordable housing developers. This is a meaningful distinction to note when making comparisons to Washington State jurisdictions where such additional state incentives do not apply.

⁴¹ ACS 2021 5-year data

⁴² City of Sebastopol Municipal Code [\[LINK\]](#)

- (2) The Affordable Housing Linkage Fee Program for Nonresidential Development is a housing fund which provides revenue for affordable housing programs to people living with very low- and low-incomes. (SMC 3.64.00)
- (3) The City's density bonus code comes from the California State Density Bonus law which allows up to 35 percent bonus, depending on factors such as the level of affordability offered, and total units provided. Parking reductions and expedited review are also included.
- iv) Applicability to Vashon-Maury Island:
 - (1) The Affordable Housing Linkage Fee Program is a housing fund which is not used for construction of new housing projects. Instead, it is used to support programs and activities to expand housing opportunities to people living with low incomes. As such, it provides limited benefit in supporting new development. The program is funded by fees imposed on developers of nonresidential projects. Vashon-Maury Island has limited nonresidential development, making any potential fees earned through such a program in this community nominal. Additional fees required for nonresidential projects may also deter further development.
 - (2) Most of the new affordable housing construction over the past five years in the City of Sebastopol has come through state laws such as State of California Senate Bill 35 or the State of California Density Bonus law.^{43 44} Senate Bill 35 fast tracks affordable housing projects and removes certain discretionary reviews of permits from local jurisdictions.⁴⁵ These statewide laws may not be feasible or appropriate to adopt for a single, rural, unincorporated subarea of King County, like Vashon-Maury Island.

IV. Conclusion

There is sufficient data to conclude that the lack of affordable housing development is due to SO-270 itself, as opposed to larger market forces. No affordable housing units have been created in the nearly six years since its adoption, which may indicate that it may not be used in the future. One developer has attended preapplication meetings on a potential project for 41 affordable unit development project that would apply provisions in SO-270. The same developer held a community meeting in August 2023 that is required before submitting a permit application.

While it is encouraging to see recent pre-application activity, at the time of writing this report, it is not possible to say whether an application will be submitted and whether a project will result from this single potential project. For this reason, this report recommends that the Vashon Rural Town Affordable Housing Overlay be repealed. Proposed provisions in an expanded Inclusionary Housing program, included as part of the 2024 Comprehensive Plan, provides a countywide approach to incentivizing affordable housing development in King County. This report recommends applying the voluntary provisions of the Inclusionary Housing program to Vashon Rural Town when developments propose 100 percent affordable projects. This would support the goals of the Subarea Plan to increase affordable housing on the Island.

⁴³ Per 7/13/22 phone conversation with John Jay, Associate Planner for City of Sebastopol

⁴⁴ City of Sebastopol 2023 Housing Element [\[LINK\]](#)

⁴⁵ SB 35 [\[LINK\]](#)

Recommended adjustments in the application of the Inclusionary Housing program in the Rural Town, along with additional recommended amendments affecting development conditions, acknowledge and align with the current built environment in the community.

Should any developer wish to develop a project under the current SO-270 regulations, such as the project being explored under PREA19-0139, they have the option to vest a permit application under the current SO-270 provisions before they would be repealed.

If adopted, existing monitoring requirements of the Inclusionary Housing program will identify whether there is interest in application of the provisions, it results in delivery of affordable units, and there are changes needed to the program to improve its efficacy.

V. Appendices

A. Ordinance 18623, Section 10

A. A written evaluation of the special district overlay, as adopted in section 9 of this ordinance, shall be conducted by the executive to assess the efficacy of its scope and standards in achieving the overlay's purpose of incentivizing affordable housing within the Vashon Rural Town, and shall include recommendations to retain, amend or repeal the special district overlay. The evaluation shall examine the advantages and disadvantages of the special district overlay, including a review of the relationship between the parcels that the special district overlay applies to and potable water supply. Other factors the evaluation shall consider include, but are not limited to: the public benefits and risks of retaining or repealing the special district overlay; the current need for affordable housing on Vashon-Maury Island, including for households with incomes at or below thirty percent of area median income; infrastructure capacity, including public roads and sewer; and potential impacts to affordable housing funding if the special district overlay is modified or eliminated.

B. The evaluation shall include annual reports and a final report:

1. The executive shall conduct preliminary evaluations that include the information in subsection A. of this section, as well as the following information:

a. a list and evaluation of ongoing permit applications using the special district overlay, and feedback from those permit applicants on the efficacy of the special district overlay;

b. evaluation of whether any code changes are necessary to further the purpose of the special district overlay; and

c. for the first annual report and the final report, information of other jurisdictions approaches to incentivizing development of affordable housing, and evaluation of whether those approaches would be appropriate to Vashon-Maury Island.

d. The executive shall file three preliminary evaluation reports, and either a motion accepting each report or an ordinance proposing necessary code changes to further the purposes of the special district overlay. These reports shall be filed annually no later than December 31, 2018, December 31, 2019, and December 31, 2020, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor. When the trigger for a final evaluation under subsection B.2.a. occurs, any subsequent annual reports shall not be required; and

2. A draft final evaluation shall be completed within ninety days of the occurrence of one the following, whichever comes first:

a. issuance of the first permit necessary for construction that would result in a cumulative total of one hundred twenty affordable housing units within the special district overlay; or

b. four years after the effective date of this ordinance.

C. The department shall produce a draft final evaluation including the information required in this section.

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

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

2. Request comments of the King County water district 19 and the Vashon sewer district;
3. Request comments from any developer that has applied for approval under the special district overlay provisions;
4. Provide a copy at the local library;
5. Provide an electronic copy on the department's website; and
6. Send electronic notice to the clerk of the council, who shall retain the original email and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

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

B. K.C.C. 21A.38.270 - Vashon Rural Town Affordable Housing Special District Overlay

A. The purpose of the affordable housing special district overlay is to provide an optional incentive that will lead to an increase in the supply of affordable housing within the Vashon Rural Town. This special district overlay shall only apply on a voluntary basis to the parcels shown in Map Amendment #3 in Attachment B of Ordinance 18623. Use of the special district overlay is voluntary and these eligible parcels retain all existing development and land use rights and may exercise those without using this special district overlay.

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

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

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

- b. The sales price of owner occupied units shall be set so that they are affordable for income and asset qualified home buyers at the applicable income level. Prices shall be restricted based on typical underwriting ratios and other lending standards;

3. The development is located on an eligible parcel as shown in Map Amendment #3 in Attachment B to Ordinance 18623; and

4. The development adheres to all special district overlay standards listed in subsection C. of this section.

C. All development shall comply with all applicable King County development regulations, including K.C.C. Title 9, K.C.C. Title 13, K.C.C. Title 14, K.C.C. Title 16, K.C.C. Title 17, K.C.C. Title 19A, K.C.C. Title 20, K.C.C. Title 21A, K.C.C. Title 23, K.C.C. Title 27 and K.C.C. Title 27A, except as follows:

1. The maximum density shall be as follows:

- a. any parcel zoned R-1 may develop up to a maximum density of four dwelling units per acre;

- b. any parcel zoned R-4 may develop up to a maximum density of eight dwelling units per acre;

- c. any parcel zoned R-8 or R-12 may develop up to a maximum density of eighteen dwelling units per acre;

- d. any mixed use development in the Community Business (CB) zone that contains a residential component may develop up to a maximum density of eighteen dwelling units per acre;

2. To reduce the impacts of a new development on potable water supplies, the development shall incorporate at least three of the following water conservation measures, and that only one of the outdoor measures from subsection C.3.a. through h. of this section may be counted toward the minimum requirement:

- a. mulch landscape beds with two inches organic mulch;

- b. use grass type requiring less irrigation and minimal maintenance;

- c. use Xeriscape landscape techniques on seventy-five percent or more of site landscaped area;

- d. landscape with plants appropriate for site topography and soil types, emphasizing use of plants with low watering requirements, which means they are drought tolerant;

- e. install subsurface or drip systems for irrigation with timers;

- f. install a rainwater collection system, such as a cistern, that reduces water consumption for irrigation by fifty percent annually;
 - g. provide one-hundred percent of landscaping water use with captured precipitation or reused water purified without the use of chemicals;
 - h. install smart scheduling technology. This strategy counts for a maximum reduction of thirty percent provided all landscape water use is controlled by a soil moisture sensor control system or a weather-based irrigation control system;
 - i. reduce total indoor and outdoor water consumption by at least twenty-five percent over standard practices;
 - j. provide water submetering for each unit or entire building where central hot water systems are used;
 - k. install all bathroom faucets with 1.5 gallons per minute or better;
 - l. install all showerheads not to exceed 1.75 gallons per minute;
 - m. install all kitchen faucets not to exceed two gallons per minute;
 - n. install high efficiency toilets not to exceed 1.28 gallons per flush or 1.6/1.1 for dual flush;
 - o. install no-cartridge waterless urinals or 1/8 gallon urinals and high efficiency toilets as noted above in all common areas; or
 - p. install point-source, on-demand or recirculation pump hot water systems, where appropriate;
- 3. All new units must connect to public water and public sewer;
 - 4. Affordable housing units shall remain as affordable housing for a minimum of fifty years for ownership affordable housing units and for a minimum of thirty years for rental affordable housing units, starting from the date of final certificate of occupancy for the development;
 - 5. Developments shall be landscaped as follows:
 - a. when seventy-five percent or more of the units in the development consists of townhouses or apartments, the development shall provide perimeter landscaping and tree retention in accordance with K.C.C. chapter 21A.16 for townhouse or apartment projects;
 - b. when less than seventy-five percent of the units in the development consists of townhouses or apartments, the development shall provide landscaping and tree retention in accordance with K.C.C. chapter 21A.16 for townhouses or apartments on the portion or portions of the development containing the units, but if buildings containing the units are more than one hundred feet from the development's perimeter, the required landscaping may be reduced by fifty percent; and
 - c. all other portions of the development shall provide landscaping or retain trees in accordance with K.C.C. chapter 21A.16;
 - 6. Developments shall provide one off-street parking space per unit. The director may require additional parking, up to the maximum standards for attached dwelling units, which may be provided in common parking areas. Off-street parking may be reduced below one per unit, with the approval of the director, with submission of a site-specific parking study that demonstrates that parking demand is met; and
 - 7. All developments shall provide on-site recreation space at a minimum of fifty percent of the levels required in K.C.C. chapter 21A.14.
- D. Use of the incentive in this section requires an affordable housing covenant recorded against the property as a condition of issuance of any construction permit or recording of a subdivision.
 - E. The department is authorized to enforce the requirements of this section, including those pertaining to sale and rental affordability and other requirements of the covenant, through judicial action or administrative action under Title 23.

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

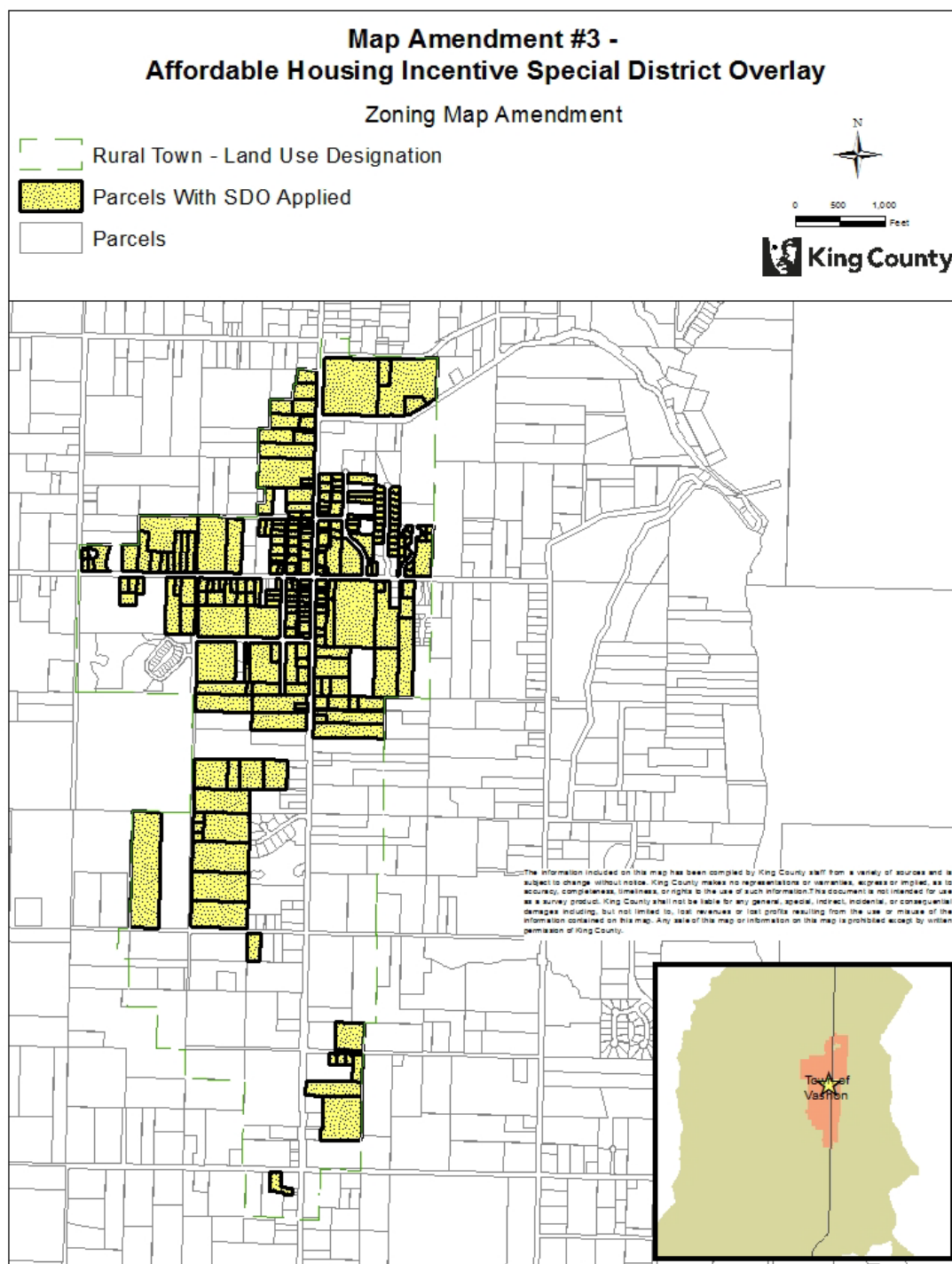
G. As part of the preapplication process and before filing an application with the department, the applicant shall hold at least one community meeting in accordance with K.C.C. 20.20.035. In addition to the requirements of K.C.C. 20.20.035, the applicant shall:

1. Include in the mailed notice:
 - a. the name of the affordable housing developer;
 - b. the total number of planned dwelling units;
 - c. preliminary architectural renderings of buildings;
 - d. preliminary site plan;
 - e. the dates, times and locations of community informational meetings about the development;
 - f. contact information including names and phone numbers for the developer or applicant; and
 - g. a county contact person or agency;
2. Conduct the meeting or meetings in a location accessible to the public at least thirty days before the anticipated date of application. The purpose of the meeting is to provide neighboring property owners and residents with information regarding the proposed development and to answer questions regarding the proposed development; and
3. Prepare and install a four-foot notice board that must be placed in a conspicuous location on the property proposed for development. The board shall be installed no later than the date the mailed notice for the community meeting is sent and shall remain in place until the development application is abandoned or when the permit is issued.

H. An application for a development under the special district overlay in this section shall be considered complete when the information required under K.C.C. 20.20.040, as well as the following information and studies have been submitted and are adequate to review the proposal:

1. A proposed development plan and draft covenant that includes:
 - a. the number of dwelling units that are part of the development;
 - b. a description of the affordability levels for the units;
 - c. the duration of the affordability of the units;
 - d. the number of off-street parking spaces, and documentation of the director's decision on any requests to reduce the number of spaces;
 - e. the requirements and process for income limits and income verification, in accordance with federal, state and county standards;
 - f. the specific water and energy conservation measures proposed;
 - g. the consequence of any failure to satisfy the requirements of the covenant, which consequences shall include, but not be limited to, specific performance and disgorgement of any revenue that resulted from a rental or sale price that exceed that allowed by the covenant; and
 - h. an acknowledgement that King County can enforce the covenant through a judicial action or K.C.C. Title 23; and
2. Any necessary information identified through the preapplication process.

C. Map of Vashon Rural Town Affordable Housing Special District Overlay⁴⁶



⁴⁶ Ordinance 18623, Attachment B, Map Amendment 3