



**King County**

**Vashon Rural Town R-1 Zoning  
Area Zoning and Land Use Study**  
2024 King County Comprehensive Plan  
November 2024

**I. OVERVIEW**

This item has been identified by the King County Council as a potential land use and zoning map amendment as part of the 2024 update to the King County Comprehensive Plan. The proposal would rezone all R-1-zoned parcels in Vashon Rural Town to R-4.

Changes to property-specific development conditions and special district overlays are discussed in the Vashon-Maury Island P-Suffix Conditions Report and Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation, respectively, which were transmitted along with the Executive’s proposed update to the 2024 King County Comprehensive Plan Update.

**II. LAND USE INFORMATION**

**A. Parcel and Vicinity Information**

There are 73 parcels with R-1 zoning in Vashon Rural Town, six of which have split zoning, and ten of which are stormwater, open space, or critical area tracts. Together, the parcels comprise roughly 95 acres. Collectively these parcels are referred to as “the site.”

Parcel Number	Ownership	Land Use Designation	Existing Zoning Classification	Development Conditions	Acreage	Present Use
0522039016	GREEN ERIC J	rt	R-1-SO	SO-140 SO-270	2.43	Single Family(Res Use/Zone)
0522039018	LS CEDAR	rt	R-1-SO CB-P-SO	SO-140	4.32	Warehouse
0522039130	KNOWLES DALE S	rt	R-1-SO	SO-140 SO-270	0.82	Single Family(Res Use/Zone)
0522039142	ST JOHN MALONEY & JENNIFER	rt	R-1-SO	SO-140 SO-270	0.25	Single Family(Res Use/Zone)
0522039143	ILLG ELIZABETH	rt	R-1-SO	SO-140 SO-270	0.25	Single Family(Res

	+GINGRAS JANN					Use/Zone)
0522039144	WICKMAN KEVIN	rt	R-1-SO	SO-140 SO-270	0.25	Single Family(Res Use/Zone)
0522039164	EARLE DAVID C+COX BRITTANY	rt	R-1-SO	SO-140 SO-270	5.03	Vacant(Sin gle-family)
0622039017	MEIER SARAH+SA NDER MICHAEL	rt	R-1-SO	SO-140 SO-270	0.92	Single Family(Res Use/Zone)
3123039015	DOCKTER ISAAC S	rt	R-1-P-SO <sup>1</sup> / R-4-P-SO	SO-270	6.22	Mobile Home
3123039032	DAVIES KAITLYN SIERRA & HAR	rt	R-1	N/A	0.69	Single Family(Res Use/Zone)
3123039039	RODENBER G DELENE R	rt	R-1-SO	SO-140 SO-270	9.89	Single Family(Res Use/Zone)
3123039094	GAUT LANCE H	rt	R-1-SO	SO-140	1.08	Single Family(Res Use/Zone)
3123039102	PRICE VANCE & PEGGY	rt	R-1	N/A	0.29	Single Family(Res Use/Zone)
3123039105	MCTIGUE ERIN A+MICHAEL F	rt	R-1-SO	SO-140	0.39	Single Family(Res Use/Zone)
3123039112	GABLE TIM L	rt	R-1-SO	SO-140	0.72	Vacant(Sin gle-family)
3123039114	VASHON LUTHERAN CHURCH	rt	R-1-SO	SO-140	3.88	Church/Wel fare/Relig Srvc
3123039125	PRICE VANCE & PEGGY	rt	R-1	N/A	0.39	Single Family(Res Use/Zone)
3123039136	DAVIS JAMES	rt	R-1	N/A	0.35	Single Family(Res Use/Zone)
3123039137	PRICE VANCE & PEGGY	rt	R-1	N/A	0.06	Vacant(Sin gle-family)
3223039029	NAKAMURA YOSHIKO	rt	R-1 / RA-5	N/A	5.02	Vacant(Sin gle-family)
3223039036	KOZLOWSK I CORY	rt	R-1	N/A	1.91	Single Family(Res Use/Zone)

<sup>1</sup> P-suffix does not apply to R-1 portion of the property.

3223039037	DATIN ESTATE LLC	rt	R-1 / RA-5	N/A	2.51	Vacant(Sin gle-family)
3223039039	GAGNER CRAIG A+DONNA M	rt	R-1	N/A	4.8	Single Family(Res Use/Zone)
3223039041	LEWIS JEFFREY D	rt	R-1	N/A	4.85	Single Family(Res Use/Zone)
3223039045	BAUMGAR DNER KEVIN C+GRETCH E	rt	R-1-SO	SO-140	6.04	Single Family(Res Use/Zone)
3223039046	HOUSHOLD ER DANIEL	rt	R-1-SO	SO-140	9.25	Single Family(Res Use/Zone)
3223039089	BERGERON MEGHAN+T HOMAS	rt	R-1 / RA-5	N/A	3.93	Single Family(Res Use/Zone)
3223039104	SHRECKEN GAST IAN	rt	R-1	N/A	4.8	Duplex
3223039140	YELINEK AMIEE L	rt	R-1 / RA-5	N/A	3.98	Single Family(Res Use/Zone)
3223039212	NAKAMURA YOSHIKO	rt	R-1 / RA-5	N/A	3.5	Single Family(Res Use/Zone)
7424250010	SPAITH JUDITH	rt	R-1	N/A	0.1	Single Family(Res Use/Zone)
7424250020	SNYDER PATRICIA	rt	R-1	N/A	0.11	Single Family(Res Use/Zone)
7424250030	WILKE DAVID+JEN NIFER	rt	R-1	N/A	0.09	Single Family(Res Use/Zone)
7424250040	NELSON KARN C	rt	R-1	N/A	0.09	Single Family(Res Use/Zone)
7424250050	ANDERSON JUDITH	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250060	SHEA RUTH	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250070	MILLER THOMAS JAMES+LIS A MA	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250080	BOYAJIAN LAUREL	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250090	CANTERBU	rt	R-1	N/A	0.09	Single

	RY CAROL					Family(Res Use/Zone)
7424250100	LUTRA-JOHNS CAROL	rt	R-1	N/A	0.1	Single Family(Res Use/Zone)
7424250110	KORN LYNN	rt	R-1	N/A	0.1	Single Family(Res Use/Zone)
7424250120	WOODBURY AMY ELIZABETH	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250130	SOWERS LINDA L	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250140	SMITH PERRI+JOHNS MARIE	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250150	KENNAN JESSICA & DARRAGH	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250160	FLYNN MARCIA G	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250170	CALLISON GILLIAN & PETERS T	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250180	HOPPER VICTORIA PALOMA ELIZ	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250190	SEAMAN PATRICIA	rt	R-1	N/A	0.08	Single Family(Res Use/Zone)
7424250200	KING COUNTY-WLRD SWS	rt	R-1	N/A	0.42	Vacant(Single-family)
7424250210	KING COUNTY-WLRD SWS	rt	R-1	N/A	0.21	Vacant(Single-family)
742425TR-A	N/A	rt	R-1	N/A	N/A	Tract
742425TR-B	N/A	rt	R-1	N/A	N/A	Tract
742425TR-C	N/A	rt	R-1	N/A	N/A	Tract
742425TR-F	N/A	rt	R-1	N/A	N/A	Tract
742425TR-G	N/A	rt	R-1	N/A	N/A	Tract
8887600010	ZEIGLER OWEN P+MARY C	rt	R-1-SO	SO-140	0.33	Single Family(Res Use/Zone)
8887600020	ALLENSON PATRICIA A	rt	R-1-SO	SO-140	0.35	Single Family(Res Use/Zone)
8887600030	IRELAND-MCLEAN CAROL	rt	R-1	SO-140	0.32	Single Family(Res Use/Zone)

8887600040	PHELAN KENTON C+TERESA M -T	rt	R-1	SO-140	0.31	Single Family(Res Use/Zone)
8887600050	HETHER TYLER DUNCAN+G ENEVIE	rt	R-1	N/A	0.31	Single Family(Res Use/Zone)
8887600060	COVILL PROPERTI ES FOUR LLC	rt	R-1	N/A	0.3	Single Family(Res Use/Zone)
8887600070	WU GUO XIAN	rt	R-1-SO	SO-140	0.31	Single Family(Res Use/Zone)
8887600080	PATAKY BARRY+SA LLY	rt	R-1-SO	SO-140	0.29	Single Family(Res Use/Zone)
8887600090	HULL ROBERT CRAIG+CAT HERINE	rt	R-1-SO	SO-140	0.29	Single Family(Res Use/Zone)
8887600100	GOTH MICHAEL R	rt	R-1-SO	SO-140	0.33	Single Family(Res Use/Zone)
8887600110	BURKLAND WILSON & ZOE	rt	R-1-SO	SO-140	0.29	Single Family(Res Use/Zone)
8887600120	BEDARD KATHERINE +DUANE W	rt	R-1-SO	SO-140	0.34	Single Family(Res Use/Zone)
8887600135	VASHON SEWER DIST	rt	R-1-SO	N/A	0.11	Tract
888760TR-A	N/A	rt	R-1-SO	SO-140	N/A	Tract
888760TR-B	N/A	rt	R-1	N/A	N/A	Tract
888760TR-D	N/A	rt	R-1	N/A	N/A	Tract
888760TR-E	N/A	rt	R-1-SO	SO-140	N/A	Tract

iThe site is located outside the Urban Growth Area, and within the boundaries of Vashon Rural Town. The entire site therefore has a rural town (rt) land use designation. Note that for the purposes of this study, portions of the parcels shown above that are not zoned R-1 are not considered part of the site.

Special District Overlays

A special district overlay, SO-270, applies to nine of the properties, as indicated in the table above. This special district overlay provides an incentive option for building affordable housing in Vashon Rural Town. The overlay has not been used and is proposed for repeal in the

committee version of the Comprehensive Plan legislation passed by the Local Services and Land Use ("committee version").<sup>2</sup>

Another Special District Overlay, SO-140, is a groundwater protection overlay. It applies to 28 parcels in the site. The committee version of SO-140 reads as follows:

“A. The purpose of the groundwater protection special district overlay is to limit land uses that have the potential to severely contaminate groundwater supplies and to provide increased areas of permeable surface to allow for infiltration of surface water into ground resources.

B. For all commercial and industrial development proposals, at least forty percent of the site shall remain in natural vegetation or planted with landscaping, which area shall be used to maintain predevelopment infiltration rates for the entire site. For purposes of this special district overlay, the following shall be considered commercial and industrial land uses:

1. Recreational and cultural land uses as defined by K.C.C. 21A.08.040, except trails, golf facilities, and arboretums;
2. General services land uses as defined by K.C.C. 21A.08.050, except health services land uses, education services land uses, daycare I, and religious facilities;
3. Government/business services land uses as defined by K.C.C. 21A.08.060, except government services land uses;
4. Retail land uses as defined by K.C.C. 21A.08.070, except forest product sales and agricultural product sales;
5. Manufacturing land uses as defined by K.C.C. 21A.08.080; and

---

<sup>2</sup> <https://mkcclcgisearch.kingcounty.gov/LegislationDetail.aspx?ID=6445382&GUID=D52C8883-3290-43F7-86B4-AC5D10C49A7E&Options=Advanced&Search=>.

6. Resource land uses as defined by K.C.C. 21A.08.090, except agriculture land uses, forestry and uses, fish and wildlife management land uses, and accessory uses.

C. Allowed uses within the area of the ground water protection special district overlay shall be those allowed in the underlying zone, excluding the following:

1. Aircraft, ship, and boat building and repairing;
2. Warehousing and wholesale trade;
3. SIC Industry 7534, tire retreading;
4. SIC Group 754, automotive service; and
5. SIC Major Group 36, electronic and other electric equipment.

Surrounding Properties

The site is generally located in the southern half of Vashon Rural Town. Some properties are fully surrounded by the rural town, while others border on rural area outside of the town. Where the site borders other rural town properties, adjacent development generally is comprised of (relatively) higher-density housing, or commercial or industrial development. Where the site borders RA-zoned lands, adjacent development tends to be low-density housing. See the maps in section II.D. of this report for a full accounting of the zoning classifications and land use designations of surrounding properties.

Existing and Historical Uses

The table below summarizes the uses on the 73 properties comprising the site, utilizing data from the King County Assessor’s Office:

<b>Present Use</b>	<b>Number of properties</b>
Church/Welfare/Relig Svc	1
Duplex	1
Mobile Home	1
Single Family(Res Use/Zone)	52
Tract	10
Vacant	7
Warehouse	1
<b>Grand Total</b>	<b>73</b>

As the table shows, the majority of the site contains low-density residential housing. Nonresidential uses include Vashon Lutheran Church, and the LS Cedar timber warehousing business.<sup>3</sup>

## **B. Infrastructure and Services**

**Utilities:** All parcels within the site are served by King County Water District 19. The entire site is within the service boundary of the Vashon Island Sewer District but County records show that several parcels, particularly those south of SW 188<sup>th</sup> Street, are served by septic systems.

**Schools:** The site is within the Vashon Island #402 school district.

**Roads:** Many of the parcels have direct access from Vashon Highway SW, a principal arterial. Others are accessed from local streets.

**Transit:** King County Metro Route #118 runs the length of Vashon Highway SW, making stops in close proximity to parcels throughout the site.

## **C. Environmental Constraints**

The entirety of the site, like all of Vashon Maury Island, is considered a critical aquifer recharge area (CARA). However, nearly all properties in the site are in the lowest category of CARA, Category III. This is defined in K.C.C. 21A.24.313 as “areas that King County has determined have low susceptibility to groundwater contamination and are located over an aquifer underlying an island that is surrounded by saltwater.” Only two properties – 742425TR-A and 742425TR-B, which are open space tracts created as part of the Roseballen subdivision – are considered CARA Category I. No properties comprising the site are classified as CARA Category II.

King County iMap does not indicate the presence of other critical areas on the site. Only one property (parcel 3223039039) has a critical area notice on title, and this states that no critical areas were present at the time.

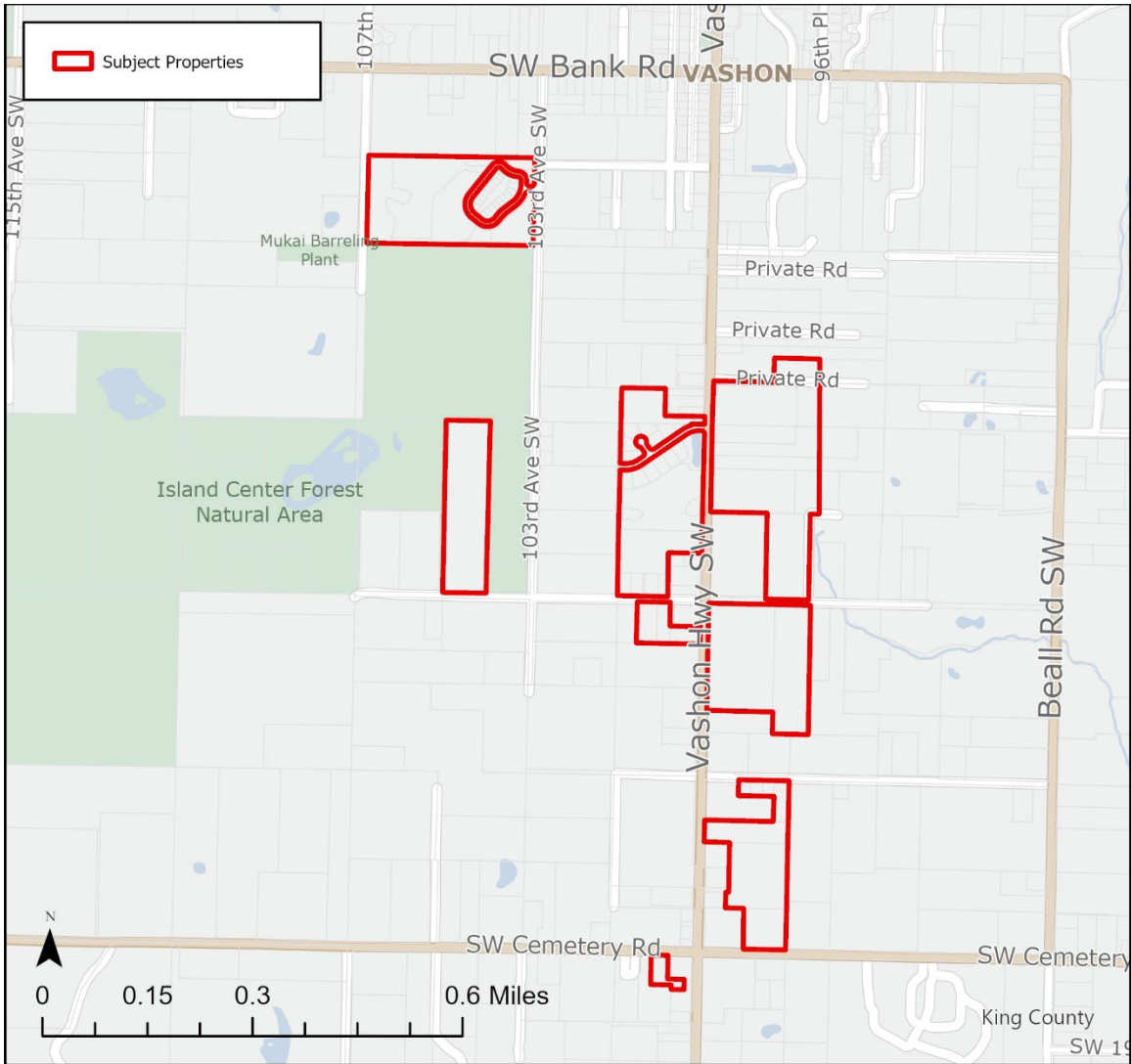
---

<sup>3</sup> The LS Cedar Business is primarily on a portion of the parcel that is not zoned R-1, but a small part of the use may extend onto the R-1 zoned portion of the parcel.



**D. Maps and Photos**

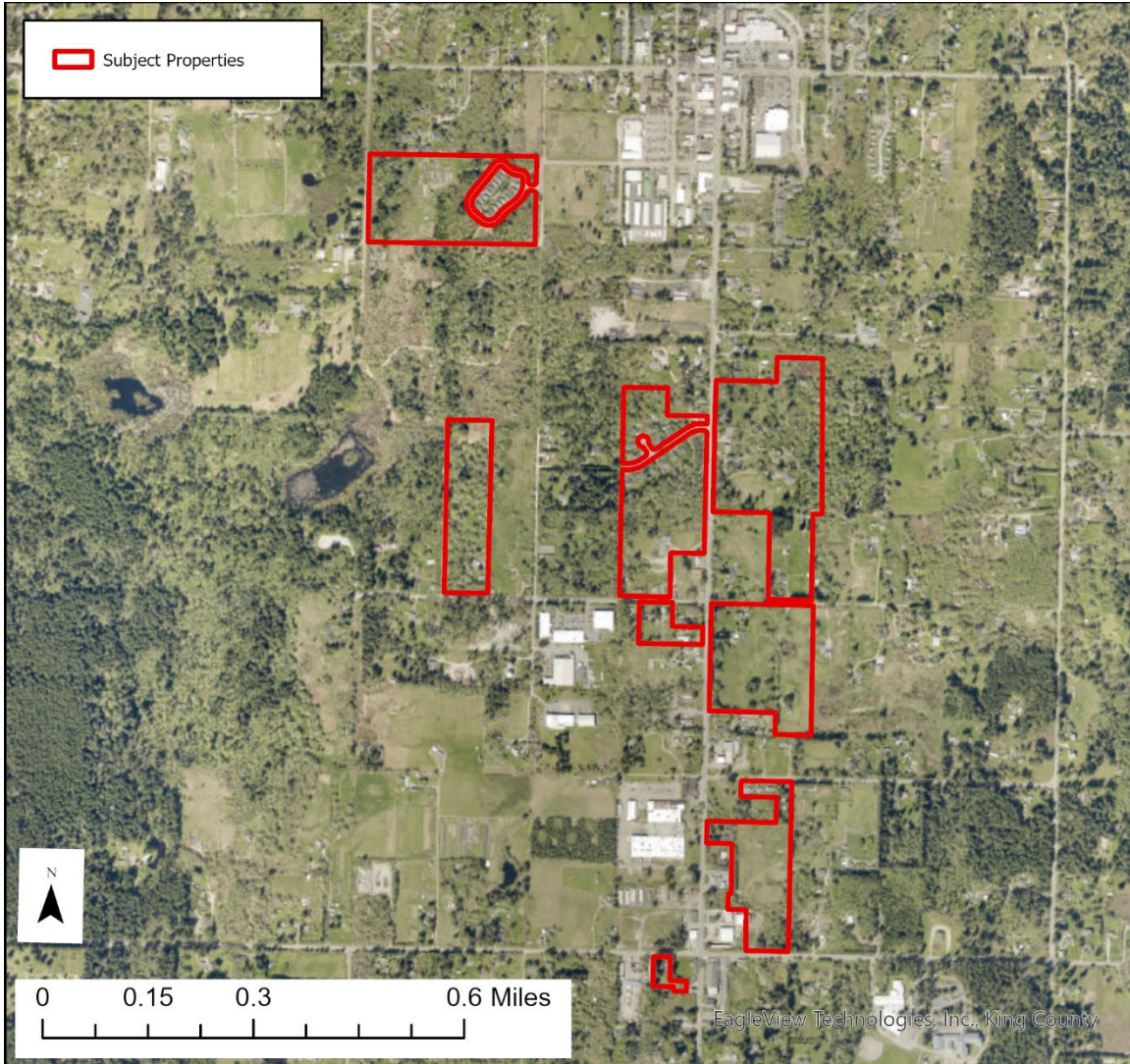
**Figure 1 - Vicinity Map**



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Figure 2 - Aerial



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



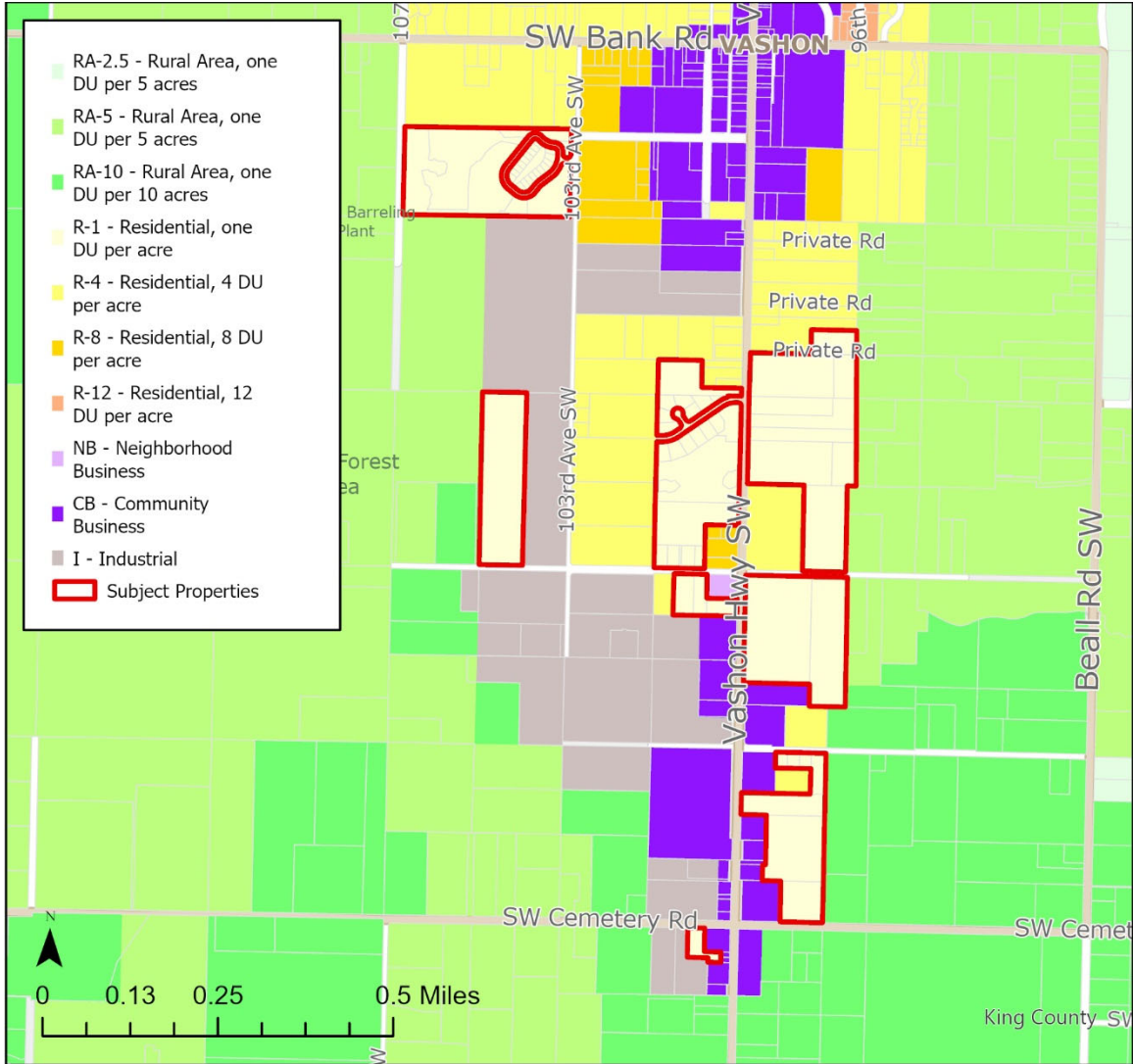
Figure 3 - Comprehensive Plan Land Use Designations



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



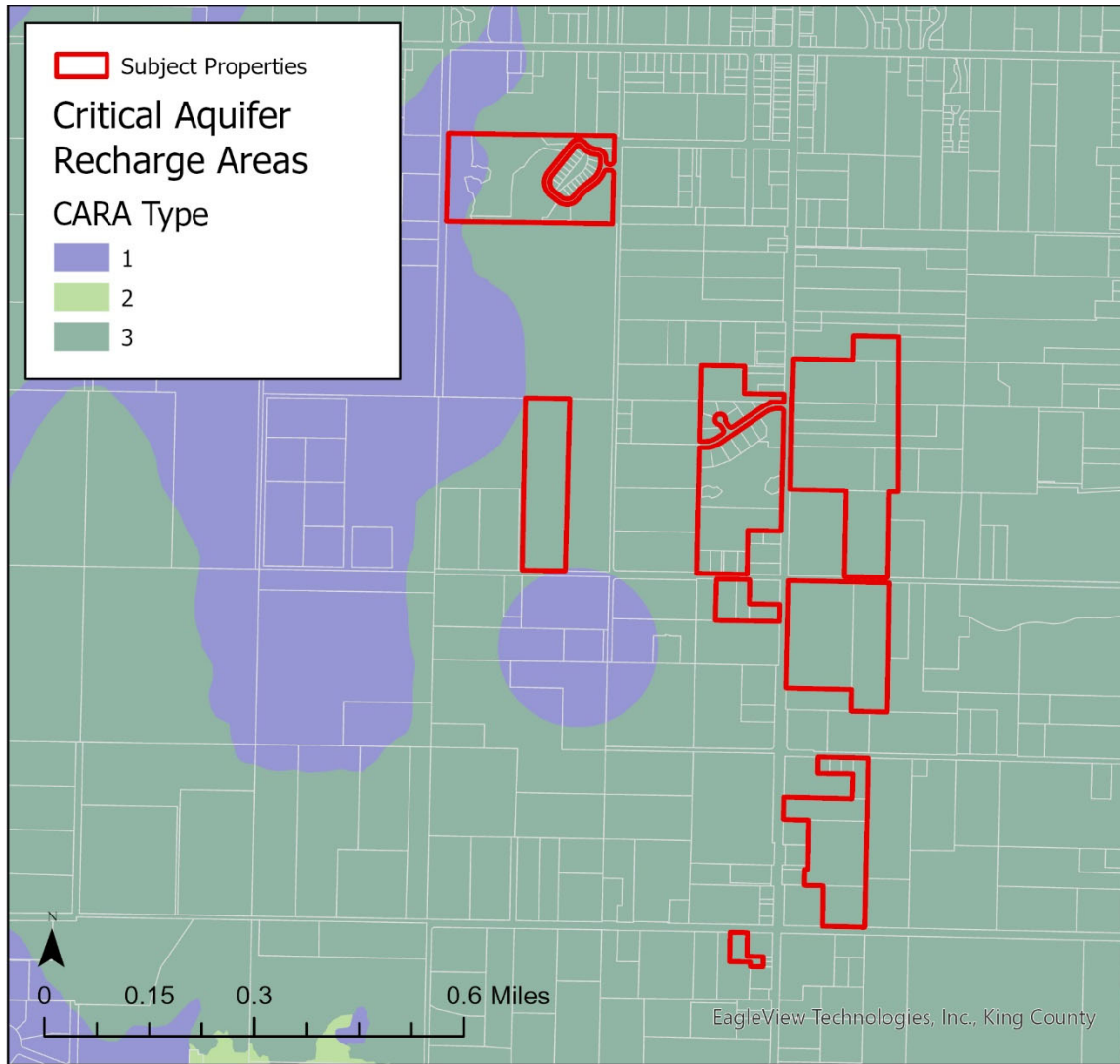
Figure 4 - Zoning



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Figure 5 – Critical Aquifer Recharge Areas



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Figure 6 – Example Photos



*Parcel 3223039046*



*Tract 888760TR-B and Parcel 8887600060*



*Roseballen clustered subdivision development*



*Parcel 322303901*



Parcel 0522039164

### III. Policy and Regulatory Context

#### A. King County Comprehensive Plan Policies

The following Comprehensive Plan policies, as proposed in the version of the Comprehensive Plan legislation passed by the Local Services and Land Use ("committee version"),<sup>4</sup> are relevant to the site and its potential uses:

##### Residential Densities

- R-302 Residential development in the Rural Area should only occur:**
- a. In Rural Towns at a variety of densities and housing types as services and infrastructure allow, compatible with protection of historic resources and community character;**
  - b. In rural neighborhood commercial centers at low or middle densities that support housing co-located with commercial development, compatible with rural character and service levels; and**
  - c. Outside Rural Towns and rural neighborhood commercial centers at low densities compatible with traditional rural character and uses; farming, forestry, and mining; and rural service levels.**

##### Rural Character and Development Standards

- R-310 New subdivisions in the Rural Area should strive to maintain the size and scale of traditional development patterns and rural character.**

---

<sup>4</sup> Policy numbers reflect those in the committee version.



- R-311** New subdivisions in the Rural Area should be designed and developed to maximize conservation of existing forest cover and native vegetation, and to minimize impervious surfaces within individual lots and in the subdivision as a whole. King County should continue to evaluate whether existing subdivision standards and new subdivisions in the Rural Area minimize impacts on the natural environment, resource uses, and other adjacent land uses.
- R-312** Site design standards for new subdivisions in the Rural Area should include: minimization of impervious surfaces; maximizing retention of native soil and vegetation; supporting green stormwater infrastructure; site layout and landscaping that minimizes wildfire risk; limitations on entrance signage; preservation of natural contours, existing meadows, and opportunities for keeping of horses; and other standards to limit features typical of urban or suburban development.
- R-315** To maintain traditional rural development patterns and ensure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is only allowed when:
- a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources, or archaeological sites;
  - b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;
  - c. The clustered development is offset with a permanent open space or resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and
  - d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and fire protection).
- R-317** King County shall continue to support the rural development standards that have been established to protect the natural environment by addressing seasonal clearing limits, impervious surface limits, and resource-based practices. Stormwater management practices should be implemented that emphasize preservation of natural drainage systems and protection of water quality and natural hydrology of surface waters and groundwater. Rural development standards should also, where feasible, incorporate and encourage low impact design principles for managing stormwater on-site by minimizing impervious surfaces, preserving on-site hydrology, retaining native vegetation and forest cover, capturing and reusing rainwater, controlling pollution at the source, and protecting groundwater. King County shall take care that requirements for on-site stormwater management complement requirements for on-site wastewater management.

Rural Towns

- R-405** Rural Towns shall serve as activity centers for the Rural Area and Natural Resource Lands, may be served by a range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:
- a. Retail, commercial, and industrial uses to serve the surrounding Rural Area and Natural Resource Lands population;
  - b. Residential development, including single detached residences on small lots, as well as multiunit housing and mixed-use developments;
  - c. Other retail, commercial, and industrial uses, such as resource industries, tourism, commercial recreation, and light industry; and
  - d. Public facilities and services such as community services, parks, religious facilities, schools, and fire stations.
- R-406** King County designates Fall City, Snoqualmie Pass, and Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Land Use Map. Adjustments to these boundaries shall only occur through a subarea plan or area zoning and land use study, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns are needed to serve the Rural Area.
- R-407** Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit. Sidewalks and other pedestrian safety measures should be provided to serve Rural Towns.
- R-408** Roads in Rural Towns should, to the extent practical, allowed by law, and consistent with rural character, incorporate universal design and complete streets infrastructure, to accommodate multimodal transportation, including active transportation users.
- R-409** Rural Towns may contain higher-density housing than allowed in the surrounding Rural Area, and should provide affordable and resource-worker housing. Development density in Rural Towns may approach that achieved in Cities in the Rural Area, when appropriate infrastructure is available.
- R-410** Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems that cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a Rural Town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may

**be allowed. Rural Towns shall not be enlarged to facilitate provision of sewers.**

**R-411 Rural Towns should be compact, promoting active transportation while allowing vehicle access to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby Rural Area or Natural Resource Land uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.**

## **B. Vashon-Maury Island Subarea Plan Policies**

The following Vashon-Maury Island Subarea Plan policies are relevant to the site and the potential rezone:

LU-1 All land use policies and regulations for Vashon-Maury Island shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon-Maury Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination should receive extra protection.

LU-2 In order to fully utilize existing services, including sewers, Class I water, public transportation, and shopping, the Vashon Rural Town shall plan to accommodate the most intensive residential, commercial and industrial development on the Island.

LU-3 Development in the Rural Town shall maintain rural character and should support the service orientation of the Vashon Town Core and Vashon Center with compact, pedestrian-friendly development.

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

## **C. Countywide Planning Policies and Multicounty Planning Policies**

There are no countywide planning policies specific to rural densities or development.

The following Multicounty Planning Policies (MPP) are relevant to the site and the potential rezone:

MPP-RGS-4 Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision and the goals of the Regional Open Space Conservation Plan.

MPP-RGS-13 Plan for commercial, retail, and community services that serve rural residents to locate in neighboring cities and existing activity areas to avoid the conversion of rural land into commercial uses.

MPP-RGS-14 Manage and reduce rural growth rates over time, consistent with the Regional Growth Strategy, to maintain rural landscapes and lifestyles and protect resource lands and the environment.

MPP-DP-33 Do not allow urban net densities in rural and resource areas.

MPP-DP-37 Ensure that development occurring in rural areas is rural in character and is focused into communities and activity areas.

MPP-DP-44 Work to conserve valuable rural and resource lands through techniques, such as conservation programs, transfer of development rights, and the purchase of development rights. Focus growth within the urban growth area, especially cities, to lessen pressures to convert rural and resource areas to residential uses.

MPP-DP-45 Avoid growth in rural areas that cannot be sufficiently served by roads, utilities, and services at rural levels of service.

#### **D. Underlying Zoning and Zone Purpose**

The site currently has R-1 zoning. The current proposal would amend the site's zoning to R-4.

The committee version of K.C.C. 21A.04.110 describes the purpose of the R-zones in unincorporated King County, with specifics in regards to the R-1 and R-4 zones (highlighting added):

A. The purpose of the urban residential zone (R) is to implement Comprehensive Plan goals and policies for housing quality, diversity, and affordability, and to efficiently use urban residential land, public services, and utilities. These purposes are accomplished by:

1. Providing, in the R-1 zone, predominantly single detached residences at a relatively low residential density;

2. Providing, in the R-4 through R-8 zones, for a mix of single detached residences, duplexes, houseplexes, and other development types, with a variety of densities and sizes in locations appropriate for lower or moderate residential densities;

3. Providing, in the R-12 through R-48 zones, for a mix of predominantly apartments and townhouses, mixed-use, and other development types, with a variety of densities and sizes in locations appropriate for moderate to higher residential densities;

4. Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities; and

5. Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect critical areas from overdevelopment.

B. Use of these zones are appropriate in urban areas, centers, or rural towns designated by the Comprehensive Plan as follows:

1. The R-1 zone:

a. on or adjacent to lands with area-wide environmental constraints where clustering is required away from critical areas;

b. on lands designated as urban separators, wildlife habitat network or critical aquifer recharge areas, or

c. in well-established subdivisions of the same density that are served at the time of development by public or private facilities and services adequate to support planned densities;

2. The R-4 through R-8 zones on lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, roads, and other needed public facilities and services; and

3. The R-12 through R-48 zones on lands in and next to unincorporated activity centers, in community or neighborhood business centers, in mixed-use development, on small, scattered lots integrated into existing residential areas, or in rural towns, that are served at the time of development by adequate public sewers, water supply, roads, and other needed public facilities and services.

The code recommends R-1 zoning on properties identified as critical aquifer recharge areas (CARAs). While the site is entirely covered by CARAs, it is identified as the lowest level of CARA (Type 3), with the exception of two permanently protected open space tracts that are identified as Type 1 (see Figure 6). The entirety of Vashon Rural Town, with zoning allowing up to 48 units per acre of base density in places, is identified as a CARA.

#### **E. Allowed Uses**

Allowed residential uses in the committee version are the largely the same for R-1 and R-4-zoned properties, except that cottage housing is allowed in R-4 and not R-1. Nonresidential use allowances are likewise similar, although certain uses, such as health care, residential care, and retail, are allowed in R-4 zones under certain circumstances and with code limitations, though these uses are not allowed in the R-1 zone.

#### **IV. POLICY OPTIONS**

Policy options for the Council to consider include:

1. Rezone the entirety of the site to R-4.
2. Rezone to R-4 only portions of the site not in open space or other tracts.
3. Rezone to R-4 only properties outside of the groundwater protection overlay (SO-140).
4. Do not rezone the site.