



**King County**

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

June 2023

DRAFT

**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 ~~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))~~.

**Commented [JC1]:** H-5 was adopted specific to the Vashon Affordable Housing Special District Overlay. The Overlay is proposed for repeal and replacement by the new expanded voluntary inclusionary housing program K.C.C. Chapter 21A.48. The Overlay was not successful in producing any affordable units, and the new inclusionary housing program is anticipated to more effectively support the improved affordable housing access intended by the Overlay. The policy needs to be updated to align with the inclusionary housing standards.

**Commented [JC2]:** Reflects KC affordable housing terminology and priorities

**Commented [JC3]:** clarifying edit to reflect existing intent

**Commented [JC4]:** Reflects affordability levels in the expanded voluntary inclusionary housing program

**Commented [JC5]:** This is regulatory in nature and a level of detail is not appropriate for a subarea plan policy. Instead, it is addressed in the code in K.C.C. Chapter 21A.48, which has a requirement that the affordability last for the life of the development.

**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.

**Commented [JC6]:** To reflect the scope of what can be legally required of private development, which is only the sidewalks on the side of the road that the development is occurring on

**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, ~~((F))~~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.

**Commented [JC7]:** To reflect code changes adopted in Ordinance 19277

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

**Commented [JC8]:** Changing "marijuana" terminology to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law

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.