



King County

Metropolitan King County Council Transportation, Economy and Environment Committee

STAFF REPORT

Agenda Item:	6	Name:	Christine Jensen
Proposed No.:	2017-0317	Date:	September 19, 2017

SUBJECT

Proposed Ordinance (PO) 2017-0317 would adopt the 2017 annual cycle update to the King County Comprehensive Plan (KCCP) and the Vashon-Maury Island Community Service Area (CSA) Subarea Plan.

SUMMARY

On July 21, 2017, the Executive transmitted the proposed 2017 update to the KCCP as PO 2017-0317. The 2017 KCCP is a limited, annual cycle update, and will be primarily focused on the proposed Vashon-Maury Island CSA Subarea Plan. The Council is in the process of reviewing and deliberating on the Executive's proposal. Today's briefing in the Transportation, Economy and Environment (TrEE) Committee will be the first of several over the next month. Action in the TrEE Committee is currently scheduled to occur on October 17, 2017. A Public Hearing and final action on the proposal is currently anticipated to occur at the full Council in December 2017.

BACKGROUND

The KCCP is the guiding policy document for land use and development regulations in unincorporated King County, as well as for regional services throughout the County, including transit, sewers, parks, trails, and open space. It is informed by and must be consistent with the Growth Management Act (GMA). The GMA, policies in the KCCP, and regulations in the King County Code dictate the allowed frequency for considering and adopting updates to the KCCP.

Annual cycle. On an annual basis, limited types of amendments to the KCCP are allowed to be adopted. This is known as the "annual cycle." Adoption of CSA subarea plans may also occur during the annual cycle. Except in limited instances allowed by the GMA,¹ the KCCP cannot be amended more than once per year. While the Code states that the KCCP "may be amended" annually, it is not required to be reviewed or amended on an annual basis.

¹ RCW 36.70A.130

Four-year cycle. Substantive changes to KCCP policy language and amendments to the Urban Growth Area (UGA) boundary² are only allowed to be considered once every four years.^{3,4} This is known as the “four-year cycle.” The last four-year update to the KCCP occurred in 2016.⁵

CSA Subarea Plans. A CSA subarea plan is a 20-year, multi-discipline, integrated policy document that applies the countywide goals of the KCCP to a smaller geographic area. Although CSA subarea plans are bound as stand-alone documents, these plans are still components of and adopted as part of the KCCP. The policies included in CSA subarea plans carry the same weight as the policies that are in the KCCP.

In the 1980s and 1990s, King County had a robust subarea planning program for unincorporated communities, and subarea plans⁶ for most of these unincorporated communities were adopted by the County during this time. Following the adoption of the GMA in the 1990s, key policies from these individual subarea plans were updated as needed to comply with the GMA and then integrated into the KCCP, following which most of the subarea plans were then repealed. A few stand-alone subarea plans were adopted as components of the KCCP and are still active planning documents today. These active subarea plans are: Vashon Town Plan,⁷ Fall City Subarea Plan, West Hill Community Plan, and White Center Community Action Plan. Since the mid-1990s, only minor updates to these remaining subarea plans have been adopted.

Many of the County’s unincorporated geographies have experienced significant changes over the last 20 years due to growth and/or annexations and incorporations. As a result, after nearly two decades of aging community plans and policies, and in recognition of the long-term service provider and local government role the County plays for remaining unincorporated areas, the County identified the need to re-engage in more detailed long-range planning for these communities. As a result, in 2014, the County created a new

² Note that Four-to-One UGA proposals may be considered during the annual cycle (see K.C.C. 20.18.030(B)(10), 20.18.040(B)(2), 20.18.170, and 20.18.180).

³ From year 2000 and forward. Substantive updates to the KCCP can be considered on a two-year cycle, but only if: “the county determines that the purposes of the KCCP are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data” (K.C.C. 20.18.030(C)). This determination must be authorized by a motion adopted by the Council. To date, this option has not been used by the County.

⁴ The annual Capital Improvement Plan (CIP), Transportation Needs Report (TNR), and school capital facilities plans are elements of the KCCP but are adopted in conjunction with the County budget, and thus follows separate timeline, process, and update requirements (see K.C.C. 20.18.060 and 20.18.070).

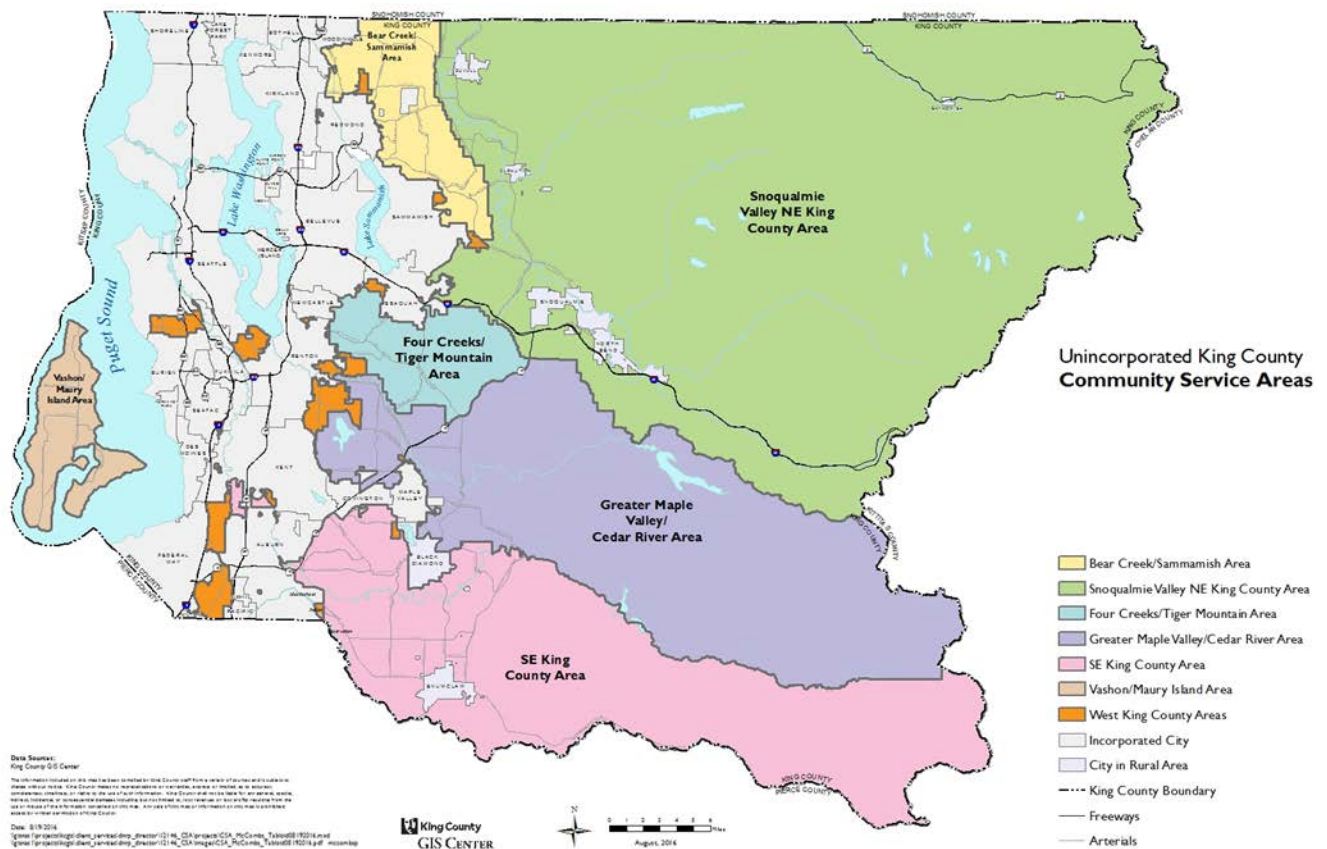
⁵ Ordinance 18427

⁶ Per K.C.C. 20.08.060, subarea plans include: “community plans, which have been prepared for large unincorporated areas; potential annexation area plans, which have been prepared for urban areas that are designated for future annexation to a city; neighborhood plans, which have been prepared for small unincorporated areas; and plans addressing multiple areas having common interests.”

⁷ Ordinance 12395

subarea planning program⁸ within the Department of Permitting and Environmental Review (DPER). This program was funded in the County's 2015-2016 Biennial Budget.⁹

The 2016 KCCP adopted direction in Chapter 11: Community Service Area Planning for how this newly funded program would be implemented, stating that the County's adopted CSA geographies¹⁰ would be used to identify the program's planning areas. The CSA geographies are organized by community areas, as depicted in the map below: Bear Creek/Sammamish Area, Snoqualmie Valley NE King County Area, Four Creeks/Tiger Mountain Area, Greater Maple Valley/Cedar River Area, SE King County Area, Vashon/Maury Island Area, and West King County Area.



⁸ Ordinance 17884

⁹ Ordinance 17941

¹⁰ Ordinance 17415

Chapter 11 of the 2016 KCCP also included a rotating eight-year subarea planning schedule for each CSA geography. The schedule is as follows, which outlines the year that community outreach and plan development would occur:

Year	Community Service Area	Other Planning
2016	West King County CSA – Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA - Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

In Chapter 12: Implementation, Amendments and Evaluation of the 2016 KCCP, Workplan¹¹ Action 1 gave the following direction related to CSA subarea planning:

Action 1: Initiation of the Community Service Area Subarea Planning Program. *Under the direction of the Department of Permitting and Environmental Review, King County is launching a new regular subarea planning program. While this is described in greater detail in Chapter 11: Community Service Area Planning, launching and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.*

- *Timeline: Ongoing; the Executive will propose a subarea plan for each area approximately once every seven years based on planning schedule in Chapter 11.*
- *Outcomes: A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, no later than March 1 of the year following the Community Service Area's planning period.*
- *Lead: Department of Permitting and Environmental Review. Executive staff shall update and coordinate with the Councilmember office(s) representing the applicable study area throughout the community planning process.*

¹¹ The Workplan is comprised of set of "Actions" that will be completed to implement the 2016 KCCP.

Based on this direction in the 2016 KCCP, community outreach and CSA subarea plan development will occur for any given geography in the year outlined in the schedule adopted in Chapter 11 and, as directed in Workplan Action 1, will be transmitted to the Council by March 1 of the following year. For example, the Vashon-Maury Island CSA Subarea Plan included outreach and plan development in 2016 and transmittal in 2017.

Previous Vashon-Maury Island planning documents. The proposed Vashon-Maury Island CSA Subarea Plan is not the first planning document for these two island communities. The first adopted plan was the 1986 Vashon Community Plan.¹² Following the adoption of the GMA in the early 1990s, the Community Plan was then replaced by the 1996 Vashon Town Plan,¹³ which is still active today. The 2016 KCCP also currently includes a suite of policies specific to Vashon-Maury Island in Chapter 11: Community Service Area Planning.¹⁴

Actions to-date for the 2017 KCCP and Vashon-Maury Island CSA Subarea Plan.

In 2015, the Council adopted the Scoping Motion¹⁵ for the 2016 KCCP update. The Scoping Motion outlined the key issues the Council and Executive identified for specific consideration in the 2016 KCCP, which included the following direction for creation of a Vashon-Maury Island CSA Subarea Plan:

Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the Comprehensive plan. The updated subarea plan should include zoning and regulations that: address community and business needs, improve economic vitality and quality of life of its residents, and have included the outreach with the local community in their development.

Due to other subarea planning projects that were already underway, initiation of the Vashon-Maury Island CSA Subarea Plan project was delayed, and adoption of a CSA subarea plan for this community was not included in the 2016 KCCP. In recognition of this, the adopted 2016 KCCP directed that the Vashon-Maury Island subarea plan development and community outreach occur in 2016 for transmittal by March 1, 2017.

King County Code (K.C.C.) 20.18.160 and RCW 36.70A.140 call for “early and continuous” public engagement in the development and amendment of the KCCP, including development or amendment of subarea plans and any implementing development regulations. Consistent with this, development of the transmitted Vashon-Maury Island CSA Subarea Plan in PO 2017-0317 was informed by an intensive community outreach process that began in March 2016. This outreach included creation

¹² Ordinance 7837 was the most recent update to the Community Plan; the plan was repealed by Ordinance 13273

¹³ Originally adopted via Ordinance 12395, with minor amendments adopted since then.

¹⁴ This is comprised mainly of a small set of policies that were carried forward from portions of the repealed 1986 Community Plan. These smaller set of policies were originally incorporated, and updated where appropriate, into the 1998 KCCP (in Chapter 14: Community Plans – which is now Chapter 11: Community Service Area planning in the 2016 KCCP).

¹⁵ Motion 14351, as required by K.C.C. 20.18.060

of a 15-member Community Advisory Group (CAG) that met regularly between March 2016 and January 2017. Four community-wide forums were also held between March 2016 and April 2017. Other outreach included a dedicated project website, e-newsletter updates, an online public comment portal, a project booth at the 2016 Vashon-Maury Island Strawberry Festival, media coverage in the Beachcomber newspaper and on the Voice of Vashon radio, and establishing on-island “office hours” where community members could meet one-on-one with DPER staff. Draft versions of the Subarea Plan were also made available for public comment prior to transmittal. A more detailed listing of all outreach activities can be found in the “Public Involvement Summary” document that is located on the Council’s 2017 KCCP website.¹⁶ Additional outreach information and a detailed list of public comments received during plan development can be found on the Executive’s Vashon-Maury Island CSA Subarea Plan website.¹⁷

ANALYSIS

Elements of the transmittal package. The following comprise the various elements of the transmittal package for the 2017 KCCP and Vashon-Maury Island CSA Subarea Plan:

- **Proposed Ordinance 2017-0317:** PO 2017-0317 would adopt the Vashon-Maury Island CSA Subarea Plan as a component of the KCCP – which would replace the existing 1996 Vashon Town Plan – and would adopt 2017 amendments to the 2016 KCCP. The proposed ordinance would also adopt a new Special District Overlay (SDO),¹⁸ which proposes to create an incentive program for affordable housing development on 247 parcels within the Vashon Rural Town¹⁹ boundary. The SDO would be a voluntary program for these eligible parcels (see Attachment D for a map of the designated parcels), where a development would have the option to receive a density bonus if certain affordable housing requirements are met. Executive staff have noted that this proposed SDO received a large number of public comments during development of the proposed Subarea Plan.
- **Attachment A – Vashon-Maury Island CSA Subarea Plan:** The proposed Subarea Plan would create a new community-level planning document specific to the Vashon-Maury Island CSA geography. The Subarea Plan would be a component of the KCCP, and includes a suite of long-term planning policies that direct development, provision of services, and infrastructure investments in the community over the next 20 years.

¹⁶ <http://www.kingcounty.gov/council/CompPlan/2017compplan>

¹⁷ <http://www.kingcounty.gov/depts/permitting-environmental-review/community-service-area-plan/2016-vashon-maury-island-CSAP>

¹⁸ Per K.C.C. 21A.04.160: SDO’s are used “to carry out Comprehensive Plan and community, subarea or neighborhood plan policies that identify special opportunities for achieving public benefits by allowing or requiring alternative uses and development standards that differ from the general provisions of [the King County Code].”

¹⁹ Rural Towns are unincorporated areas in rural King County that have urban-level zoning. The KCCP designated these areas to “recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses.” There are only three Rural Towns designated in the KCCP: Fall City, Snoqualmie Pass, and Vashon.

While these policies are specific only to Vashon-Maury Island, they would carry the same legal-weight of policies in the KCCP.

The Subarea Plan also includes a suite of proposed “Actions” that would commit the County to carry out and/or participate in activities to implement the policies of the Subarea Plan. These Actions would direct how the County will allocate staff, planning resources, and service and infrastructure investments within certain timelines over the next 10 years. The Actions identify who would be responsible for each item, either as lead or supporting party. Note that some Actions include responsible parties that are organizations and agencies outside of King County government. (Staff analysis of this is ongoing.) The Actions also have proposed “priorities” assigned to them, in which Priority 1 Actions must occur within two years after adoption (2018-2019), Priority 2 Actions must occur three to five years after adoption (2020-2022), Priority 3 Actions must occur five years or more after adoption (2023+), and Ongoing Actions are “activities that may occur or may be proposed at an undefined time.”²⁰

- **Attachment B – Land Use Map Amendments:** The proposed ordinance proposes to change the land use designation for four parcels within the Maury Island Natural Area²¹ (from “Mining” to “Open Space”), which the transmittal states is being proposed to indicate “King County’s long-term objective to manage the Maury Island Natural Area as public open space.” Additionally, the land use designation for a parcel²² in the Vashon Rural Town is proposed to be changed (from “Other Parks” to “Rural Town”), which the transmittal states is to reflect the parcel’s current use²³ and adjacent neighborhood.
- **Attachment C – Zoning Map Amendments:** Related to and consistent with the proposed Land Use Map Amendments in Attachment B, the proposed ordinance also proposes to change the zoning classification for the four parcels within the Maury Island Natural Area (from “Mineral” to “RA-10-SO”), which the transmittal states would be a “more accurate and appropriate zone for this site since it reflects current and future public open space plans” for the parcels. The proposed zoning change would also add these parcels into SDO 140, which the transmittal states is the “Ground Water Protection SDO used across Vashon-Maury Island in areas with high groundwater recharge capacity.”
- **Attachment D – Affordable Housing SDO Map:** As noted above, the transmittal proposes to create a new SDO to incentivize affordable housing development on 247 parcels within Vashon Rural Town. Attachment D would designate the specific parcels that would be eligible to participate in the incentive program.

²⁰ Page 97, Attachment A – Vashon-Maury Island CSA Subarea Plan

²¹ Parcel numbers 2822039023, 2822039057, 2822039024 and 2822039025

²² Parcel number 2923039044

²³ Per the transmittal, current uses include: improved parkland, Ober Activity Center meeting rooms and community space, offices of the Vashon Park District, a park and ride lot, and the Vashon Branch of the King County Library System.

- **Attachment E – Vashon Rural Town Area Zoning:** The 1996 Vashon Town Plan created P-suffix conditions²⁴ VS-P28 and VS-P29²⁵ for certain parcels within the Rural Town.²⁶ Those P-suffix conditions, as amended,²⁷ still exist on certain properties today. PO 2017-0317 proposes to amend the development conditions in these two P-suffixes.
- **Attachment F – Amendments to the 2016 KCCP:** The current KCCP includes policies that are specific to Vashon-Maury Island throughout the Plan, including a small set of policies carried forward and amended from the 1986 Vashon Community Plan in Chapter 11 of the KCCP. PO 2017-0317 proposes to remove most of these Vashon-Maury Island-specific policies from the KCCP. Most of these policies are proposed to be moved into Vashon-Maury Island CSA Subarea Plan, some with updated language to reflect current policy goals and community interests. A policy-by-policy explanation of each proposed KCCP policy change is included in the “I-207 policy matrix” in the transmittal package.²⁸

Substantive policy issues. Council staff review of PO 2017-0137 is ongoing. Analysis of the transmittal thus far has identified substantive policy issues in the following areas:

- **Inconsistency with the GMA.** The proposed Plan would carry forward old policies and priorities from the repealed 1986 Community Plan, which was adopted prior to the GMA and thus means that many of the 1986 Plan elements are not consistent with current state law.
- **Inconsistency with the 2016 KCCP.** In a number of cases, current policy language in the KCCP and the Vashon Town Plan is proposed to be incorporated into the Subarea Plan but is proposed to be changed from a current “should” direction to a new “shall” requirement.
- **Inconsistency with adopted policies.** The transmitted Plan includes a number of proposed policies and Actions that are inconsistent with the GMA, KCCP, the

²⁴ Per K.C.C. 21A.04.150, P-suffix conditions are “property specific development standards that are imposed on certain properties to indicate that conditions beyond the minimum requirements of [the King County Code] have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval.”

²⁵ 30 P-suffix conditions were adopted as part of the 1996 Town Plan; VSP-P28 and VS-P29 are just two of the 30 total P-suffixes.

²⁶ Originally adopted in the 1996 Town Plan, and then included in the 1997 Title 21A zoning consolidation and conversion Ordinance 12824.

²⁷ Amendments to VS-P28 were adopted in 2005 via Ordinance 15244. Amendments to VS-P29 were adopted in 2014 via Ordinance 17842.

²⁸ Policy I-207 in Chapter 12 of the KCCP directs that proposed amendments to the KCCP should include: the rationale for the change; the anticipated outcomes and impacts of the change; analysis for compliance with the GMA, Countywide Planning Policies, and the King County Strategic Plan; and information on the public review process for the proposed change. Such analysis for the proposed changes in the 2016 KCCP, can be found here:

http://www.kingcounty.gov/~media/Council/documents/CompPlan/2017/2017-0317/more/Policy_Amendment_Analysis_Matrix

King County Code, and/or current adopted policy direction of King County agencies.

- **Potential for unanticipated County responsibilities.** The transmitted Plan includes a number of proposed policies and Actions that impose new requirements on the County that may not be feasible within the County's adopted budget, or that may not meet the Council's policy goals.
- **Policy implications for countywide policies and/or other geographies.** The transmitted Plan includes a number of proposed policies and Actions that are included in this Vashon-Maury Island-specific plan but could have impacts on countywide policies, plans, and regulations or could potentially set precedents for subarea plans in other CSA geographies.
- **Potential for inconsistent service levels.** The transmitted Plan includes a number of proposed policies and Actions that would result in providing higher service levels to Vashon-Maury Island communities than in other unincorporated areas.
- **Scope beyond King County government.** The transmitted Plan includes a number of proposed policies and Actions that would direct required actions of non-County agencies or organizations.

I-207 analysis. KCCP Policy I-207 states that all proposed amendments to the KCCP should include:

- the rationale for the change;
- the anticipated outcomes and impacts of the change;
- analysis for compliance with the GMA, Countywide Planning Policies, and the King County Strategic Plan, including specific references where applicable; and
- information on the public review and comment process for the proposed change.

This I-207 analysis for each proposed policy change in the 2016 KCCP was included in the transmittal package for Proposed Ordinance 2017-0317. Despite the fact that the Vashon-Maury Island CSA Subarea Plan is a component of the KCCP and that the policies in the Subarea Plan carry the same weight as the policies in the KCCP, such analysis was not provided by the Executive for the 78 new policies and associated Actions proposed in the Vashon-Maury Island CSA Subarea Plan. Instead of listing the rationale, effect, compliance, and public process for each of these new policies, only one line-item summarizing the rationale, effect, compliance, and public process for the Subarea Plan as a whole was included. Policy I-207 only says that such analysis "should" be included with the proposed changes – so, it is not a requirement. However, Council staff review of the transmittal will be limited without the Executive providing such information, especially given the time constraints listed below. Regardless of whether an I-207 analysis document was included in the transmittal or is provided to the Council at a later time, as noted above, some proposed policies and Actions in the subarea plan are not consistent with the GMA and other planning documents, which appears to indicate that

this level of fundamental consistency analysis may not have occurred during plan development.

Fiscal note and impacts to staff resources. As noted above, the Implementation Chapter of the proposed Subarea Plan includes “Action” items. These Actions would direct how the County will allocate staff and planning resources within certain timelines over the next 10 years. Executive staff have stated that all Action items in the Plan are intended to be firm commitments that will be executed and the actions will be utilized to develop future County budget proposals, such as in Capital Improvement Plans and appropriations for staff and planning resources.

The fiscal note attached to the transmittal states the following:

Although adoption of the VMI CSA Plan does not itself have any effect on the fiscal affairs of King County, the action items undertaken to implement the Plan would require allocation of staff resources by six County departments. Priority 1 items, planned for the current biennium, are estimated to require 1,660 staff hours throughout the County. Priority 2 items, planned for the subsequent two biennia, are estimated to require 2,120 staff hours. At present, affected departments plan to re-allocate current staff to perform these tasks and do not intend to request additional appropriation to fund these activities.

This language states that Priority 1 Action items are planned for the current 2017-2018 biennium, and Priority 2 Actions are plans for the next two biennia (2019-2020, and 2021-2023). However, the proposed Subarea Plan in Attachment A states that Priority 1 Actions would occur within two years of plan adoption, which would be years 2018 and 2019 if the Plan is adopted in December 2017 as the Council's schedule currently anticipates. Similarly, Priority 2 Actions are stated that they will occur within three to five years of Plan adoption, which would be in years 2020, 2021, and 2022. Priority 3 Actions would occur within five or more years, which would be years 2023 and beyond. These are different timelines than the fiscal note analyses. This is of particular concern related to Priority 1 Actions which either need to occur within the next year in order to be achieved in the current biennium, or the resource impacts need to be considered in both the current and the next biennia.

The fiscal note is supplemented by an additional document in the transmittal. This supplement outlines the details of the impact to staff resources that the proposed Subarea Plan would have, including that there are “new department activities” that would need to occur that are not “within a staff person’s current job duties” if the Subarea Plan were to be adopted. For Priority 1 Actions, 1,420 hours out of 1,860 total hours²⁹ would be new department activities, and 440 hours would be within current job duties. For Priority 2

²⁹ When hours were added up from the fiscal note supplement, the total did not match the total hours quoted above from the fiscal note itself.

Actions: 1,940 hours out of 2,440 total hours³⁰ would be new department activities, and 500 hours would be within current job duties. There is no information provided of the hours necessary to implement Priority 3 Actions. Ongoing Actions are proposed be achieved out of current staff resources.

It is currently unclear how the proposed new departmental activities that are not within a staff person's current job duties would be able to be achieved within current staff resources. The Subarea Plan states that "new actions in the plan that require additional General Fund spending are carefully scrutinized to determine if they are already covered by existing department programs or if new funds must be allocated." This statement could be interpreted to imply that actions requiring new departmental activities - such as the "new" hours noted above - would need funds to be allocated at some point.

In order to better understand the impacts of the implementation Actions, the Council may wish to get more clarity on: which timelines are intended, what the staff resource impacts would be during any given biennium within the corrected timelines, and how new departmental activities will be able to be achieved without requesting additional appropriations. The Council may also wish to consider these staff resource impacts in the context of adopting the nine future subarea plans for unincorporated communities, as noted in the planning schedule above, which will most likely have similar commitments for staff resources. Lastly, the Council may also wish to consider whether the impact of County service and resource commitments that would be adopted by this proposed Subarea Plan can be fully analyzed outside of the biennial budget process, and whether additional language in the Subarea Plan may be necessary to clearly state that the Actions adopted in the Subarea Plan will be contingent on approval of future budget appropriations.

Technical errors and non-substantive issues. Council staff analysis of PO 2017-0317 and its attachments has revealed various technical errors and non-substantive issues. These technical issues include grammar and typographical errors, inconsistent policy language within the Subarea Plan, formatting issues, and terminology clarifications.

Of note, the Subarea Plan included in Attachment A to the proposed ordinance was transmitted in a highly-designed, non-editable format on a specialized (9"x10") page size. This format is challenging for printing (either by Council staff or by members of the public) and makes it difficult for the Council to incorporate amendment language. To allow for Council amendments, the document will need to be reformatted into an editable text document on standard-sized paper. (If desired, the Council or Executive could add designed elements back into the plan document either just prior to or following final adoption.)

The transmitted Subarea Plan also contains terminology that is inconsistent with the 2016 KCCP and King County Code. Amendments to the KCCP and Code (which were not included in the transmittal) may be desired. These include:

³⁰ Ibid

- First, the Subarea Plan proposes to use the term “Vashon-Maury Island” as the preferred way to refer to the geography that encompasses these two islands (Vashon and Maury) that are connected by a narrow isthmus. This is inconsistent with the 2016 KCCP, which would need to be amended to be consistent with this proposed terminology.
- Second, the Vashon-Maury Island CSA Subarea Plan is the first subarea plan to be proposed under the County’s new CSA Subarea Planning Program. Through the on-the-ground experience gained during the Subarea Plan’s development, the Executive has made changes to the underlying CSA Subarea Planning Program framework to more accurately reflect the Program’s role and relationship to the KCCP. The resulting terminology used to refer to these CSA subarea plans and the CSA Subarea Planning Program is inconsistent with the 2016 KCCP, King County Code, and proposed Subarea Plan, all of which would need to be amended for consistency with this new terminology moving forward.

Responsibilities for developing and overseeing the KCCP and subarea plans. Prior to 2014, the King County Code Chapter 2.16 directed that “managing and coordinating the development and implementation of the county’s Comprehensive Plan” was a responsibility of DPOR. “Subarea planning” was not mentioned as a unique program or planning element, as the County has not engaged in subarea planning since the mid-1990s.

As mentioned above, in 2014, the Council adopted Ordinance 17884, which not only created a subarea planning function in DPOR but also created a new “Regional Planning” function within the County’s Office of Performance, Strategy and Budget. The ordinance was adopted in response to the desire to re-initiate subarea planning. It was also intended to formalize a distinction between long-range planning roles and local land use planning roles within King County government.

In Ordinance 17884, K.C.C. 2.16.025 was amended to reflect that the Regional Planning Unit would be responsible for long-range planning issues, including “managing updates to the county’s Comprehensive Plan in coordination with the department of permitting and environmental review.” K.C.C. 2.16.055 was also amended to reflect that DPOR would be responsible for local land use planning, including “managing the development and implementation of unincorporated subarea plans in coordination with the regional planning” unit, in accordance with KCCP and GMA requirements.

When the County’s 2015-2016 Biennial Budget provided new funding for DPOR to hire a Subarea Planner to manage its local land use planning functions, the Budget also adopted new funding for the Regional Planning Unit to fund its new long-range planning functions, including creation of a Comprehensive Planning Manager position within the Unit. The Budget also included a proviso³¹ that required the Executive to transmit a plan on procedures for how the Regional Planning Unit would manage updates to the KCCP in coordination with DPOR, and to report on implementation of the procedures.

³¹ P1 in Section 18 (Office of Performance, Strategy and Budget) of Ordinance 17941

In 2015, Motion 14341 was adopted by the Council, approving the KCCP update plan and procedures, as required by the proviso. The roles and procedures outlined in that plan reinforced the separate but coordinated roles outlined in the Code for the two agencies regarding KCCP updates and subarea plans. Specific to subarea plans, the Code states that DPER is the lead party responsible for subarea planning, but that DPER must also “coordinate” with the Regional Planning Unit when developing and implementing these plans. In addition to the “coordination” called for in the Code, Motion 14341 states that DPER must also “collaborate” with the Regional Planning unit in the preparation of subarea plans or amendments to subarea plans.

Because the 2017 KCCP update in PO 2017-0317 is mainly focused on adoption of the Vashon-Maury Island CSA Subarea Plan, it was primarily developed and prepared by DPER. However, both the Code and Motion 14341 also required the Subarea Plan to be developed in coordination and collaboration with the Regional Planning Unit. Given the level of GMA and KCCP consistency issues described above, it is possible that the required coordination and collaboration by the Regional Planning Unit might not have occurred as planned or proposed.

Timeline for Council adoption. As noted above, the GMA requires that, except in limited instances, the KCCP can only be amended once per year. Therefore, to adopt the 2017 KCCP and Vashon-Maury Island CSA Subarea Plan, the Council must either:

1. Adopt PO 2017-0317 by the end of 2017; or
2. Defer adoption of PO 2017-0317 until sometime in 2018, when it can then be considered and adopted in conjunction with the 2018 KCCP annual update. The 2018 KCCP is anticipated to include the updated Skyway-West Hill Action Plan (SWAP)/CSA Subarea Plan,³² and is expected to be transmitted on March 1, 2018. Both ordinances (the 2017 KCCP/Vashon-Maury Island CSA Subarea Plan and the 2018 KCCP/Skyway-West Hill CSA Subarea Plan) would then need to be considered and acted on by the Council at the same time in 2018.

The 2016 KCCP directed that the Vashon-Maury Island outreach and subarea plan development occur in 2016 for transmittal by March 1, 2017. Plan development took longer than expected, and on March 1, 2017, the Executive requested an extension in the transmittal deadline to June 15, 2017. Ultimately, the plan was transmitted on July 21,

³² The proposed SWAP was included as a component of the 2016 KCCP transmittal. The proposed 2016 SWAP was drafted prior to the adoption of the new CSA Subarea Planning Program framework in the 2016 KCCP; therefore, the 2016 SWAP was not adopted in the 2016 KCCP update. Instead, the 2016 KCCP directed that the SWAP and the existing 1994 West Hill Community Plan be reviewed and updated under the new CSA Subarea Planning Program framework. The 2016 KCCP also directed that the updated Skyway-West Hill CSA Subarea Plan be transmitted by September 1, 2017. On March 1, 2017, the Executive requested an extension of the transmittal deadline to December 31, 2017. To be consistent with KCCP transmittal timelines in the King County Code and the GMA requirements to only amend the KCCP once per year, it is anticipated that the Skyway-West Hill CSA Subarea Plan will be transmitted as a part of the 2018 KCCP annual update on March 1, 2018.

2017, as PO 2017-0317. This delay in transmittal has significantly condensed the Council's review and adoption schedule if the Council wishes to complete action by the end of 2017. As shown in **Attachment 2 to the staff report**, the current schedule for consideration of the proposed ordinance currently assumes adoption by the end of 2017. However, due to public noticing requirements,³³ any delays in committee review and/or action would most likely limit the ability for final action by the full Council before the end of the year.

Additionally, the aforementioned GMA requirements for “early and continuous” public engagement in the development and amendment of the KCCP means that amendments to PO 2017-0317 are encouraged to be considered during committee review and action. Any additional amendments that are anticipated to be considered at the time of full Council action would need to be included in the public hearing notices.

Council staff analysis of the transmittal is ongoing, and the legislation is currently anticipated to come back to the TrEE Committee for another briefing on October 3, with a Committee vote anticipated on October 17.

ATTACHMENTS

1. Proposed Ordinance 2017-0317
2. 2017 KCCP & Vashon-Maury Island CSA Subarea Plan Schedule, updated as of August 22, 2017
3. Public comments, as of August 29, 2017

INVITED

- Lauren Smith, Director of Regional Planning, Office of Performance, Strategy and Budget
- John Starbard, Director, Department of Permitting and Environmental Review

³³ Requirements include: newspaper advertising 30 days in advance of the public hearing, mailed notice to properties within 500 feet of any zoning change 30 days in advance of the public hearing, and 30 day public comment period on the SEPA determination. The timeline would also need to include staff time needed to produce the necessary public documents in advance of 30 day deadlines.

LINKS

All components of the transmitted 2017 KCCP and Vashon-Maury Island CSA Subarea Plan can be found at:

<http://www.kingcounty.gov/council/CompPlan/2017compplan>

The components of the ordinance and its attachments include:

- Proposed Ordinance 2017-0137
- Vashon-Maury Island Community Service Area Subarea Plan (Attachment A)
- Land Use Map Amendments (Attachment B)
- Zoning Map Amendments (Attachment C)
- Affordable Housing Special District Overlay Map (Attachment D)
- Vashon Rural Town Area Zoning (Attachment E)
- Amendments to 2016 King County Comprehensive Plan (Attachment F)

Also included are supporting documents that do not get adopted as part of the legislation, but provide useful information:

- Transmittal Letter
- Plain Language Summary of Affordable Housing Special District Overlay
- Policy Amendment Analysis Matrix
- Public Involvement Summary
- Regulatory Note
- Fiscal Note
- Fiscal Note Supplement

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KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 15, 2017

Ordinance

Proposed No. 2017-0317.1

Sponsors McDermott

1 AN ORDINANCE relating to comprehensive planning and
2 zoning; adopting the Vashon-Maury Island Community
3 Service Area Plan; amending Ordinance 12061, Section 4,
4 and K.C.C. 20.12.325, Ordinance 263, Article 2, Section 1,
5 as amended, Ordinance 17485, Section 2, as amended,
6 Ordinance 17842, Section 3, as amended, and K.C.C.
7 20.12.017 and adding a new section to K.C.C. chapter
8 21A.38.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. Findings: For the purposes of effective land use and subarea
11 planning and regulation, the King County Council makes the following legislative
12 findings:

13 A. King County adopted the 2016 King County Comprehensive Plan to meet the
14 requirements of the Washington State Growth Management Act ("the GMA");

15 B. As stated in the 2016 King County Comprehensive Plan, Vashon-Maury
16 Island is one of King County's seven Community Service Areas and the plan schedule in
17 Chapter 11 identifies the Vashon-Maury Island Community Service Area Plan as being
18 completed in 2016;

19 C. The Vashon Community Plan, adopted in 1981 by Ordinance 5522, as
20 amended, was a plan to guide growth and development across all of Vashon-Maury
21 Island. This ordinance was repealed by Ordinance 13273 and resulted in the majority of
22 Vashon-Maury Island not having an active community plan;

23 D. The Vashon Town Plan, adopted in 1996 by Ordinance 12395, is an active
24 plan to guide growth, design and development in the Rural Town of Vashon. Many
25 elements and policies of this plan are outdated and require updating;

26 E. The King County council directed in Attachment A to Motion 14351 that the
27 executive prepare an update to the 1996 Vashon Town Plan and incorporate the update
28 into the Comprehensive Plan;

29 F. After assessing the status of and need for a long-range, island-wide community
30 plan, the executive determined that the Community Service Area plan should update both
31 the Vashon Town Plan and all areas of the island outside Vashon Rural Town;

32 G. The GMA and K.C.C. 20.18.030.A. authorize comprehensive plans to include
33 a subarea plan and allow for initial adoption of a subarea plan once per year;

34 H. The GMA requires that King County adopt development regulations to be
35 consistent with and implement the Comprehensive Plan; and

36 I. The changes to zoning contained in this ordinance are needed to maintain
37 conformity with the 2016 King County Comprehensive Plan. They bear a substantial
38 relationship to, and are necessary for, the public health, safety and general welfare of
39 King County and its residents.

40 SECTION 2. A. The Vashon-Maury Island Community Service Area Plan in
41 Attachment A is hereby adopted as an amendment to and component of Chapter 11 of the

2016 King County Comprehensive Plan.

B. The Land Use Map of the 2016 King County Comprehensive Plan, as adopted in Ordinance 18427, Section 2, is hereby amended for that portion of unincorporated King County defined in Attachment B to this ordinance.

C. As authorized under K.C.C. 21A.04.190.B, the official zoning map, as amended by this ordinance, is hereby adopted as the official land use and zoning control for that portion of unincorporated King County defined in Attachment C to this ordinance.

D. As authorized under K.C.C. 21A.38.030.A, Attachment E to this ordinance amends two existing property-specific development standards for Vashon Rural Town.

NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 21A.38 a new section to read as follows:

A. The purpose of the affordable housing special district overlay is to increase the supply of affordable housing within Vashon Rural Town through the offering of voluntary development incentives.

B. The special district overlay is eligible to be used by any residential or mixed use development that complies with the three standards below. Use of the special district overlay is voluntary. The eligible parcels shown in Attachment D to this ordinance retain all existing development and land use rights and may exercise those without using this incentive.

1. One-hundred percent of the planned dwelling units shall be affordable units, which means the residents of those units are at eighty percent or below of area median income, using the most current United States Department of Housing and Urban

65 Development median income figures for King County, with requirements for half of the
66 units to be housing residents at sixty percent or less of the area median income;

67 2. The development is located on a qualifying overlay parcel; and

68 3. The development adheres to all overlay standards listed in subsection C. of
69 this section.

70 C. The following standards shall apply:

71 1. All of the dwelling units within any development shall be affordable to
72 households with incomes at eighty percent of area median income, with a minimum of
73 half of all units in each development affordable to households with incomes at or below
74 sixty percent of area median income;

75 2. Any parcel zoned R-1 may develop up to a maximum R-4 zone density,
76 which is four dwelling units per acre;

77 3. Any parcel zoned R-4 may develop up to a maximum R-8 zone density,
78 which is eight dwelling units per acre;

79 4. Any parcel zoned R-8 or R-12 may develop up to a maximum R-18 zone
80 density, which is eighteen dwelling units per acre;

81 5. Any mixed use development in the Community Business (CB) zone that
82 contains a residential component may develop up to a maximum R-18 zone density,
83 which is eighteen dwelling units per acre;

84 6. Use of this incentive requires a development agreement with the department
85 of permitting and environmental review before issuance of any building permit. The
86 agreement must address: the number of dwelling units; the terms and conditions of the
87 affordable units; the approved site plan, including the number of off-street parking

spaces; the specific water and energy conservation measures being implemented; and other relevant and unique conditions to the site;

7. Income limits for residents, in accordance with King County standards at the time of a complete building permit application, shall apply. All future resident incomes shall be verified by the department of community and human services in accordance with federal, state and county standards;

8. The development shall incorporate the energy conservation measures in K.C.C. 21A.34.040.F.4.a.;

9. To reduce the impacts of new development on potable water supplies, the development shall incorporate at least three of the water conservation measures shown below, except that only one of the outdoor measures from subsection C.9. 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;
- e. 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 (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;

k. install all bathroom faucets with 1.5 gallons per minute or better. Install Watersense-qualified products;

l. install all showerheads not to exceed 1.75 gallons per minute. Install Watersense-qualified products;

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. Install Watersense-qualified products;

o. install no-cartridge waterless urinals or 1/8 gallon urinals and high efficiency toilets as noted above in all common areas; and

p. install point-source, on-demand or recirculation pump hot water systems, where appropriate;

10. A certificate of water availability from Water District 19 must be provided at the time of permit application;

11. All new units must connect to Vashon Sewer District;

12. Affordable housing units shall remain as affordable housing for a minimum of fifty years from the date of initial owner occupancy for ownership affordable housing units and thirty years for rental affordable housing units; and

134 13. Residential Density Incentive standards of K.C.C. 21A.34.080 still apply
135 except that under K.C.C. 21A.34.080.D., off-street parking may be reduced below one
136 per unit, with the approval of the director of the department of permitting and
137 environmental review, with submission of a site-specific parking study.

138 D.1. Under K.C.C. 20.20.060, all applicants are required to prepare and install a
139 four-foot by four-foot notice board that must be placed in a conspicuous location on the
140 property proposed for development and the board shall remain in place throughout the
141 permit process so that it is visible to people passing by the site.

142 2. Before submitting an application for any development using this incentive,
143 the applicant shall:

144 a. Provide notification to all residences and businesses within five hundred feet
145 of the boundary of the proposed site, or at least twenty property owners, whichever is
146 greater. At a minimum, the notice shall contain the following:

- 147 (1) the name of the affordable housing developer;
148 (2) the location of development;
149 (3) the total number of planned dwelling units;
150 (4) preliminary architectural renderings of typical units;
151 (5) preliminary site plan;
152 (6) the dates, times and locations of community informational meeting about
153 the development;
154 (7) contact information including names and phone numbers for the developer
155 or applicant; and
156 (8) a county contact person or agency; and

b. conduct at least one community informational meeting held in a building accessible to the public at least thirty days before the anticipated date of application to King County. 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.

E.1. A written evaluation of the special district overlay shall be conducted by King County department of permitting and environmental review to assess its scope, standards and efficacy in achieving the overlay's purpose, as stated in subsection A. of this section. The evaluation shall examine the advantages and disadvantages of the bonus density incentive, including a review of the relationship between the eligible parcels in Attachment D to this ordinance and potable water supply. Other factors the evaluation shall consider are: the public benefits and risks of retaining or repealing the incentive; the need for affordable housing on Vashon Island; infrastructure capacity, including public roads and sewer; and potential impacts to affordable housing funding. The evaluation shall take place upon the occurrence of one the following, whichever comes first:

1. At the time that one hundred twenty affordable housing units that use this incentive are approved for construction by the department of permitting and environmental review. For the purposes of this subsection E.1., "approved for construction" means that all of the standards in subsection C. of this section are confirmed by King County, including a signed development agreement and approved site plan; or

b. four years after the date of adoption, starting no later than six months before

the four-year deadline.

2. A minimum forty-five day public comment period must be incorporated into the mandatory evaluation and must include an opportunity for input and data from King County Water District 19 and Vashon Sewer District. A paper and an electronic copy of the evaluation shall be filed with the clerk of the council and made available to the public through the local library, the King County department of permitting and environmental review web site, and other accessible venues and digital outlets. The clerk of the council shall post a notice of the evaluation's availability in the Vashon-Maury Island newspaper of record.

SECTION 4. Ordinance 12061, Section 4, and K.C.C. 20.12.325 are each hereby amended to read as follows:

~~((A.))~~ The Vashon ~~((Town Plan))~~ -Maury Island Community Service Area Plan, dated June ~~((1994))~~ 2017, ~~((a bound and published document, as revised by the Vashon Town Plan Committee through November 29, 1995)),~~ which is Attachment A to this ordinance, is to be reviewed by the King County ~~((€))~~council and adopted as an initial subarea plan ~~((for the Vashon Town Planning Area by March 31, 1996)).~~

SECTION 5. Ordinance 263, Article 2, Section 1, as amended, is hereby amended to read as follows:

A. Under the King County Charter, the state Constitution and the Washington state Growth Management Act, chapter 36.70A RCW, the 1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King County until amended, repealed or superseded. King County performed its first comprehensive four-cycle review of the Comprehensive Plan. As a result of the review,

King County amended the 1994 Comprehensive Plan through passage of the King County Comprehensive Plan 2000. King County performed its second comprehensive four-cycle review of the Comprehensive Plan in 2004. As a result of the review, King County amended the 2000 Comprehensive Plan through passage of the King County Comprehensive Plan 2004. The Comprehensive Plan shall be the principal planning document for the orderly physical development of the county and shall be used to guide subarea plans, functional plans, provision of public facilities and services, review of proposed incorporations and annexations, development regulations and land development decisions.

B. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments) are hereby adopted.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

~~D. ((The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official county policy for the geographic area of unincorporated King County defined in the plan and amends the 1994 King County Comprehensive Plan Land Use Map.~~

~~E.))~~ The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the

226 Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et
227 al, v. King County, Case No. 96-3-0013 as amendments to the King County
228 Comprehensive Plan.

229 ~~((F.))~~ E. The amendments to the 1994 King County Comprehensive Plan
230 contained in Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996
231 amendments) are hereby adopted as amendments to the King County Comprehensive
232 Plan.

233 ~~((G.))~~ F. The Black Diamond Urban Growth Area contained in Appendix A to
234 Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive
235 Plan.

236 ~~((H.))~~ G. The 1994 King County Comprehensive Plan and Comprehensive Plan
237 Land Use Map are amended to include the area shown in Appendix A of Ordinance
238 12535 as Rural City Urban Growth Area. The language from Ordinance 12535, Section
239 1.D., shall be placed on Comprehensive Plan Land Use Map page #32 with a reference
240 marker on the area affected by Ordinance 12535.

241 ~~((I.))~~ H. The amendments to the 1994 King County Comprehensive Plan
242 contained in Appendix A to Ordinance 12536 (1997 Transportation Need Report) are
243 hereby adopted as amendments to the King County Comprehensive Plan.

244 ~~((J.))~~ I. The amendments to the 1994 King County Comprehensive Plan
245 contained in Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997
246 amendments) are hereby adopted as amendments to the King County Comprehensive
247 Plan.

248 ~~((K.))~~ J. The amendments to the 1994 King County Comprehensive Plan

249 contained in the 1998 Transportation Needs Report, contained in Appendices A and B to
250 Ordinance 12931 and in the supporting text, are hereby adopted as amendments to the
251 King County Comprehensive Plan.

252 ~~((L.))~~ K. The amendments to the 1994 King County Comprehensive Plan
253 contained in Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998
254 amendments) are hereby adopted as amendments to the King County Comprehensive
255 Plan.

256 ~~((M.))~~ L. The 1999 Transportation Needs Report contained in Attachment A to
257 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County
258 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King
259 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
260 adopted as amendments to the King County Comprehensive Plan.

261 ~~((N.))~~ M. The amendments to the 1994 King County Comprehensive Plan
262 contained in Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999
263 amendments) are hereby adopted as amendments to the King County Comprehensive
264 Plan.

265 ~~((O.))~~ N. The 2000 Transportation Needs Report contained in Attachment A to
266 Ordinance 13674 is hereby adopted as an amendment to the 1994 King County
267 Comprehensive Plan, Technical Appendix C.

268 ~~((P.))~~ O. The Fall City Subarea Plan contained in Attachment A to Ordinance
269 13875 is adopted as a subarea plan of the King County Comprehensive Plan and, as such,
270 constitutes official county policy for the geographic area of unincorporated King County
271 defined in the plan. The Fall City Subarea Plan amends the 1994 King County

272 Comprehensive Plan land use map by revising the Rural Town boundaries of Fall City.

273 ~~((Q-))~~ P. The amendments to the King County Comprehensive Plan contained in
274 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King
275 County Comprehensive Plan.

276 ~~((R-))~~ Q. The Fall City area zoning amendments contained in Attachment A to
277 Ordinance 13875 are adopted as the zoning control for those portions of unincorporated
278 King County defined in the attachment. Existing property-specific development
279 standards (p-suffix conditions) on parcels affected by Attachment A to Ordinance 13875
280 do not change except as specifically provided in Attachment A to Ordinance 13875.

281 ~~((S-))~~ R. The amendments to the 1994 King County Comprehensive Plan Land
282 Use Map contained in Attachment A to Ordinance 13987 are hereby adopted to comply
283 with the Central Puget Sound Growth Management Hearings Board Decision and Order
284 on Supreme Court Remand in Vashon-Maury Island, et. al. v. King County, Case No. 95-
285 3-0008 (Bear Creek Portion).

286 ~~((T-))~~ S. The 2001 transportation needs report contained in Attachment A to
287 Ordinance 14010 is hereby adopted as an amendment to the 1994 King County
288 Comprehensive Plan, technical appendix C.

289 ~~((U-))~~ T. The amendments to the 1994 King County Comprehensive Plan
290 contained in Attachments A, B and C to Ordinance 14044 (King County Comprehensive
291 Plan 2000) are hereby adopted as amendments to the King County Comprehensive Plan.
292 Attachment A to Ordinance 14044 amends the policies, text and maps of the
293 Comprehensive Plan. Amendments to the policies are shown with deleted language
294 struck out and new language underlined. The text and maps in Attachment A to

Ordinance 14044 replace the previous text and maps in the Comprehensive Plan. Attachment B to Ordinance 14044 contains technical appendix A (capital facilities), which replaces technical appendix A to the King County Comprehensive Plan, technical appendix C (transportation), which replaces technical appendix C to the King County Comprehensive Plan, and technical appendix M (public participation), which is a new technical appendix that describes the public participation process for the King County Comprehensive Plan 2000. Attachment C to Ordinance 14044 includes amendments to the King County Comprehensive Plan Land Use Map. The land use amendments contained in Attachment C to Ordinance 14044 are adopted as the official land use designations for those portions of unincorporated King County defined in Attachment C to Ordinance 14044.

~~((V-))~~ U. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official county policy for the geographic area of unincorporated King County defined in the plan. Attachment B to Ordinance 14117 amends the King County Comprehensive Plan 2000 land use map by revising the Urban Growth Area for the City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the Comprehensive Plan.

~~((W-))~~ V. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments in Attachment D to Ordinance 14117 are adopted as the zoning control for those portions of unincorporated King County defined in the attachment. Existing property-specific development standards (p-suffix conditions) on parcels affected by Attachment D to Ordinance 14117 do not change

318 ~~((X-))~~ W. The amendments to the King County Comprehensive Plan 2000
319 contained in Attachment B to Ordinance 14156 are hereby adopted as amendments to the
320 King County Comprehensive Plan.

321 ~~((Y-))~~ X. The amendments to the King County Comprehensive Plan 2000
322 contained in Attachment A to Ordinance 14185 are hereby adopted as amendments to the
323 King County Comprehensive Plan in order to comply with the order of the Central Puget
324 Sound Growth Management Hearings Board in Green Valley et al, v. King County,
325 CPSGMHB Case No. 98-3-0008c, Final Decision and Order (1998) and the order of the
326 Washington Supreme Court in King County v. Central Puget Sound Growth Management
327 Hearings Board, 142 Wn.2d 543, 14 P.3d 133 (2000).

328 ~~((Z-))~~ Y. The amendments to the King County Comprehensive Plan 2000
329 contained in Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001
330 Amendments) are hereby adopted as amendments to the King County Comprehensive
331 Plan.

332 ~~((AA-))~~ Z. The amendment to the King County Comprehensive Plan 2000
333 contained in Attachment A to Ordinance 14286 is hereby adopted as an amendment to the
334 King County Comprehensive Plan in order to comply with the Central Puget Sound
335 Growth Management Hearings Board's Final Decision and Order in Forster Woods
336 Homeowners' Association and Friends and Neighbors of Forster Woods, et al. v. King
337 County, Case No. 01-3-0008c (Forster Woods), dated November 6, 2001.

338 ~~((BB-))~~ AA. The amendments to the King County Comprehensive Plan 2000
339 contained in Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002
340 Amendments) are hereby adopted as amendments to the King County Comprehensive

341 Plan.

342 (~~CC~~) BB. The amendments to the King County Comprehensive Plan 2000
343 contained in Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003
344 Amendments) are hereby adopted as amendments to the King County Comprehensive
345 Plan.

346 (~~DD~~) CC. The amendments to the King County Comprehensive Plan 2000
347 contained in Attachments A, B, C, D and E to Ordinance 15028 (King County
348 Comprehensive Plan 2004) are hereby adopted as amendments to the King County
349 Comprehensive Plan. Attachment A, Part I, to Ordinance 15028 amends the policies, text
350 and maps of the Comprehensive Plan. Attachment A, Part II, to Ordinance 15028
351 includes amendments to the King County Comprehensive Plan Land Use Map. The land
352 use amendments contained in Attachment A, Part II, to Ordinance 15028 are adopted as
353 the official land use designations for those portions of unincorporated King County
354 defined in Attachment A, Part II, to Ordinance 15028. Attachment B to Ordinance 15028
355 contains Technical Appendix A (Capital Facilities), which replaces technical appendix A
356 to the King County Comprehensive Plan. Attachment C to Ordinance 15028 contains
357 Technical Appendix B (Housing), which replaces Technical Appendix B to the King
358 County Comprehensive Plan. Attachment D to Ordinance 15028 contains Technical
359 Appendix C (Transportation), which replaces Technical Appendix C to the King County
360 Comprehensive Plan 2000. Attachment E to Ordinance 15028 contains Technical
361 Appendix D (Growth Targets and the Urban Growth Area 2004).

362 (~~EE~~) DD. The 2004 transportation needs report contained in Attachment A to
363 Ordinance 15077 is hereby adopted as an amendment to the 2004 King County

364 Comprehensive Plan, technical appendix C.

365 ~~((FF.))~~ EE. The amendments to the King County Comprehensive Plan 2004
366 contained in Attachment A to Ordinance 15244 (King County Comprehensive Plan 2005
367 Amendments) are hereby adopted as amendments to the King County Comprehensive
368 Plan.

369 ~~((GG.))~~ FE. Attachment A to Ordinance 15326, which is the King County
370 Comprehensive Plan Sammamish Agricultural Production District Subarea Plan dated
371 November 7, 2005, is hereby adopted as an amendment to the 2004 King County
372 Comprehensive Plan, as amended, in order to comply with the Central Puget Sound
373 Growth Management Hearings Board's Final Decision and Order in Maxine Keesling v.
374 King County, Case No. 04-3-0024 (Keesling III), dated May 31, 2005.

375 ~~((HH.))~~ GG. The amendments to the King County Comprehensive Plan 2004
376 contained in Attachments A, B, C and D to Ordinance 15607 are hereby adopted as
377 amendments to the King County Comprehensive Plan. Attachment A to Ordinance
378 15607 (Amendment to the King County Comprehensive Plan 2004) amends the policies
379 and maps of the King County Comprehensive Plan. Attachment B to Ordinance 15607
380 contains technical appendix O (Regional Trail Needs Report). Attachment C to
381 Ordinance 15607 amends King County Comprehensive Plan, Technical Appendix C
382 (Transportation), by replacing the transportation needs report. Attachment D to
383 Ordinance 15607 amends King County Comprehensive Plan, Technical Appendix C
384 (Transportation), by replacing the arterial functional classification map.

385 ~~((I.))~~ HH. Attachment A to Ordinance 15772, which is the King County
386 Comprehensive Plan Juanita Firs Subarea Plan, dated February 20, 2007, is hereby

387 adopted as an amendment to the King County Comprehensive Plan as amended.

388 ~~((JJ.))~~ II. The amendments to the King County Comprehensive Plan 2004
389 contained in Attachments A, B, C, D, E and F to Ordinance 16263 are hereby adopted as
390 amendments to the King County Comprehensive Plan. Attachment A to Ordinance
391 16263 amends the policies, text and maps of the Comprehensive Plan and amends King
392 County Comprehensive Plan Land Use Zoning. The land use amendments contained in
393 Attachment A to Ordinance 16263 are adopted as the official land use designations for
394 those portions of unincorporated King County defined in Attachment A to Ordinance
395 16263. Attachment B to Ordinance 16263 contain[s] Technical Appendix A (Capital
396 Facilities), which replaces Technical Appendix A to the King County Comprehensive
397 Plan 2004. Attachment C to Ordinance 16263 contains Technical Appendix B (Housing),
398 which replaces Technical Appendix B to the King County Comprehensive Plan 2004.
399 Attachment D to Ordinance 16263 contains Technical Appendix C (Transportation),
400 which replaces Technical Appendix C to the King County Comprehensive Plan 2004.
401 Attachment E to Ordinance 16263 contains the transportation needs report, which
402 replaces the transportation needs report in Technical Appendix C to the King County
403 Comprehensive Plan 2004. Attachment F to Ordinance 16263 contains Technical
404 Appendix D (Growth Targets and the Urban Growth Area 2008).

405 ~~((KK.))~~ JJ. The amendments to the 2008 King County Comprehensive Plan,
406 contained in Attachments A, B and C to Ordinance 16949 are hereby adopted as
407 amendments to the King County Comprehensive Plan. Attachment A to Ordinance
408 16949 is Technical and Editorial Corrections, dated March 1, 2010. Attachment B to
409 Ordinance 16949 is the King County Issaquah Highlands Area Zoning Study, dated

September 13, 2010. Attachments A and B to Ordinance 16949 amend policies, text and maps of the Comprehensive Plan and amend King County Comprehensive Plan Land Use Zoning. The land use amendments contained in Attachment B to Ordinance 16949 are adopted as the official land use designations for those portions of unincorporated King County defined in Attachment B to Ordinance 16949. Attachment C to Ordinance 16949 is the 2010 update of the Transportation Needs Report and amends the 2008 King County Comprehensive Plan, Technical Appendix C.

~~((H.))~~ KK. The amendments to the King County Comprehensive Plan 2008 contained in Attachment A to Ordinance 16985 are hereby adopted as amendments to the King County Comprehensive Plan. Attachment A to Ordinance 16985 amends the policies and goals of the King County Shoreline Master Program, consistent with chapter 90.58 RCW and chapter 173-26 WAC, and adds a new chapter 5 to the King County Comprehensive Plan.

SECTION 6. Ordinance 17485, Section 2, as amended, is hereby amended to read as follows:

A. The amendments to the King County Comprehensive Plan 2012, as amended by Ordinance 17485, contained in Attachments A, B, C and D to ~~((this-))~~Ordinance 17842 constitute the 2014 Update to the King County Comprehensive Plan and are hereby adopted.

B. Attachments A and B to ~~((this-))~~Ordinance 17842 amend the King County Comprehensive Plan land use and zoning maps and are hereby adopted as the official land use and zoning controls for those portions of unincorporated King County defined in Attachments A and B to ~~((this-))~~Ordinance 17842.

433 C. Attachment C to ~~((this or))~~ Ordinance 17842 amends the Potential Annexation
434 Areas Map.

435 D. Attachment ~~((D to Ordinance 17842))~~ E to this ordinance amends the King
436 County zoning map for those portions of unincorporated King County defined in
437 Attachment ~~((D to Ordinance 17842))~~ E to this ordinance.

438 SECTION 7. Ordinance 17842, Section 3, as amended, and K.C.C. 20.12.017 are
439 each hereby amended to read as follows:

440 The following provisions complete the zoning conversion from K.C.C. Title 21 to
441 Title 21A pursuant to K.C.C. 21A.01.070:

442 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
443 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW
444 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County
445 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A,
446 pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following
447 are adopted as attachments to Ordinance 11653:

448 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December
449 19, 1994.

450 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

451 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

452 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

453 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

454 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

455 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

Appendix H: Amendments to East Sammamish Community Plan P-Suffix
Conditions.

Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix
Conditions.

Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix
Conditions.

Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

Appendix N: Amendments to Resource Lands Community Plan P-Suffix
Conditions.

Appendix O: 1994 Parcel List, as amended December 19, 1994.

Appendix P: Amendments considered by the council January 9, 1995.

B. Area zoning adopted by Ordinance 11653, including potential zoning, is
contained in Appendices A and O. Amendments to area-wide P-suffix conditions
adopted as part of community plan area zoning are contained in Appendices B through N.
Existing P-suffix conditions whether adopted through reclassifications or community
plan area zoning are retained by Ordinance 11653 except as amended in Appendices B
through N.

C. The department is hereby directed to correct the official zoning map in
accordance with Appendices A through P of Ordinance 11653.

D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix
A are adopted as the official zoning control for those portions of unincorporated King

County defined therein.

E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance 12170 are hereby adopted to comply with the Decision and Order of the Central Puget Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

F. The Vashon-Maury Island CSA (~~Town~~) Plan (~~Area~~) Zoning, attached to ~~this~~ (~~the~~) ordinance (~~17842~~) as Attachments (~~D~~) C, D and E, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12531.

H. The black Diamond Urban Growth Area Zoning Map attached to Ordinance 12533 as Appendix B is adopted as the official zoning control for those portions of unincorporated King County defined therein. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12533.

I. The King County Zoning Atlas is amended to include the area shown in Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance 12535.

J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-DPA, Demonstration Project Area", to the properties identified on Map A attached to Ordinance 12627.

K. The special district overlays, as designated on the map attached to Ordinance 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and 21A.38.040.

L. The White Center Community Plan Area Zoning, as revised in the Attachments to Ordinance 11568, is the official zoning for those portions of White Center in unincorporated King county defined herein.

M. Ordinance 12824 completes the zoning conversion process begun in Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or amending previously adopted p-suffix conditions or property-specific development standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are replaced by the property specific development standards as set forth in Appendix A to Ordinance 12824((-));

2. All ordinances adopting individual zone reclassifications effective prior to February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483, 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781, 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501, 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053, 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,

4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,
5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,
5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,
6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,
7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,
8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,
9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,
10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby
repealed and p-suffix conditions are replaced by the property specific development
standards as set forth in Appendix A to Ordinance 12824((-));

3. All ordinances establishing individual reclassifications effective after
February 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to
retain, repeal or amend the property specific development standards (p-suffix conditions)
contained therein((-));

4. All ordinances adopting area zoning pursuant to Resolution 25789 or
converted by Ordinance 11653 are repealed as set forth in subsections a through n. All p-
suffix conditions contained therein are repealed or replaced by adopting the property
specific development standards as set forth in Appendix A to Ordinance 12824, the
special district overlays as designated in Appendix B to Ordinance 12824 or the special
requirements as designated in Appendix A to Ordinance 12822.

a. The Highline Area Zoning attached to Ordinance 3530, as amended, is
hereby repealed.

b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as

548 Appendix B, as amended, is hereby repealed.

549 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422
550 as Appendix B, as amended is hereby repealed.

551 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to
552 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

553 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as
554 amended, is hereby repealed.

555 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance
556 7837 as Appendix B, as amended, is hereby repealed.

557 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846
558 as Appendix B, as amended, is hereby repealed.

559 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,
560 is hereby repealed.

561 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by
562 Ordinance 9118, is hereby repealed.

563 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499,
564 as amended, is hereby repealed.

565 k. The Soos Creek Community Plan Update Area Zoning, adopted by
566 Ordinance 10197, Appendix B, as amended, is hereby repealed.

567 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B
568 and E, as amended, is hereby repealed.

569 m. The East Sammamish Community Plan Update Area Zoning, as revised in
570 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116, as amended, is hereby repealed((~)); and

5. All ordinances adopting area zoning pursuant to Title 21A and not converted by Ordinance 11653, including community or comprehensive plan area zoning and all subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f. All property specific development standards (p-suffix conditions) are retained, repealed, amended or replaced by the property specific development standards as set forth in Appendix A to Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

a. The White Center Community Plan Area Zoning, contained in the Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as set forth in Appendix.

b. All property specific development standards established in Ordinance 11653, as amended, are hereby amended as set forth in Appendix E.

c. All property specific development standards established in Attachment A to Ordinance 11747, as amended, are hereby amended as set forth in Appendix F.

d. All property specific development standards established in Ordinance 12061, as amended, are hereby amended as set forth in Appendix G.

e. All property specific development standards established in Ordinance 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

f. All property specific development standards established in Attachment A to Ordinance 12170, as amended, are hereby amended as set forth in Appendix H.

594 SECTION 8. Ordinance 18427, Attachment A, is hereby amended to read as
595 shown in Attachment F to this ordinance.

596 SECTION 9. Severability. If any provision of this ordinance and its application
597 to any person or circumstance is held invalid, the remainder of the ordinance or the
598 application of the provision other persons or circumstances is not affected.

599

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Dow Constantine, County Executive

Attachments: A. Vashon-Maury Island Community Service Area Plan, B. Land Use Map
Amendments, C. Zoning Map Amendment, D. Vashon Rural Town Affordable Housing Special
District Overlay - Eligible Parcels Map, E. Vashon Rural Town Area Zoning, F. Amendment to 2016
King County Comprehensive Plan, Chapter 11

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2017 Comprehensive Plan & Vashon-Maury Island CSA Subarea Plan

King County Council Committee review and adoption schedule *As of August 22, 2017 – subject to change*

<i>Date</i>	<i>Event</i>
July 21	Transmittal of King County Executive's proposed 2017 King County Comprehensive Plan & Vashon-Maury Island CSA Subarea Plan
September 19 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee <i>Opportunity for public comment</i>
October 3 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee <i>Opportunity for public comment</i>
October 17 9:30 a.m.	Possible vote in Transportation, Economy and Environment Committee
December 4 Time TBD	Possible vote at full Council <i>Anticipated Public Hearing at full Council & opportunity for public comment</i>

All meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.

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Public Comments on Proposed Ordinance 2017-0317
2017 Comprehensive Plan &
Vashon-Maury Island CSA Subarea Plan

July 21 - August 29, 2017

From: Doug Kelbaugh
Sent: Tuesday, August 22, 2017 1:25 PM
To: CouncilCompPlan
Subject: Vashon SDO for Affordable Housing

Dear Commissioners,

As a 20-year owner of Land on Vashon, an architect and urban planner, and a professor of architecture and urban planning (formerly at UW), I write in support of the proposed SDO for affordable housing in Vashon Center.

I think and believe that it's a timely, compassionate and sensible initiative that will benefit the entire community.

We happen to have a vacant parcel within the proposed SDO that has enough water shares to build up to 25 affordable housing units.

We will lean toward selling it to a buyer who intends to build affordable housing.

In 1985, my former firm was awarded one of the few affordable housing projects to win a National AIA Honor Award in the last half-century. It was 21 units are a similar size parcel. Such a project could be an asset on Vashon.

I hope you see fit to pass this ordinance.

Thank you for all attention given this letter.

Sincerely,

Doug

Doug Kelbaugh FAIA
Emil Lorch Collegiate Professor
of Architecture and Urban Planning
and Dean Emeritus
Taubman College of Architecture & Urban Planning
University of Michigan
2000 Bonisteel Blvd., Ann Arbor, MI 48109-2069

From: Frank Jackson
Sent: Wednesday, August 16, 2017 11:51 PM
To: CouncilCompPlan; McDermott, Joe; Constantine, Dow
Subject: Initial comments on the Vashon Plan proposed ordinance (2017-0317.pdf)

King County Council, Council Chair Joe McDermott, County Executive Dow Constantine:

Thank you for the opportunity to comment on the Vashon Plan proposed ordinance (2017-0317.pdf).

Vashon's public comments overwhelmingly opposed the Special District Overlay (SDO) and density incentives ... for very good reasons. It is surprising to see the SDO is still in this otherwise admirable proposal.

I've commented with alarm previously regarding the threat to Vashon's water resources that the SDO and developer incentives pose, especially in this hot housing market. Those comments are already in the master public comment record so I won't repeat them. They remain valid.

The proposed addition of an evaluation, after 120 units use the SDO incentive, is a glimmer of hope. See Proposed Ordinance 2017-0317.pdf Section 3, E. 1 line 173. But the evaluation seems flawed as currently described, and it seems unrealistic to think that the provisions will actually take place.

One wonders how it will be possible to implement a reasonable evaluation, and what the cost of the evaluation might be. That cost is not addressed in the Fiscal Note or the Fiscal Note Supplement.

A further un-recognized fiscal impact is in Section 3, C 7. For example, on lines 91 and 92: "All future resident incomes shall be verified by the department of community and human services in accordance with federal, state and county standards;". To do this verification for all units would require verification both initially and every time a residential unit is vacated and a new renter applies. That important verification seems to have little chance of happening, especially since no funds are identified for the task and there are significant disincentives for a developer to pursue it.

There is still little opportunity for public input on specific projects. Proposed Ordinance 2017-0317.pdf Section 3, D.2.b line 159 proposes a meeting, not to take public comments but to provide information and answer questions. Presumably all evaluation is done by King County staff, which did not adequately address public concerns during the development of the draft Vashon Plan. That is evident in the public comments during the final public comment period, with 107 opposing the SDO compared to 8 supportive comments. The most pressing concerns on Vashon are water availability and ferry system capacity. Ferry capacity is not even mentioned as being part of the evaluation. (See lines 165-170, Section 3, E 1.)

While the addition of an evaluation of the SDO density incentive proposal after 120 units provides hope of a more realistic plan, the proposal remains deeply flawed and unlikely to find public support on Vashon. The community strongly supports creating affordable housing through other avenues and has a history of accomplishing that. Currently 38% of residential units in the large Vashon rural town area are subsidized housing. A new project on Gorsuch Road is poised to raise that to 43%. There is also a lot of affordable housing that is not subsidized. The petition submitted with 170 signatures lays out one better approach to creating even more affordable housing. Several other alternatives have also been proposed.

We can meet our affordable housing need without the SDO. By eliminating the unpopular and ill-advised SDO and developer density incentives (New Section 3), this will be a good plan that the community will support. Otherwise I fear we can expect even more severe water and ferry problems in Vashon's future. And there will be absolutely no comfort in saying "we told you so."

Thank you for considering these comments.

Frank Jackson, P.E.

Former Water District 19 Commissioner (1984-1990 and 2004-2010) and current Member of Vashon Groundwater Committee . These comments are my personal comments of course.

From: Clark, Bradley
Sent: Monday, July 24, 2017 2:59 PM
To: CouncilCompPlan
Subject: FW: Vashon

-----Original Message-----

From: Michele Maurer
Sent: Saturday, July 22, 2017 1:34 PM
To: Clark, Bradley
Subject: Vashon

Hello, I am a 68 year old grandmother with a digestive disorder living on Vashon. I am able to keep from using opiate painkillers by using marijuana. Since the medical marijuana store was forced to close, I am forced to travel to Seattle to procure marijuana or use the painkillers. This is not right. I should be able to stay on my island and have access in a state that has made marijuana legal.

Michele L. Maurer