

REGULATORY NOTE
CHECKLIST OF CRITERIA

Proposed No.: _____ Prepared By: Bradley Clark

Date: June 15, 2017

Yes No N/A

NEED: Does the proposed regulation respond to a specific, identifiable need? If yes then explain.

The Vashon-Maury Island CSA Plan updates and replaces two community plans for the island that are more than 20 years old. The ordinance amends the Vashon-Maury Island section of the King County Comprehensive Plan to be consistent with the updated community plan. It also amends King County Code Title 21A and two P-suffix conditions for the Vashon Rural Town to also be consistent with the updated plan.

If so, is county government the most appropriate organization to address this need? If yes then explain.

King County is the local government for Vashon-Maury Island and is charged with land use authority under the Growth Management Act, including responsibility for long-range, subarea planning for all unincorporated areas of the county.

ECONOMY & JOB GROWTH: Has the economic impact of the proposed regulation been reviewed to ensure it will not have a long-term adverse impact on the economy and job growth in King County? If yes then explain.

PURPOSE: Is the purpose of the proposed ordinance clear? Describe the purpose of the ordinance.

The ordinance amends specific sections of the 2016 King County Comprehensive Plan, adopts the Community Service Area Plan for Vashon-Maury Island, amends King County Code Title 21A.38, amends the Land Use Map and Zoning Map for two parcels on the island, and amends P-suffix VS-P28 and VS-P29 for Vashon Rural Town.

Are the steps for implementation clear? Describe the steps for implementation.

Implementation requires a majority vote of the King County Council. Once approved, all affected sections of the Comprehensive Plan will be changed, the King County GIS Center will update the official Land Use Map, Zoning Map and P-suffix conditions on iMap, and the Clerk will update King County Code 21A.38.

EVALUATION: Does the proposed ordinance identify specific measurable outcomes that the proposed regulation should achieve? Describe the measurable outcomes.

The "Implementation" chapter of the Vashon-Maury Island CSA Plan contains 41 specific actions categorized into short-term, mid-term, long-term, and ongoing timeframes. Each action contains a specific task which at least one King County Department or another entity is assigned to as the "lead responsible party." The measurable outcomes vary depending on the type of action but include an increased number of property owners

receiving environmental education through the county's PBRS, expanded water quality monitoring of drinking wells, and completion of a Regional Trail feasibility study.

Yes No N/A
[X] [X] []

Is an evaluation process identified? Describe the evaluation process.

Yes - The proposed amendment to K.C.C. 21A.38, an Affordable Housing Special District Overlay for Vashon Rural Town that accompanies the plan, contains a mandatory evaluation of the overlay within either four years from adoption or when 120 affordable dwelling units have been approved by DPER, whichever comes first. Direction is given for how the evaluation must occur.

No - A specific evaluation process has not been developed in the plan for the 41 actions in the Implementation chapter.

[X] [] []

INTERESTED PARTIES: Has adequate collaboration occurred with all those affected by the proposed regulation (including the public, the regulated and the regulators)? Describe the level of collaboration that has been performed.

King County staff worked closely with a Community Advisory Group (CAG) of 15 island volunteers for more than one year to develop the plan. Four community forums, a Strawberry Festival booth, a web page dedicated to the plan, an electronic newsletter with more than 120 subscribers, and written feedback from more than 300 people took place. Specifically, a CAG Land Use and Housing working group of seven members discussed the merits of the proposed Affordable Housing Special District Overlay. Input was specifically solicited from four different affordable housing developers on the pros and cons of the draft ordinance. A King County interdepartmental team of seven different staff met on multiple occasions over a 14-month period met to ensure proposed policies were vetted through the appropriate implementing and impacted departments.

[] [] [X]

COSTS & BENEFITS: Will the proposed regulation achieve the goal with the minimum cost and burden?

[] [] [X]

Has the cost of not adopting the proposed regulation been considered? Describe and quantify the cost of not adopting the proposed regulation.

While there are no hard costs associated with the regulation since it is a voluntary-based incentive and the number of people who choose to use the incentive is unknown, at least eight alternatives for increasing the inventory of land available for affordable housing in Vashon Rural Town were explored by the CAG working group. No specific financial costs were calculated.

[] [] [X]

Do the benefits of the proposed regulations outweigh the costs? Describe and the cost and benefits of proposed regulation.

[] [] [X]

VOLUNTARY COMPLIANCE: Does the proposed ordinance inspire voluntary compliance? Describe how voluntary compliance is anticipated to take place.

CLARITY: Is the proposed ordinance written clearly and concisely, without ambiguities?

CONSISTENCY: Is the proposed regulation consistent with existing federal, state and local statutes?