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King County

Attachment C
Proposed Ordinance 2017-0317

Amendments to 2016 King County Comprehensive Plan
(Ordinance 18427, Attachment A)

October 2, 2017

20 *In the Table of Contents, on Page 2, amend text as follows:*

21
22 CHAPTER 11 COMMUNITY SERVICE AREA SUBAREA PLANNING

24 *In the Executive Summary, on Page ES-5, amend text as follows:*

26 **Subarea Planning Program**

27 ▪ Initiation of a new Community Service Area Subarea Planning
28 Program. Starting in 2016, this process will use the Community
29 Service Areas as the planning geography. Amendments in
30 *Chapter 11.* ((

31 ▪ ~~Adopts the Skyway West Hill Action Plan. This is an~~
32 ~~addendum to existing 1994 West Hill Community Plan.~~))

34 *In the Executive Summary, on Page ES-6, amend text as follows:*

36 Chapter 11

37 **Community Service Area Subarea Planning**

38 This chapter includes policies that recognize the unique
39 characteristics of particular unincorporated communities,
40 provides significant historical context and describes the new
41 subarea planning program.

43 *In Chapter 1 Regional Growth Management Planning, starting on Page 1-7, amend text*
44 *and policies as follows:*

46 **F. Subarea Planning**

47 Subarea plans, ((~~previously called~~)) including community plans and basin plans, focus the policy direction of the
48 Comprehensive Plan to a smaller geographic area. Smaller-scale ((~~subarea plans~~)) studies, known as area zoning
49 and land use studies, per King County Code,¹ are focused on adoption or amendment of zoning maps on an area
50 wide basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea plans
51 and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, ((~~Vashon Town Plan~~)),
52 Fall City Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin.
53 Development of subarea plans are guided by the following policy as well as other applicable policies of the
54 Comprehensive Plan and provisions in the King County Code.²

56 **RP-115 Subarea plans, including area zoning studies, provide detailed land use plans for**
57 **local geographic areas. Subarea plans implement and shall be elements of the King**

¹ Per King County Code 20.08.030-Area Zoning

² Per King County Code 20.08.060-Subarea plan

58 **County Comprehensive Plan and shall be consistent with the Plan's policies,**
59 **development regulations and Land Use Map. The subarea plans should be**
60 **consistent with functional plans' facility and service standards. The subarea plans**
61 **may include, but are not limited to:**

- 62 a. **Identification of policies in the Comprehensive Plan that apply to the**
63 **subarea;**
- 64 b. **Review and update of applicable community plan policies;**
- 65 c. **Specific land uses and implementing zoning, consistent with the**
66 **Comprehensive Plan;**
- 67 d. **Identification of the boundaries of Unincorporated Activity Centers and**
68 **Rural Towns;**
- 69 e. **Recommendations for the establishment of new Unincorporated Activity**
70 **Centers, Community and Neighborhood Business Centers, if appropriate;**
- 71 f. **Recommendations for additional Open Space designations and park sites;**
- 72 g. **Recommendations for capital improvements, the means and schedule for**
73 **providing them and amendments to functional plans to support planned**
74 **land uses;**
- 75 h. **Resolution of land use and service issues in Potential Annexation Areas;**
- 76 i. **Identification of new issues that need resolution at a countywide level;**
- 77 j. **Identification of all necessary implementing measures needed to carry out**
78 **the plan;**
- 79 k. **Specific land uses and zoning that encourage healthy, livable communities**
80 **by promoting physical activity of walking and bicycling; and**
- 81 l. **Identification of locations and conditions for special overlay districts.**

82
83 The passage of Ordinance 17319 and 17415 in 2011 replaced the Unincorporated Area Councils with the
84 Community Service Area geography. As described more fully in Chapter 11, Community Service Area Subarea
85 Planning, this geography will be used as the guiding structure for subarea planning starting in 2015.

86
87 To the extent practicable, subarea plans in unincorporated King County should be developed in close coordination
88 between the community and county staff that may have a lead or partial role in implementing the plans to ensure
89 clearer expectations on how and whether community recommendations in a subarea plan are feasible for
90 implementation and within what type of timeframe. This type of coordination, supported by the financial analysis
91 noted in the following policy, is critical to all subarea and functional plans in order to evaluate the resources required
92 and the time frame necessary for full implementation. Plan alternatives and costs should be clearly understood and
93 plans should be financially achievable.

94
95 **RP-116 King County should identify the financial costs and public benefits of proposed**
96 **subarea and functional plans prior to adoption to ensure that implementation can be**
97 **appropriately prioritized.**

98

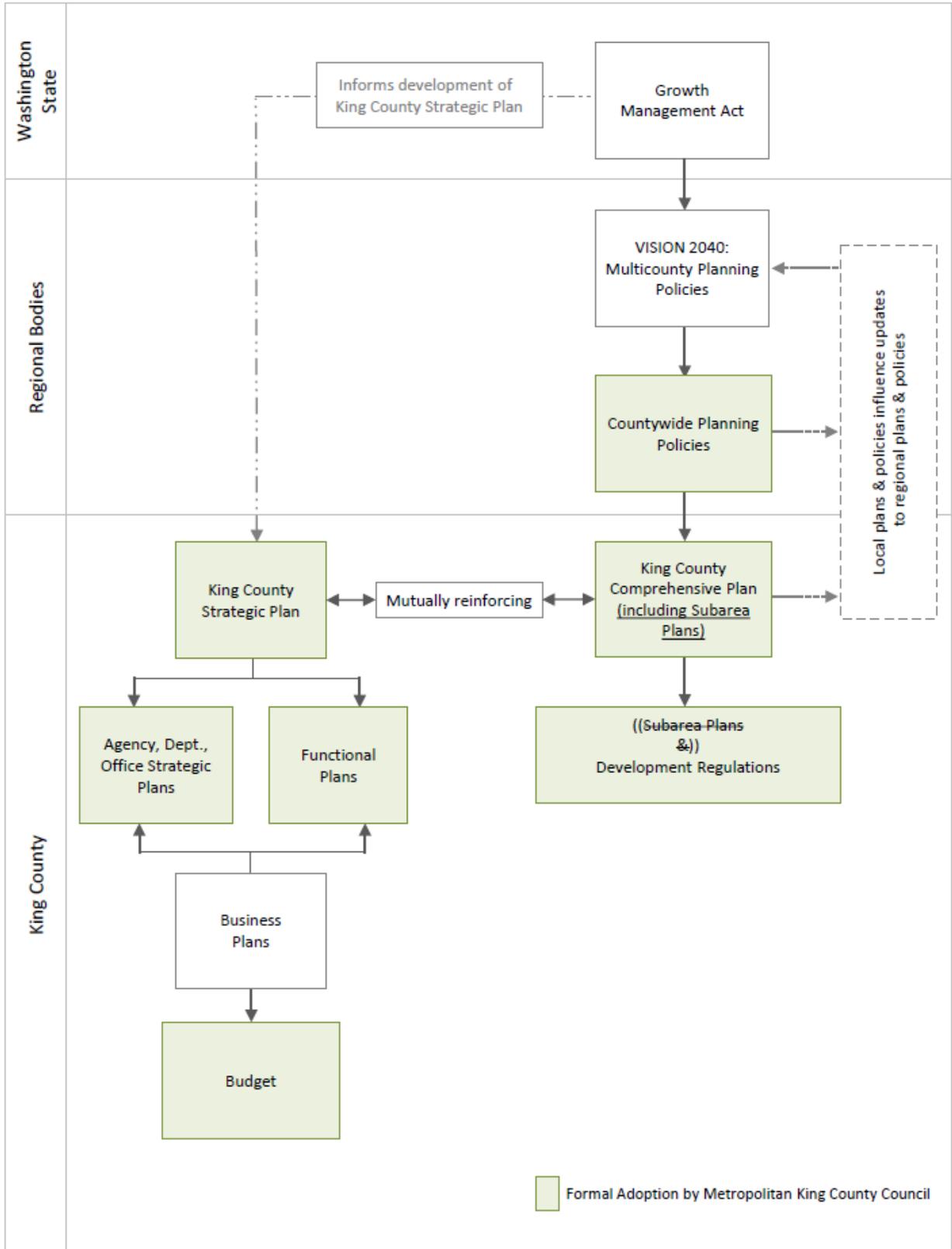
99 In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes
100 other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the
101 establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of
102 upzoning in urban unincorporated areas. Subarea studies are focused on specific areas of the County, but do not
103 look at the range of issues that a subarea plan would include. In some cases, an area zoning and land use study may
104 suffice to meet the requirements of the policies. In addition, there are Site Specific Land Use Amendments³ and
105 Zone Reclassifications,⁴ which are site specific processes that involve County staff review and recommendations, a
106 public hearing and recommendation by a Hearing Examiner and a decision by County Council. These must be
107 consistent with the Comprehensive Plan or proposed with amendments during the Plan update process.

108

³ Per King County Code 20.08.170-Site Specific Land Use Amendments

⁴ Per King County Code 20.08.160-Reclassification

109 **In Chapter 1 Regional Growth Management Planning, on Page 1-14, amend text as**
 110 **follows:**



111

112 *In Chapter 1 Regional Growth Management Planning, on Page 1-23, amend text and*
113 *policies as follows:*

114

115 **Chapter 11: Community Service Area Subarea Planning**

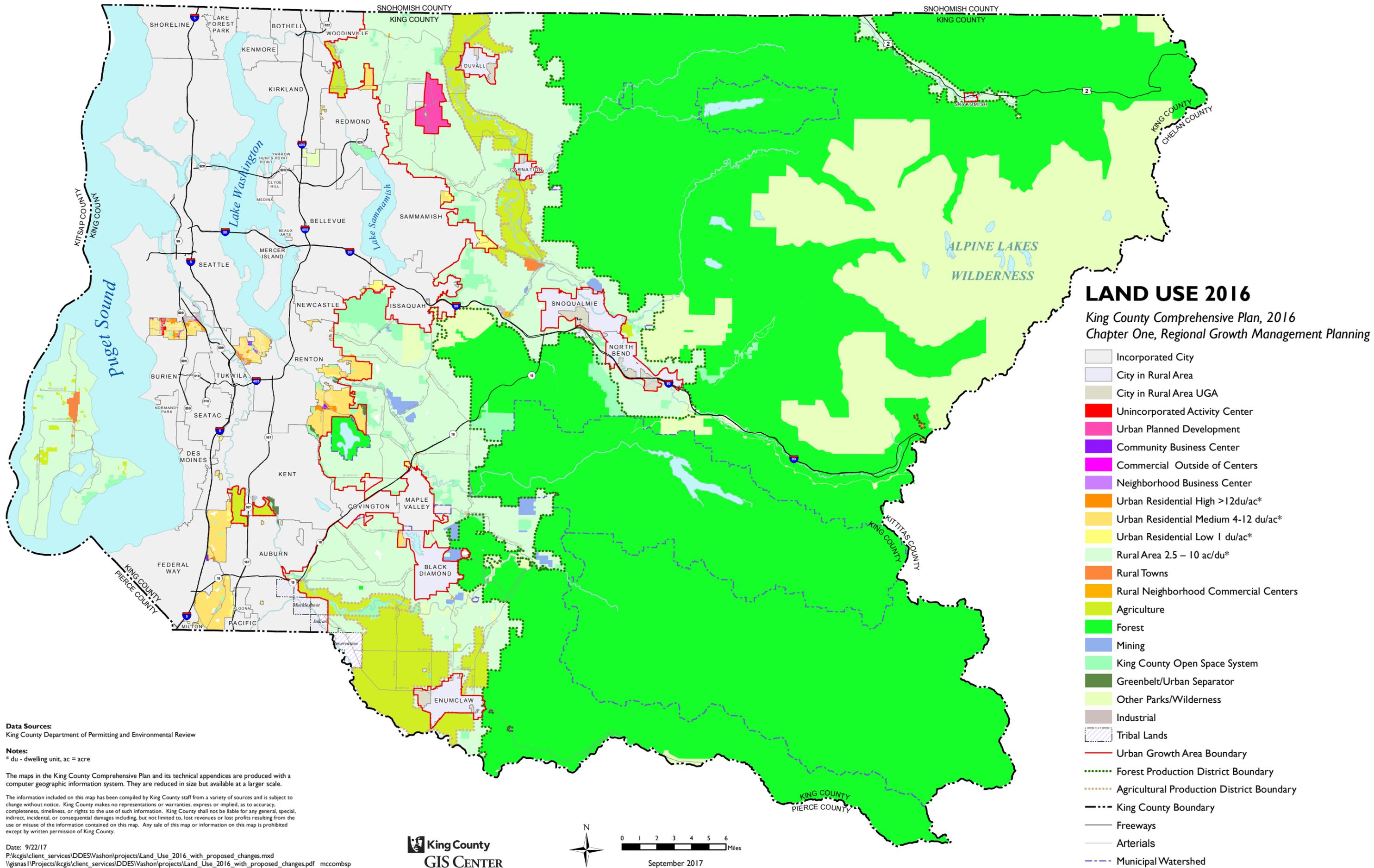
116 This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea planning
117 program that offers long-range planning services to unincorporated communities. King County's community plans
118 (except for the (~~Vashon Town,~~) West Hill(~~(,)~~) and White Center Plans) are no longer in effect as separately
119 adopted plans. In many cases, however, the plans contain valuable historical information about King County's
120 communities and often provide background for the land uses in effect today. Policies from the community plans
121 were retained as part of the Comprehensive Plan to recognize the unique characteristics of each community and to
122 provide historical context. This chapter will be updated, where appropriate, to reflect the new Community Service
123 Area subarea plans as they are adopted.

124

125 *In Chapter 1 Regional Growth Management Planning, after on Page 1-25, delete Land*
126 *Use 2016 map dated July 2016 and replace with Land Use 2016 map dated September*
127 *2017 included on the next page of this Attachment.*

128

129



LAND USE 2016

King County Comprehensive Plan, 2016
Chapter One, Regional Growth Management Planning

- Incorporated City
- City in Rural Area
- City in Rural Area UGA
- Unincorporated Activity Center
- Urban Planned Development
- Community Business Center
- Commercial Outside of Centers
- Neighborhood Business Center
- Urban Residential High >12du/ac*
- Urban Residential Medium 4-12 du/ac*
- Urban Residential Low 1 du/ac*
- Rural Area 2.5 – 10 ac/du*
- Rural Towns
- Rural Neighborhood Commercial Centers
- Agriculture
- Forest
- Mining
- King County Open Space System
- Greenbelt/Urban Separator
- Other Parks/Wilderness
- Industrial
- Tribal Lands
- Urban Growth Area Boundary
- Forest Production District Boundary
- Agricultural Production District Boundary
- King County Boundary
- Freeways
- Arterials
- Municipal Watershed

Data Sources:
King County Department of Permitting and Environmental Review

Notes:
* du - dwelling unit, ac = acre

The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

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

Date: 9/22/17
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131 *In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-3, amend text as*
132 *follows:*
133

134 **3. Rural Area and Communities**

135 Understanding and conserving the unique characteristics of the Rural Area and each of the county's distinct rural
136 communities will help King County retain its rural character and it's agricultural, forestry, and mining heritage.

137
138 King County's Rural Area, including communities such as the Hobart Plateau, Vashon-Maury Island, the
139 Snoqualmie Valley, and the Enumclaw Plateau, are characterized by low-density residential development, farms,
140 ranches, forests, watersheds crucial for both fisheries and flood hazard management, mining areas, small cities and
141 towns, historic sites and buildings, archaeological sites, and regionally important recreation areas. These rural uses
142 complement and support the more extensive resource uses in the designated Natural Resource Lands. The location
143 of the Rural Area between the Urban Growth Area and the designated Natural Resource Lands helps to protect
144 commercial agriculture and timber from incompatible uses.

145
146 *In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-5, amend text as*
147 *follows:*
148

149 **B. Rural Character**

150 The Growth Management Act requires the protection of traditional rural activities and rural character. King County
151 is committed to protecting rural character and recognizes that each of its rural communities has distinct and unique
152 characteristics. These communities vary depending on settlement and economic history, geography, and distance
153 from the urbanizing areas of the region. For example, residents of Vashon-Maury Island, accessible only by ferry,
154 sea or air, enjoy an island's leisurely and scenic lifestyle. Residents of the hilly gorge region around Black Diamond
155 enjoy numerous recreational opportunities. There are small communities throughout rural King County, such as
156 Hobart and Cumberland, each with its own unique history and lifestyle. Other communities with rich rural
157 heritages, such as Old Maple Valley, are in transition as development of land in and adjacent to the areas is
158 occurring. In the Snoqualmie Valley, farming is still the mainstay, while further east, the Town of Skykomish has a
159 significant railroad and forestry history.

160

161

162 ***In Chapter 3 Rural Areas and Natural Resource Lands, on Page 3-8, amend text as***
163 ***follows:***

164
165 The Rural Area geography is generally located east of the Urban Growth Area, with the exception of the entirety of
166 Vashon-Maury ((Islands))Island. Within the Rural Area, three land use categories are primarily applied: Rural Area
167 (encompassing the Rural 2.5, Rural 5, Rural 10, and Rural 20 zones), allowing a range of low-density residential
168 developments, forestry, farming, livestock uses, recreation and a range of traditional rural uses; Rural Town,
169 recognizing historical settlement patterns and allowing commercial uses to serve rural residents; and Rural
170 Neighborhood Commercial Centers, allowing small-scale convenience services for nearby rural residents.

171
172 ***In Chapter 3 Rural Areas and Natural Resource Lands, starting on Page 3-18, amend***
173 ***text and policy as follows:***

174
175 ~~((R-307 For Vashon-Maury Island, a residential density of one home per 10 acres:~~

176 ~~a. Shall be maintained on area zoned RA-10 as of 1994 to help protect community character and~~
177 ~~reduce adverse impacts on the island's infrastructure; and~~

178 ~~b. Shall be applied to areas with a predominant lot size of 10 acres or greater and mapped as category~~
179 ~~I Critical Aquifer Recharge Areas.))~~

180
181 Although King County intends to retain low residential densities in the Rural Area, residential development has
182 occurred in the past on a wide variety of lot sizes. Both existing homes on small lots and rural infill on vacant, small
183 lots contribute to the variety of housing choices in the Rural Area. In some cases, however, rural-level facilities and
184 services (e.g. on-site sewage disposal, individual water supply systems) may not permit development of the smallest
185 vacant lots. Policy R-309 recognizes that some of the Rural Area has already been subdivided at a density greater
186 than one lot per five acres (for example, parts of the shoreline of Vashon-Maury Island) when the original 1994
187 Comprehensive Plan was adopted, and applied a zoning category to just those properties in existence at that time.
188 Zoning to implement policies R-306 through R-309 has been applied through subarea and local plans and area
189 zoning maps.

190
191 **R-309** **The RA-2.5 zone has generally been applied to Rural Areas with an existing pattern**
192 **of lots below five acres in size that were created prior to the adoption of the 1994**
193 **Comprehensive Plan. These smaller lots may still be developed individually or**
194 **combined, provided that applicable standards for sewage disposal, environmental**
195 **protection, water supply, roads and rural fire protection can be met. A subdivision**
196 **at a density of one home per 2.5 acres shall only be permitted through the Transfer**
197 **of Development Rights from property in the designated Rural Forest Focus Areas.**
198 **The site receiving the density must be approved as a Transfer of Development**
199 **Rights receiving site in accordance with the King County Code. Properties on**
200 **Vashon-Maury ((Islands))Island shall not be eligible as receiving sites.**

201

237 ***In Chapter 5 Environment, on Page 5-67, amend text as follows:***
238

239 Human waste contains high levels of nutrients and pathogens. These pollutants can enter Puget Sound marine
240 waters from a variety of pathways including combined sewer overflow outfalls, septic systems, stormwater runoff,
241 ships and boats, and rivers and streams. Nutrients are also present in treated wastewater effluent. Public Health –
242 Seattle & King County is responsible for assuring that onsite sewage systems in King County meet state and local
243 regulations. In addition, Public Health – Seattle & King County is required to identify areas where marine water
244 quality is threatened or impaired as a result of contamination from onsite sewage systems, to designate these areas as
245 Marine Recovery Areas, Public Health – Seattle & King County has developed a Marine Recovery Areas plan for
246 Vashon((-)-Maury Island to identify failed septic systems within the Marine Recovery Areas, and to assure that
247 these systems are repaired and maintained.

248
249 ***In Chapter 5 Environment, on Page 5-68, amend text as follows:***

250
251 The Marine Recovery Areas/Pollution Identification and Correction program has successfully returned portions of
252 Quartermaster Harbor to harvestable condition and is continuing work on Vashon-Maury ((~~Islands~~))Island to
253 address fecal coliform sources such as properties that have on-site sewage systems that pre-date regulatory oversight
254 systems or that have failing systems. In addition to Quartermaster Harbor, other King County commercial shellfish
255 beds that are listed as threatened or concerned are East Passage and Colvos Passage on Vashon, and Poverty Bay on
256 the mainland.

257
258 ***In Chapter 6 Shorelines, on Page 6-33, amend text as follows:***
259

260 The marine shoreline, which in unincorporated King County occurs only around Vashon((-)-Maury Island, is
261 treated a little differently than freshwater shorelines in the designation strategy. This is in recognition of both the
262 differing character of marine shorelines, which are subject to tidal influences, wakes from large commercial vessels,
263 and some variation in the ecological processes affecting them, as well as the creation of the Maury Island
264 Environmental Aquatic Reserve along Maury Island and Quartermaster Harbor shorelines by the Washington state
265 Department of Natural Resources. More protection by shoreline designation was afforded to marine shorelines with
266 active feeder bluffs and little alteration to processes. As a result, in these areas, areas with a restoration rating of A
267 or B were designated natural in recognition of the importance of conserving existing shoreline ecological functions
268 and processes in this area.

269
270

271 *In Chapter 6 Shorelines, on Page 6-72, amend text as follows:*
272

273 These natural processes are likely to be affected by climate change. Lowland rivers may see higher flows in the
274 autumn and winter and mid-elevation rivers may see higher winter flows. In both cases, these changes could lead to
275 more frequent flooding. The marine shorelines around Vashon(~~(and Maury Islands))~~-Maury Island and the
276 Duwamish Estuary may also see effects due to sea-level rise. Increased sea elevations will make development and
277 infrastructure in low-lying areas more susceptible to flooding due to high tides and storms. Waves will encroach
278 further onto low-lying beaches and cause greater beach erosion, threatening or damaging low-lying structures. At
279 the same time steep slopes may receive increased moisture due to predicted changes in precipitation patterns,
280 potentially resulting in an increase in landslides that may cause property destruction and threaten human safety.
281

282 *In Chapter 6 Shorelines, on Page 6-75, amend policy as follows:*
283

284 **S-778** King County should notify all prospective developers of new development along
285 Vashon(~~(and Maury Islands))~~-Maury Island that their development may be impacted
286 **by sea-level rise and should encourage all such new development to be set back a**
287 **sufficient distance to avoid the need for shoreline protection during the expected life**
288 **of the development.**
289

290 *In Chapter 6 Shorelines, on Page 6-77, amend policy as follows:*
291

292 **S-785** King County should encourage replaced structural shoreline stabilization located on
293 Vashon(~~(and Maury Islands))~~-Maury Island to be relocated outside of the 100-year
294 floodplain whenever possible. The edge of the 100-year floodplain is consistent with
295 a two-foot sea-level rise.
296

297 *In Chapter 8 Transportation, on Page 8-30, amend policy as follows:*
298

299 **T-315** King County should preserve its identified Heritage Corridors through context
300 sensitive design, planning, and maintenance, as exemplars of historic and scenic
301 character. The corridors include: Cedarhurst Road/Westside Highway (Vashon
302 Island), Dockton Road (Vashon-Maury (~~(Islands))~~Island), Green Valley Road
303 (Auburn-Black Diamond), Issaquah-Fall City Road (Snoqualmie Valley), Old Cascade
304 Scenic Highway (Stevens Pass), Osceola Loop (Enumclaw Plateau), Old Sunset
305 Highway (Snoqualmie Pass), West Snoqualmie River Road (Snoqualmie Valley), and
306 West Snoqualmie Valley Road/Carnation Farm Road (Snoqualmie Valley). In-kind
307 replacement of road and roadside features and the use of materials that complement
308 the character of each corridor should be utilized to the extent that is practicable and
309 meets safety needs. King County should encourage adjacent property owners,
310 through outreach efforts, to similarly support the preservation of these corridors.
311

312 *In Chapter 9 Services, Facilities and Utilities, on Page 9-26, amend policy as follows:*
313

314 **F-258** The existing public sewer system in the Rural Town of Vashon (~~(cannot)~~) **shall not** be
315 expanded to serve land beyond the boundaries of the town, except as provided in
316 Policy F-264 and as consistent with Title 57 Revised Code of Washington. Onsite
317 systems, community on-site systems or decentralized treatment systems may be used
318 as appropriate for planned growth in (~~(other)~~) the Rural Towns of Fall City and
319 Snoqualmie Pass.

320
321 *In Chapter 9 Services, Facilities and Utilities, on Page 9-35, amend text and policy as*
322 *follows:*

323
324 ~~((King County has prepared a climate change scenario map for Vashon-Maury Island based on studies from the~~
325 ~~University of Washington's Climate Impacts Group as well as the most current data on storm induced velocity wave~~
326 ~~action. This map estimates an increase in total water level ranging from 0.5 to 6.0 feet based on an assumed two foot~~
327 ~~sea level rise over the next 100 years.~~

328
329 ~~**F-292** King County should encourage property owners on Vashon-Maury Island to~~
330 ~~**consider the estimated increase in water level reflected on the best available sea**~~
331 ~~**level mapping and information when constructing new structures or making**~~
332 ~~**substantial improvements to existing structures.))**~~

333
334 *In Chapter 10 Economic Development, starting on Page 10-15, amend text as follows:*
335

336 The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural Area
337 and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent with the
338 unique character of rural King County. The mission is accomplished by initiating and implementing specific
339 strategies and actions to support and enhance rural economic viability. Rural businesses generally fall into six rural
340 economic clusters and each cluster is supported by specific strategies and actions to strengthen and/or enhance it.
341 The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home occupations that are
342 allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and Tourism, Commercial and
343 Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the Rural Area. Consistent with
344 CP-942, found in Chapter 11, Community Service Area Subarea Planning, no expansion of industrial land use or
345 zoning is allowed within the Rural Town of Fall City.

346
347

348 *In Chapter 11 Community Service Area Planning, on Page 11-1, amend title as follows:*
349

350 **Chapter 11 – Community Service Area Subarea Planning**

351
352 *In Chapter 11 Community Service Area Planning, on Page 11-3, amend text as follows:*
353

354 While there are differences among the Community Service Areas in terms of their boundaries, range of land uses,
355 annexation issues, and more, using this accepted geography will ensure the entire county receives some level of
356 planning on a regular cycle. This includes a regular assessment of the Community Service Area's goals, population
357 changes, new development, employment targets and similar demographic and socioeconomic indicators. These
358 assessments are called Community Service Area Subarea Plans (~~Profiles~~). To address the unique issues in each
359 geography, Community Service Area subarea plans (~~will~~) may also have more refined, cross-discipline, and
360 localized (~~planning documents called CSA Subarea Plans. Examples of such plans include~~) focuses on rural town
361 centers, urban neighborhoods, (~~and~~) or corridor (~~plans~~) approaches.

362
363 *In Chapter 11 Community Service Area Planning, on Page 11-4, amend text as follows:*
364

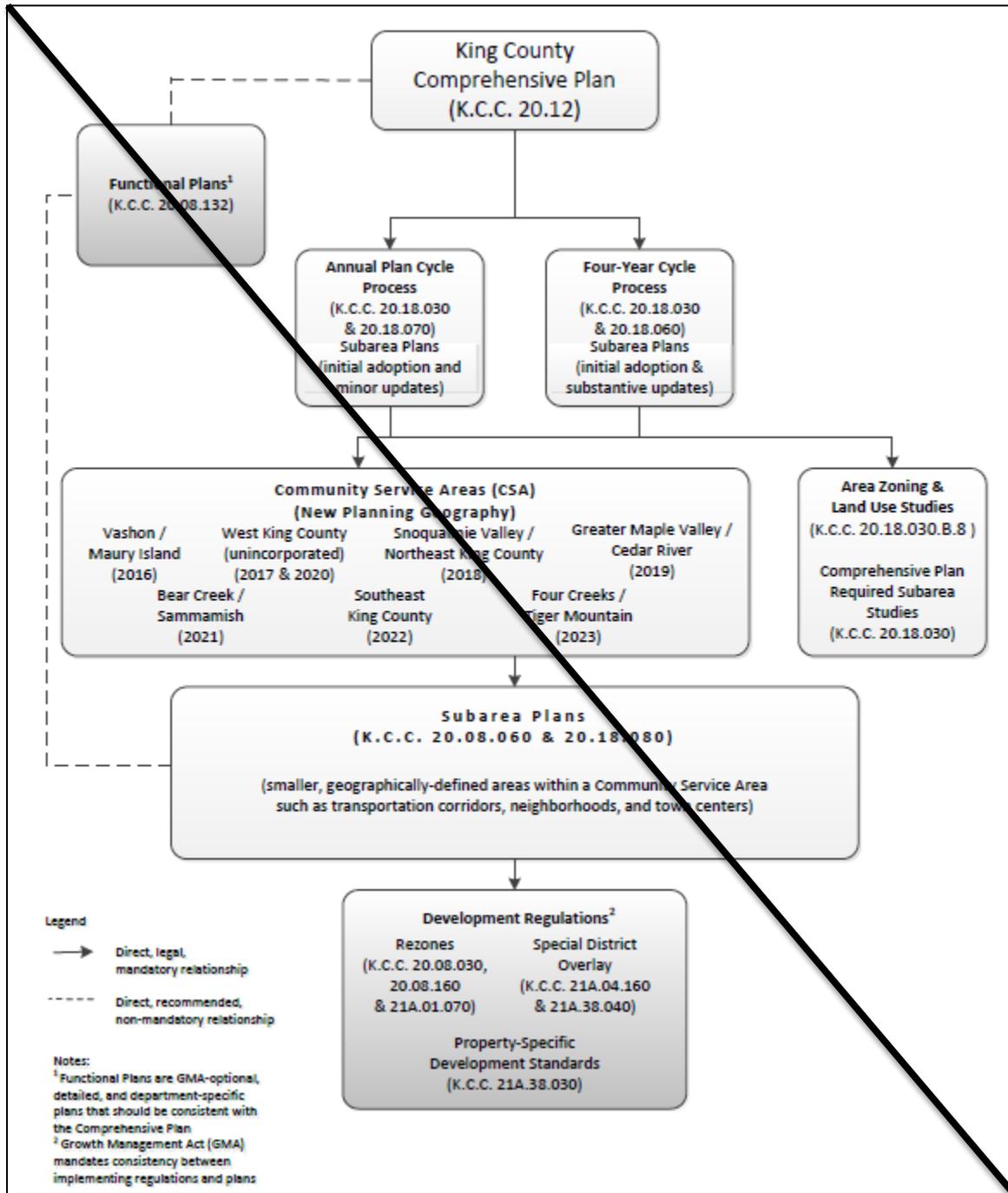
Year	Community Service Area	Other Planning
2016	(West King County CSA –) Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County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

365
366

367
 368
 369

In Chapter 11 Community Service Area Planning, on Page 11-6, delete figure:

((Figure: Relationship of Subarea Plans to the Comprehensive Plan and Development Regulations))



370
 371

372 *In Chapter 11 Community Service Area Planning, on Page 11-7, amend text as follows:*
373

374 Although the community plans (except for the (~~Vashon Town Plan,~~) West Hill(~~(s)~~) and White Center) are no
375 longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical
376 information about King County's communities and other information that provides background for the policies
377 listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect. The
378 following sections of this chapter will be updated, as appropriate, to reflect the new Community Service Area
379 subarea plans as they are adopted.
380

381 *In Chapter 11 Community Service Area Planning, starting on Page 11-38, amend text*
382 *and policies as follows:*
383

384 **VI. Vashon(~~(+)~~)-Maury Island Community Service Area**

385 (~~The Vashon/Maury Island Community Service Area has identical boundaries to the original Vashon Community~~
386 ~~Planning Area. The name is updated to include the Maury Island section of Vashon Island. The "Vashon Town~~
387 ~~Center Plan" is a separately adopted subarea plan (1996) that covers only the Rural Town of Vashon. The 1986~~
388 ~~Vashon Community Plan includes policies that address the remainder of the islands.~~

389
390 In 2014 the population in the Vashon/Maury Island CSA was approximately 11,000. In 2010, the CSA had an
391 estimated 5,550 housing units.
392

393 **Background**

394
395 The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns
396 about Vashon Maury Island's water supply, which consists of local rain fed aquifers, a revision to the plan was set
397 for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April
398 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the
399 Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation
400 of the entire planning area as rural.
401

402 In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies
403 and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was
404 adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth
405 Management Act. The policies below are the issue or area specific policies retained from the 1986 plan.
406

407 **Vashon Policies**

408

409 ~~CP-601 — All of Vashon-Maury Island is recognized for its unique ecological functions as a~~
410 ~~Puget Sound island, and is designated in this plan as rural. Development activities~~
411 ~~should protect the entire ecological system, including the Puget Sound shoreline,~~
412 ~~island habitat areas, and ground and surface water resources. (V-1)~~

413

414 ~~CP-602 — All land use policies and regulations for Vashon shall reflect the overriding~~
415 ~~importance of the fact that the whole Island is the recharge area for a single source~~
416 ~~aquifer. All of Vashon Island shall therefore be considered a groundwater recharge~~
417 ~~area. Within the Island, based largely on soil types, there are areas of relatively~~
418 ~~high, medium, and low susceptibility to groundwater contamination. Areas deemed~~
419 ~~highly susceptible to contamination in the KCCP should receive extra protection.~~
420 ~~(V-3)~~

421

422 ~~CP-603 — Home occupations should continue to be allowed in residential areas on Vashon~~
423 ~~Island. (V-27)~~

424

425 ~~CP-604 — Development should be minimized and carefully managed in sensitive areas. The~~
426 ~~most fragile, hazardous or valuable areas, including areas highly susceptible to~~
427 ~~contamination, landslide hazard areas and wetlands, should remain largely~~
428 ~~undeveloped through application of a low density designation. (V-31)~~

429

430 ~~CP-605 — Protect and preserve the Island's wildlife habitats. (V-33)~~

431

432 ~~CP-606 — Where fish or wildlife habitat occur within a proposed short plat or subdivision, the~~
433 ~~proposal should be reviewed to ensure that the ingredients necessary for the~~
434 ~~habitat's preservation are not destroyed. Special conditions should be attached to~~
435 ~~protect the habitat, if necessary. (V-34)~~

436

437 ~~CP-607 — Fish and wildlife habitats identified on Vashon Island and considered to be~~
438 ~~especially unique and valuable or of potential countywide significance should~~
439 ~~receive special attention. Where these occur within a proposed plat or subdivision,~~
440 ~~Department of Permitting and Environmental Review, or its successor, may require~~
441 ~~the developer to submit a special report to assess more closely the impacts of the~~
442 ~~proposal on the habitat and to recommend specific measures to protect them. (V-35)~~

443

444 ~~Most fisheries in King County are regulated by agencies other than the county. Policies throughout this plan~~
445 ~~address fish habitat and the response to Endangered Species Act listings. A harvestable fisheries habitat not~~
446 ~~otherwise addressed is the intertidal shellfish habitat on Vashon Island. The King County Department of Natural~~
447 ~~Resources and Parks owns some of this habitat. While the State of Washington governs the harvest of some species~~

448 in this habitat, the county should take affirmative action to assure long term productivity and to protect public
449 health. The 1997 report of the Beach Assessment Program documents the degradation of this resource from
450 over harvesting, increased beach use and other causes.

451
452 ~~CP-608 Intertidal shellfish habitat on Vashon Island shall be protected for its key role in the~~
453 ~~marine food chain, to protect public health, and to assure long-term productivity.~~
454 ~~King County shall explore effective means to protect this fisheries resource.~~

455
456 ~~CP-609 Island water resources should continue to be the sole water supply source in the~~
457 ~~future. The plan discourages importing water for domestic uses from off the Island.~~
458 ~~(V-52)~~

459
460 ~~CP-610 Land uses and development densities should be planned so that demands on the~~
461 ~~Island's groundwater resources do not exceed its capacity to provide adequate~~
462 ~~supplies without deterioration of quality. In order to achieve this, ongoing research~~
463 ~~and monitoring as recommended in the Vashon Maury Island Water Resources~~
464 ~~Study should be conducted. (V-53)~~

465
466 ~~CP-611 Protection of the groundwater aquifer is of primary importance to Vashon Island.~~
467 ~~Further water quality degradation which would interfere with or become injurious to~~
468 ~~existing or planned uses should not be allowed. (V-54)~~

469
470 ~~CP-612 To protect domestic water resource, areas deemed highly susceptible to~~
471 ~~groundwater contamination and watersheds should be maintained in residential or~~
472 ~~similarly nonintensive uses at low densities. (V-57)~~

473
474 ~~CP-613 As an additional requirement for the comprehensive plans of public water systems~~
475 ~~on Vashon Island, the county shall ask that information be included assessing the~~
476 ~~ability of existing and potential water sources to meet anticipated population growth.~~
477 ~~Planned expansion of the water system should be prohibited if the analysis reveals a~~
478 ~~risk to the adequacy of service including quality of water being provided to current~~
479 ~~users. (V-59)~~

480
481 ~~CP-614 Special consideration should be given to the impacts of new development on the~~
482 ~~Island's groundwater resources. This should apply to major developments,~~
483 ~~development in areas highly susceptible to contamination, or development near~~
484 ~~public water supplies. (V-61)~~

485
486 ~~CP-615 Park and Ride lot development both on the Island and at or near the ferry terminals~~
487 ~~which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be~~
488 ~~encouraged. (V-67)~~

489

- 490 ~~CP-616~~ Provide a safe and efficient system of commuter and recreational routes for
491 bicyclists, pedestrians, and equestrians. (V-69)
492
- 493 ~~CP-617~~ Street and highway improvements should be low-cost safety and maintenance
494 projects wherever possible. (V-71)
495
- 496 ~~CP-618~~ Additional water-related parks and beaches should be acquired along the saltwater
497 shorelines of Vashon-Maury Islands. These parks should be retained as passive,
498 natural areas. (V-83)
499
- 500 ~~CP-619~~ Additional park sites should be acquired in the island's most environmentally
501 sensitive natural areas. These sites should be retained as passive, open space
502 areas allowing only those uses that would be compatible with sensitive areas. (V-84)
503
- 504 ~~CP-620~~ A public trail system should be identified and encouraged for preservation on
505 Vashon Island. (V-85)
506
- 507 ~~CP-621~~ Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses.
508 (V-85a)
509
- 510 ~~CP-622~~ Trail systems at parks and on other public land should be encouraged on Vashon
511 Island. Trails on public lands should be officially recognized and preserved. (V-85b)
512
- 513 ~~CP-623~~ If and when county and state-owned land on Vashon is logged, trails should be
514 preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone
515 should be left when logging occurs. (V-85c)
516
- 517 ~~CP-624~~ Voluntary dedication of trails should be encouraged when land is developed for
518 more intensive uses. (V-85d)
519
- 520 ~~CP-625~~ Trails should provide multiple uses where possible, serving both recreational and
521 commuter needs. (V-85e)
522
- 523 ~~CP-626~~ Trail corridors on Vashon Island should be established and designed based upon
524 the following criteria:
- 525 a. Connect park and open space areas;
 - 526 b. Provide access to shoreline areas, particularly public parks;
 - 527 c. Incorporate views and other special features of scenic, historic, or
528 archaeological interest;
 - 529 d. Traverse development limitation areas where not incompatible with hazard
530 or fragile natural areas;
 - 531 e. Follow streambanks and ravines;

532 f. ~~Follow undeveloped rights-of-way or alongside existing roads; and~~
533 g. ~~Provide access to and connect schools. (V-85f)~~

534
535 ~~CP-627 The quantity and quality of Vashon-Maury Islands' groundwater supply should be~~
536 ~~monitored, along with building permit and subdivision data, to determine if planned~~
537 ~~densities can be achieved. If new information indicates the groundwater supply is~~
538 ~~endangered, the County shall take immediate steps to ensure new development~~
539 ~~does not impair the groundwater supply.~~

540
541 **Groundwater Management**

542 Vashon Maury Island is unique within King County in that it is an island community dependent upon a designated
543 sole source aquifer for its water supply. A Groundwater Management Plan was completed for the Island and
544 approved by both King County and Ecology in 1998. Given that the only source of drinking water is ground water,
545 a higher level of protection of groundwater recharge is warranted on Vashon Maury Island than in the rest of King
546 County. Land clearing and building activities can reduce groundwater recharge. Low impact development (LID)
547 practices involve protecting and enhancing native vegetation and soils, reducing impervious surface and managing
548 storm water at the source. These techniques are well suited to development in Rural Area zone and can be an
549 effective way to protect groundwater quality and recharge, particularly on Vashon Maury Island.

550
551 ~~CP-628 King County should work with residential builders and developers on Vashon-Maury~~
552 ~~Island to encourage the use of low impact development practices that protect and~~
553 ~~enhance native vegetation and soils and reduce impervious surface. King County~~
554 ~~should promote preservation of at least 65% forest cover on rural residential zoned~~
555 ~~parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres~~
556 ~~in size. Dispersion of runoff from impervious surfaces into native vegetation in~~
557 ~~accordance with the Surface Water Design Manual shall be the preferred method of~~
558 ~~stormwater management in the Rural Area.~~

559
560 ~~CP-629 King County should include water quality monitoring and reporting in the scope of~~
561 ~~work for new low impact development projects on public properties to the maximum~~
562 ~~extent practical.~~

563
564 In June 2011 the Vashon Maury Island Groundwater Protection Planning Committee recommended new policies to
565 be incorporated into the Comprehensive Plan to further the objectives of the Vashon Maury Island Watershed Plan
566 and Vashon Maury Island Groundwater Protection Plan concerning sustainability of the islands groundwater,
567 streams and marine waters.

568
569 ~~CP-630 The Vashon-Maury Island Groundwater Protection Committee, with King County~~
570 ~~support should:~~
571 a. ~~Complete and implement measures for the sustainability of water quality,~~
572 ~~water quantity and ecosystem health on Vashon-Maury Island;~~

- 573 ~~b. Report the findings to the community; and~~
- 574 ~~c. Evaluate the results to help guide ongoing watershed management~~
- 575 ~~activities.~~

576

577 Seasonal dissolved oxygen levels within inner Quartermaster Harbor have fallen well below the Washington State
578 marine water quality standard of seven mg per liter over the last four years of monthly monitoring by King County.
579 Quartermaster Harbor is a regionally significant natural resource area that provides rearing and spawning habitat for
580 herring, surf smelt, sand lance, salmon (i.e., Chinook, Coho, chum, and cutthroat) plus shellfish resources, including
581 geoduck clams. Based on the value of the harbor's natural resources and to protect and restore shellfish harvest
582 opportunities, Quartermaster Harbor was included in the Maury Island Marine Reserve designated by the
583 Department of Natural Resources and the Marine Recovery Area designated by Public Health—Seattle & King
584 County.

585

586 Excess nutrients, nitrogen compounds in particular, can lead to excessive phytoplankton and algae growth that can
587 then deplete oxygen concentrations when the algae die. Nitrogen and phosphorus are essential nutrients for marine
588 plants and phytoplankton, particularly nitrate, as phytoplankton preferentially take up nitrate and other nitrogen
589 compounds. Potential sources of nitrogen loading include on-site sewage systems, animal manure, fertilizer and
590 other less direct sources like nitrogen fixing vegetation including alder trees and atmospheric deposition.

591

592 In 2009, King County in cooperation with the Washington State Department of Ecology and University of
593 Washington Tacoma, started a four year study to identify and quantify the sources of nitrogen loading in
594 Quartermaster Harbor. The draft 2010 Washington Water Quality Assessment under review by Ecology proposes to
595 upgrade the Quartermaster Harbor dissolved oxygen listing to “Category 5” based on Ecology ambient monitoring
596 station QMH002 (#10178). Designation as a Category 5 polluted water body means that Ecology has data showing
597 that the water quality standards have been violated for one or more pollutants and there is no Total Maximum Daily
598 Load (TMDL) pollution control plan. TMDLs are required for the water bodies in Category 5 to bring water quality
599 up to standards.

600

601 Education and incentives to implement best management practices to reduce nutrient and bacteria loading can
602 improve water quality. Routine on-site sewage system inspection and maintenance can help to control nutrient
603 loading from existing on-site sewage systems. When new on-site sewage systems are installed, using a system rated
604 to provide nitrogen reduction could limit total nitrogen loading on average by approximately 50% or more
605 depending on system loading and site conditions.

606

607 **CP-631** ~~King County should focus outreach education and incentives to implement best~~
608 ~~management practices designed to reduce excessive nutrient and bacterial~~
609 ~~contaminate loading within the Quartermaster Harbor drainage area. The~~
610 ~~Vashon-Maury Island Groundwater Protection Committee, with King County support,~~

611 ~~should seek grants to enhance existing outreach education and incentives when~~
612 ~~funding opportunities occur.~~

613

614 ~~**CP-632** King County should revise regulations to require new on-site sewage systems within~~
615 ~~the Quartermaster Harbor drainage area to meet the nitrogen reduction treatment~~
616 ~~standard established by the Washington State Department of Health, where feasible,~~
617 ~~if the final Quartermaster Harbor Nitrogen loading study demonstrates it would~~
618 ~~significantly reduce future nitrogen loading in the harbor.~~

619

620 ~~**CP-633** King County should request Ecology assistance to develop a Total Maximum Daily~~
621 ~~Load water quality improvement plan to reduce point and nonpoint pollution sources~~
622 ~~to Quartermaster Harbor if the harbor water quality is listed as a Category 5 polluted~~
623 ~~water body on the 2010 Washington State Water Quality Assessment.~~

624

625 ~~Island wide there are approximately 5,000 on-site sewage systems used to treat the wastewater for residences,~~
626 ~~businesses and public facilities not served by the Vashon Sewer District. Failing on-site sewage systems can~~
627 ~~contaminate surface, ground and marine waters with hazardous bacteria and excessive nutrient loading (nitrogen~~
628 ~~and phosphorus). Regular inspection and maintenance of on-site sewage systems can ensure system performance,~~
629 ~~extend system life and identify failing systems so they can be repaired when needed.~~

630

631 ~~**CP-634** The Vashon-Maury Island Groundwater Protection Committee, with King County~~
632 ~~support, should evaluate need and potential sources of funding for an enhanced~~
633 ~~management program for existing on-site sewage systems on Vashon-Maury Island~~
634 ~~to ensure they receive routine inspection, maintenance and repair if necessary to~~
635 ~~protect water quality.~~

636

637 ~~Water use on Vashon is supplied by rainfall and typically reaches a seasonal peak in the late summer long after the~~
638 ~~early winter peak in rainfall. Water conservation is the best strategy to reduce peak water use and reduce the need to~~
639 ~~develop new water supply capacity. Conservation efforts should consider use of appropriate technology to further~~
640 ~~conservation strategies including supply supplement alternatives like grey water reuse and rainwater harvest.~~
641 ~~Incentives, such as providing access to water use efficiency audits or developing model conservation plans for Group~~
642 ~~A, Group B and individual systems similar to the LEED model, can be useful in encouraging implementation of~~
643 ~~water conservation.~~

644

645 ~~**CP-635** The Vashon-Maury Island Groundwater Protection Committee, with King County~~
646 ~~support, should evaluate setting specific goals for water conservation starting with~~
647 ~~public facilities under the Vashon-Maury Island Groundwater Protection Committee~~
648 ~~auspices and promote and partner with public agencies, special districts and~~
649 ~~non-profit organizations to implement water conservation demonstration projects in~~
650 ~~new and renovated public facilities.~~

651

652 ~~CP-636~~ ~~The Vashon-Maury Island Groundwater Protection Committee, with King County,~~
653 ~~support should evaluate ways to provide or enhance incentives to implement water~~
654 ~~conservation.~~

655
656 ~~CP-637~~ ~~King County should evaluate the use of greywater as a supplemental source of water~~
657 ~~supply for non-potable uses both interior and exterior on Vashon-Maury Island.~~

658
659 ~~Public Health – Seattle & King County (PHSKC) is considering rule changes to permit use of harvested rainwater~~
660 ~~for potable supply. This evaluation should consider both the potential benefits, and possible land use and~~
661 ~~environmental impacts associated with such changes pertaining to Vashon-Maury Island. Islander views should be~~
662 ~~considered by PHSKC and any water supply policy revisions in the comprehensive plan should address use of~~
663 ~~rainwater harvest in a manner that is takes into account conditions on Vashon-Maury Island, specifically including~~
664 ~~the potential for nitrate contamination from increased septic use, consistent with the interests of Group A and~~
665 ~~Group B water systems.~~

666
667 ~~CP-638~~ ~~The Vashon-Maury Island Groundwater Protection Committee, with King County~~
668 ~~support, should evaluate allowing use of harvested rainwater as both a~~
669 ~~supplemental and sole source of potable water supply for individual water supply on~~
670 ~~Vashon-Maury Island under the following conditions:~~

- 671 ~~a. Any location outside of the designated service area for an existing Group A~~
672 ~~or Group B water system; and~~
673 ~~b. Within the service area of an existing Group A or Group B water system~~
674 ~~when the system cannot provide potable water in a “timely and reasonable~~
675 ~~manner.” Where an existing Group A or Group B water system can provide~~
676 ~~fire flow if necessary, allow separate services for “potable” water and fire~~
677 ~~flow, ensuring effective cross-connection control.~~

678
679 ~~There are approximately 1,200 known wells on Vashon-Maury Island and approximately 50 of those wells supply~~
680 ~~water for Group A water systems. Water produced by Group A water systems is tested routinely for compliance~~
681 ~~with drinking water standards and the results are reported to the State Department of Health. All Group A water~~
682 ~~systems will also report the annual quantity of water they produce from their supply source wells. The monitoring~~
683 ~~performed for Group A water systems protects the public health of their water users and will provide the data~~
684 ~~necessary for water resource sustainability monitoring.~~

685
686 ~~Of the remaining 1,150 wells, approximately 150 supply Group B water systems (2-15 connections) and the~~
687 ~~remainder are individual water supplies, most for potable use. Public Health Seattle King County requires that~~
688 ~~Group B and individual water supply wells (and springs) be tested for nitrate, fecal coliform and arsenic at the time~~
689 ~~the water system is approved for construction but ongoing monitoring is not required for individual wells and~~
690 ~~ongoing testing, while required per code for Group B systems is not enforced. The lack of periodic monitoring and~~
691 ~~metering for Group B water systems and individual water supplies leaves the public health of their water users at risk~~
692 ~~and creates a significant gap in the data needed for comprehensive monitoring of water resource sustainability.~~

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~~CP-639 ————— The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate the need and potential sources of funding to establish management programs for individual water systems and Group B water systems on Vashon-Maury Island to periodically monitor water quality and promote water conservation in conjunction with water system and well owners.~~

~~Vashon Maury Island is part of Water Resource Inventory Area 15. The Vashon-Maury Island Watershed Plan was completed in 2005 and accepted for implementation by King County Water and Land Resources. The broader Kitsap County WRIA 15 planning group also completed a draft watershed plan for Kitsap County in June 2005, but was unable to reach consensus due in part to objections of the Squaxin Island Tribe on the Kitsap portion of the overall WRIA 15 plan (including both Kitsap and VMI).~~

~~As a result King County is unable to get formal Ecology approval and implementation funding for the Vashon-Maury Island Watershed Plan. Vashon Island should develop a pathway to secure Ecology assistance on watershed plan implementation funding.~~

~~CP-640 ————— The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate options to develop a pathway to secure Ecology assistance on watershed plan implementation funding and seek formal Ecology and King County recognition or adoption of the Vashon-Maury Island Watershed Plan.~~

Watershed Planning

~~For the past 25 years, through several community planning processes, the Island community has been proactive in protecting its water supply. There is broad recognition of the shared responsibility for this common resource, and recognition that each water use can affect the quantity and quality of the water supply of others. Although in many areas of the Island there is not a current problem with water quality and quantity, planning and preparation to secure and protect Island water resources is warranted.~~

~~The principal reasons for preparing a watershed plan in 2005 was that there is uncertainty about the amount and availability of groundwater, a local trend showing increasing nitrates in some wells, potential for degradation of Island streams and potential for contamination of the Island sole source aquifer. The Vashon-Maury Island Watershed Plan completed on June 6, 2005 intends to protect and assure the water supply by making and implementing specific recommendations on water quantity and quality issues affecting the Island.~~

~~In April 2007 the Vashon-Maury Island Groundwater Protection Planning Committee recommended the following priority action items in the Vashon-Maury Island Watershed Plan be incorporated into the 2008 King County Comprehensive Plan as follows:~~

732 ~~CP-641~~ ~~King County should develop an on-going island-wide education program to inform~~
733 ~~Islanders about groundwater resources, drinking water supplies, water availability,~~
734 ~~and water quality issues. The education program should include alternative water~~
735 ~~supply choices such as water retention, rain water harvesting, use of gray water,~~
736 ~~deepening of wells, groundwater recharge, water rationing in emergencies, recycled~~
737 ~~water and desalinization.~~

738
739 ~~CP-642~~ ~~King County shall seek funding and work with state agencies to encourage removal~~
740 ~~of old or failing residential fuel storage tanks on Vashon Maury Island.~~

741
742 ~~CP-643~~ ~~King County should encourage the use of demonstrated new and alternative on-site~~
743 ~~septic treatment technologies on Vashon Maury Island with priority on Marine~~
744 ~~Recovery Areas.~~

745
746 ~~CP-644~~ ~~King County should seek funding to expand the Public Health – Seattle & King~~
747 ~~County septic education program to inform property owners about septic system~~
748 ~~failures and steps they may take to ensure effective maintenance and operation of~~
749 ~~their system.~~

750
751 ~~CP-645~~ ~~King County and the Vashon Maury Island Groundwater Protection Committee~~
752 ~~should continue to collaborate to develop an education program on pesticide and~~
753 ~~fertilizer use.~~

754
755 ~~CP-646~~ ~~King County should work with the Vashon Community to define specific actions to~~
756 ~~implement the stormwater recommendations in the 2005 Vashon Maury Island~~
757 ~~Watershed Plan within available resources.~~

758
759 ~~CP-647~~ ~~New roads or road improvements required for new development in the town of~~
760 ~~Vashon should use a rural road section when possible, consistent with the King~~
761 ~~County Road Standards. Although the roadway section within the Vashon Town~~
762 ~~Center typically includes curb, gutter, and sidewalk, the residential roadway section~~
763 ~~throughout the Island should generally be rural in character with shoulders and an~~
764 ~~open ditch/swale on both sides of the roadway. When a roadway project exceeds the~~
765 ~~thresholds identified in Section 1.1.1 of the County’s Surface Water Design Manual,~~
766 ~~flow control and treatment facilities should mitigate the impacts generated by~~
767 ~~surface and stormwater runoff. Swales should be used when ecologically~~
768 ~~appropriate to treat runoff.~~

769
770 ~~CP-648~~ ~~King County should adopt a “business district design guideline” for the Vashon~~
771 ~~Town Center calling for installation of a rural type road section with either a~~
772 ~~road/sidewalk/bio-swale configuration, or a road/swale/trail configuration, where~~

773 ~~there is sufficient right of way, unless an alternate design that can protect~~
774 ~~groundwater recharge can be constructed.~~

775
776 ~~CP-649 King County should protect the quality and quantity of groundwater on~~
777 ~~Vashon/Maury Island by measuring, monitoring, and reporting information on~~
778 ~~groundwater quality and quantity to provide the information needed to manage~~
779 ~~groundwater resources.))~~

780
781 **Plan History**

782
783 In 2016, the Vashon-Maury Island Community Service Area Subarea Plan was initiated as King County's first plan
784 developed under its reconfigured subarea planning program. The recent history of prior Vashon-Maury Island
785 community plans is as follows:

- 786
787 • 1986 Vashon Community Plan. This Island-wide plan was adopted in 1986,⁵ but was then rescinded over a
788 decade later, in 1998,⁶ due to the passage of the Washington State Growth Management Act in the early
789 1990s. At that time, some key policies from the 1986 plan that were consistent with the Growth
790 Management Act were incorporated into the King County Comprehensive Plan. These policies remained
791 in this chapter of the Comprehensive Plan through 2016 but, with the adoption of the 2017 Vashon-Maury
792 Island Community Service Area Subarea Plan, they have since been removed from the chapter.
793
794 • 1996 Vashon Town Plan.⁷ This plan focused on a smaller geography, the Rural Town, and was developed
795 consistent with the Growth Management Act. The 1996 Town Plan remained active through 2017 but,
796 with the adoption of the 2017 subarea plan, it has since been repealed.

797
798 The Island-wide 2017 Vashon-Maury Island Community Service Area Subarea Plan updates these prior policies and
799 consolidates them into a single document that aims to retain community priorities while eliminating outdated
800 and/or accomplished items. Policies and actions that are carried forward are re-assessed and re-prioritized for
801 implementation. The 2017 subarea plan (bound as a separate document) is adopted as an element of the King
802 County Comprehensive Plan.

803

⁵ Ordinance 7837

⁶ Ordinance 13273

⁷ Ordinance 12395

804 **Vision & Guiding Principles**

805

806 Vashon-Maury Island Vision

807

808 The Vashon-Maury Island Community Service Area Plan envisions a healthy, rural environment and reflects
809 the following values identified by the community during plan development:

810

811 • Independence and self-sufficiency

812 • Natural environment

813 • Equity and diversity

814 • Island history

815 • Creativity and self-expression

816 • Sustainable local employment

817 • Community collaboration

818

819

820 These values are exhibited and sustained through ten guiding principles:

821

822 • Maintain the rural character of Vashon-Maury Island

823 • Encourage and protect the diversity of neighborhoods and affordable housing choices for all

824 • Guide limited growth on Vashon-Maury Island and ensure development does not over-extend basic
825 services, public safety, and infrastructure

826 • Plan the Rural Town of Vashon as the mixed use and vibrant center of the community

827 • Preserve and protect native habitats, groundwater, shorelines, open space and sensitive areas for present
828 and future generations

829 • Protect agricultural lands and support Island farmers and growers

830 • Provide a balanced and integrated multimodal transportation system that reflects environmental, economic,
831 and social considerations

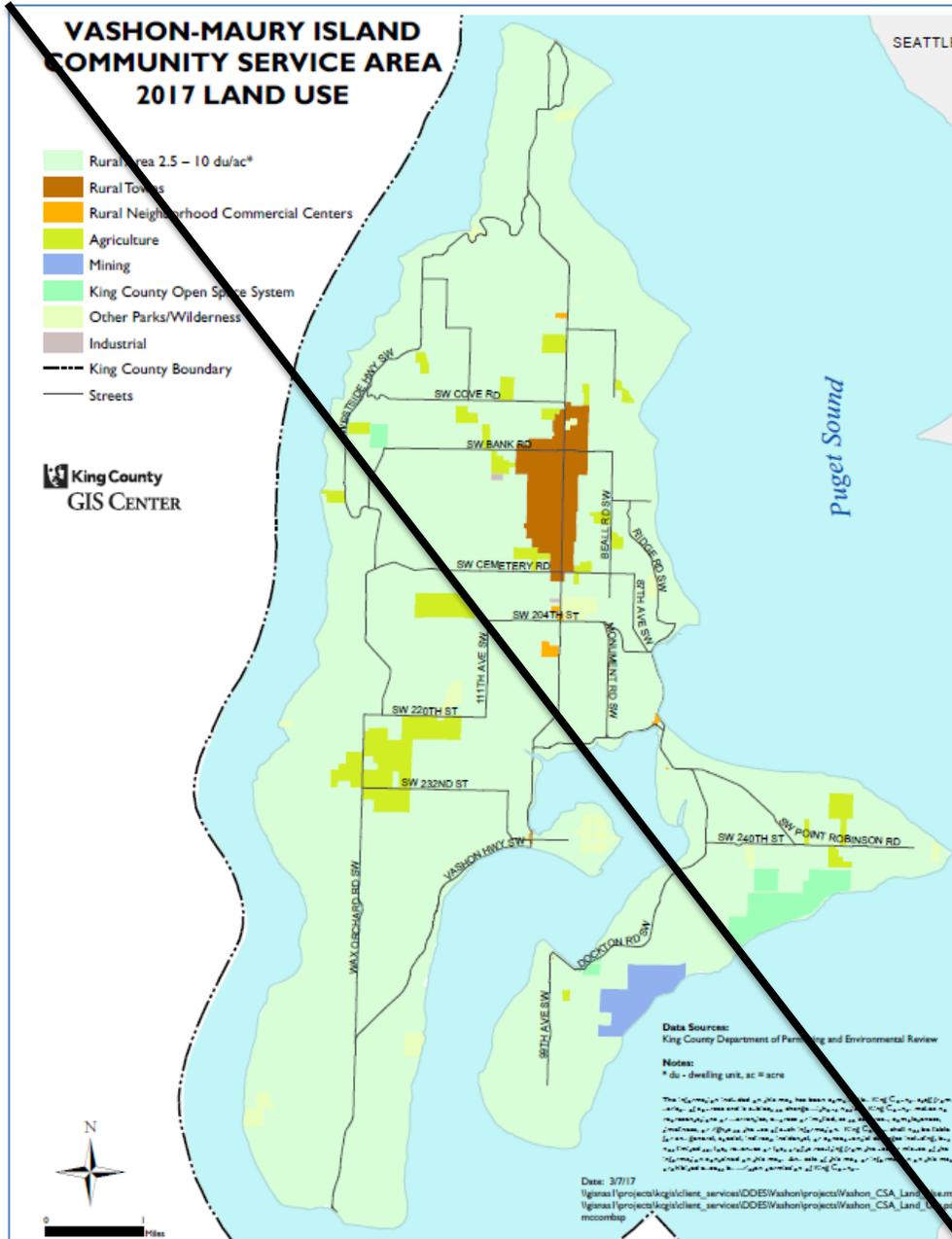
832 • Preserve historic, archeological, and cultural resources

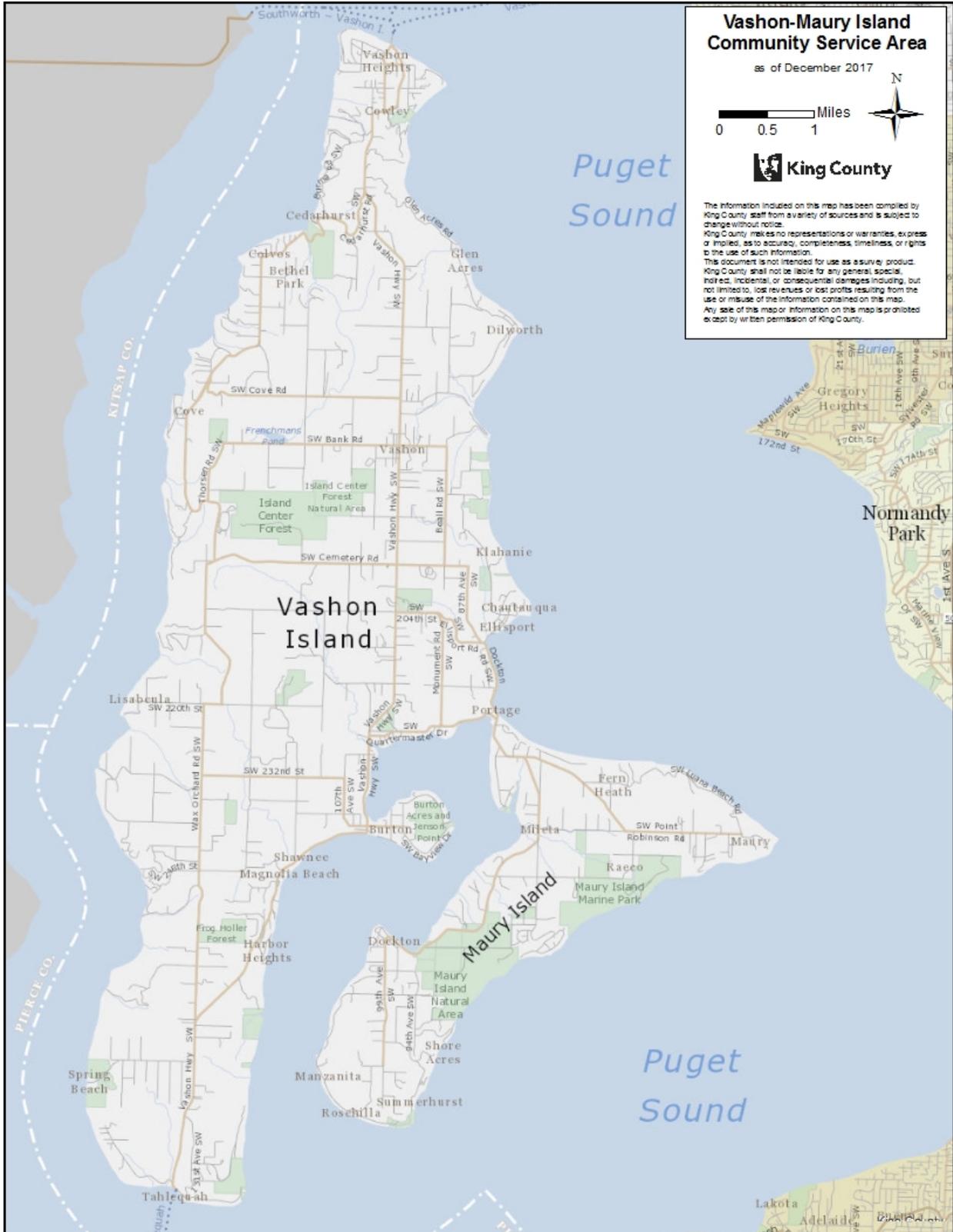
833 • Promote an environment where all people can be physically active, eat nutritious food, and live in safe and
834 healthy places

835 • Support and foster a diverse, dynamic, and sustainable rural economy

836

837





839 *In Chapter 11 Community Service Area Planning, starting on Page 11-50, amend text*
840 *as follows:*

841

842 **D. West Hill – Skyway Potential Annexation Area**

843 The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the
844 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

845

846 In 2014, the County adopted Motion 14221, which called for a comprehensive update to the West Hill Community
847 Plan. Around this same time, the County was also providing technical assistance to a community-led effort to
848 update some elements of the Community Plan. This community-led effort resulted in the development of a local
849 Action Plan, which was proposed to be an addendum to the existing Community Plan. Since then, the County
850 reinitiated its Subarea Planning Program – and, as a result, the County now has resources available to
851 comprehensively review the Community Plan, consistent with Motion 14221. The County will work with the
852 community to review the proposed Action Plan and to update the Community Plan within the context of the new
853 Subarea Planning Program. An update to the Community Plan will be transmitted by the Executive to the Council
854 by ~~((September 1, 2017))~~ March 1, 2018 and will be considered by the Council as part of the ~~((2017))~~ 2018
855 Comprehensive Plan update.

856

857 *In Chapter 12 Implementation, Amendment and Evaluation, starting on Page 12-5,*
858 *amend policy as follows:*

859

860 **I-203** Except as otherwise provided in this policy, the annual cycle shall not consider
861 proposed amendments to the King County Comprehensive Plan that require
862 substantive changes to Comprehensive Plan policies and development regulations
863 or that alter the Urban Growth Area Boundary. Substantive amendments ~~((and~~
864 ~~changes to the Urban Growth Area Boundary))~~ may be considered in the annual
865 amendment cycle only ~~((if the proposed amendments are necessary for the~~
866 ~~protection and recovery of threatened and endangered species, or to implement))~~ to
867 consider the following:

- 868 a. A proposal for a Four-to-One project that changes the Urban Growth Area
869 Boundary; ~~((or))~~
- 870 b. An amendment regarding the provision of wastewater services to a Rural
871 Town. Such amendments shall be limited to policy amendments and
872 adjustments to the boundaries of the Rural Town as needed to implement a
873 preferred option identified in a Rural Town wastewater treatment study;
- 874 c. Amendments necessary for the protection and recovery of threatened and
875 endangered species; or
- 876 d. Adoption of Community Service Area subarea plans.

877

878 *In Chapter 12 Implementation, Amendment and Evaluation, starting on Page 12-12,*
879 *amend text as follows:*
880

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

- 885 • *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every seven
886 years based on planning schedule in Chapter 11.
- 887 • *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and
888 possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an
889 ordinance that adopts the subarea plan, no later than March 1 of the year following the Community Service
890 Area's planning period.
- 891 • *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the
892 Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the
893 Councilmember office(s) representing the applicable study area throughout the community planning
894 process.
895