

October 2, 2017

S1

Sponsor: _____

Proposed No.: 2017-0317

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2017-0317, VERSION**

2 **1**

3 On page 1, beginning on line 9, strike everything through page 27, line 598, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 **SECTION 1. Findings:** For the purposes of effective land use and subarea

6 planning and regulation, the King County Council makes the following legislative

7 findings:

8 A. King County adopted the 2016 King County Comprehensive Plan via
9 Ordinance 18472 to meet the requirements of the Washington State Growth Management
10 Act ("the GMA");

11 B. The 2016 King County Comprehensive Plan adopted program direction for a
12 new Community Service Area subarea planning program;

13 C. As adopted in the 2016 King County Comprehensive Plan, Vashon-Maury
14 Island is one of King County's seven Community Service Areas and the plan schedule in
15 Chapter 11 identifies the Vashon-Maury Island Community Service Area Subarea Plan as
16 being developed in 2016;

17 D. The Vashon Community Plan, adopted in 1986 by Ordinance 7837, as
18 amended, was a plan to guide growth and development across all of Vashon-Maury

19 Island. Ordinance 7837 was repealed by Ordinance 13273 and, while some of its policies
20 were retained in the Comprehensive Plan, resulted in the majority of Vashon-Maury
21 Island not having an active subarea plan;

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24 Many elements and policies of this plan are outdated and require updating;

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

28 G. After assessing the status of and need for a long-range, island-wide subarea
29 plan as directed in the Comprehensive Plan, the county determined that the Community
30 Service Area subarea plan would address both the Vashon Rural Town and all other areas
31 of the island;

32 H. The GMA and the King County Code authorize adoption of comprehensive
33 plans updates once per year;

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

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

41 SECTION 2. A. Attachments A, B, and C to this ordinance are adopted as

42 amendments to the 2016 King County Comprehensive Plan, as adopted in Ordinance
43 18472 and its attachments.

44 B. The 2017 Vashon-Maury Island Community Service Area Subarea Plan in
45 Attachment A to this ordinance is hereby adopted as an amendment to and element of the
46 2016 King County Comprehensive Plan.

47 C. The land use and zoning amendments contained in Attachments B and C to
48 this ordinance are hereby adopted as the official land use and zoning controls for those
49 portions of unincorporated King County defined in Attachments B and C to this
50 ordinance.

51 D. The policies, text and maps of the 2016 King County Comprehensive Plan are
52 hereby amended as shown in Attachment C to this ordinance.

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

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

57 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
58 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW
59 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County
60 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A,
61 pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following
62 are adopted as attachments to Ordinance 11653:

63 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December
64 19, 1994.

65 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.
66 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.
67 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.
68 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.
69 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.
70 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.
71 Appendix H: Amendments to East Sammamish Community Plan P-Suffix
72 Conditions.
73 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix
74 Conditions.
75 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.
76 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix
77 Conditions.
78 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.
79 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.
80 Appendix N: Amendments to Resource Lands Community Plan P-Suffix
81 Conditions.
82 Appendix O: 1994 Parcel List, as amended December 19, 1994.
83 Appendix P: Amendments considered by the council January 9, 1995.
84 B. Area zoning adopted by Ordinance 11653, including potential zoning, is
85 contained in Appendices A and O. Amendments to area-wide P-suffix conditions
86 adopted as part of community plan area zoning are contained in Appendices B through N.
87 Existing P-suffix conditions whether adopted through reclassifications or community

88 plan area zoning are retained by Ordinance 11653 except as amended in Appendices B
89 through N.

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

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

95 E. Amendments to the 1994 King County Comprehensive Plan area zoning,
96 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance
97 12170 are hereby adopted to comply with the Decision and Order of the Central Puget
98 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King
99 County, Case No. 95-3-0008.

100 F. The Vashon (~~Town Plan~~) Area Zoning(~~(, as Attachment K to)~~) adopted in
101 Ordinance 12824, as amended, including as amended by Ordinance 17842 and Ordinance
102 18427, is adopted as the official zoning control for that portion of unincorporated King
103 County defined therein.

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

108 H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance
109 12533 as Appendix B is adopted as the official zoning control for those portions of
110 unincorporated King County defined therein. Existing p-suffix conditions whether

111 adopted through reclassifications or area zoning are retained by Ordinance 12533.

112 I. The King County Zoning Atlas is amended to include the area shown in
113 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions
114 whether adopted through reclassifications or area zoning are retained by Ordinance
115 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King
116 County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance
117 12535.

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

121 K. The special district overlays, as designated on the map attached to Ordinance
122 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and
123 21A.38.040.

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

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

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

134 Ordinance 12824((-));

135 2. All ordinances adopting individual zone reclassifications effective prior to
136 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,
137 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,
138 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,
139 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,
140 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,
141 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,
142 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,
143 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,
144 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,
145 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,
146 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,
147 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,
148 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby
149 repealed and p-suffix conditions are replaced by the property specific development
150 standards as set forth in Appendix A to Ordinance 12824((-));

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

155 4. All ordinances adopting area zoning pursuant to Resolution 25789 or
156 converted by Ordinance 11653 are repealed as set forth in subsection M.4.a. through n. of

157 this section. All p-suffix conditions contained therein are repealed or replaced by
158 adopting the property specific development standards as set forth in Appendix A to
159 Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance
160 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

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

163 b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as
164 Appendix B, as amended, is hereby repealed.

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

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

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

171 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance
172 7837 as Appendix B, as amended, is hereby repealed.

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

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

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

179 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499,

180 as amended, is hereby repealed.

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

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

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

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

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

197 a. The White Center Community Plan Area Zoning, contained in the
198 Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as
199 set forth in Appendix D to Ordinance 12824.

200 b. All property specific development standards established in Ordinance
201 11653, as amended, are hereby amended as set forth in Appendix E to Ordinance 12824.

202 c. All property specific development standards established in Attachment A to

203 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F.

204 d. All property specific development standards established in Ordinance
205 12061, as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

206 e. All property specific development standards established in Ordinance
207 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

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

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

212 ~~((A.))~~ The 2017 Vashon~~((Town Plan))~~-Maury Island Community Service Area
213 Subarea Plan, dated ~~((June 1994))~~ October 2, 2017, ~~((a bound and published document,~~
214 ~~as revised by the Vashon Town Plan Committee through November 29, 1995))~~ in
215 Attachment A to this ordinance, ~~((to be reviewed by the King County Council and))~~
216 adopted as ~~((an initial))~~ a subarea plan ~~((for the Vashon Town Planning Area by March~~
217 ~~31, 1996))~~ and an element of the 2016 King County Comprehensive Plan.

218 SECTION 5. Ordinance 13147, Section 19, and K.C.C. 20.18.030 are each
219 hereby amended to read as follows:

220 A. The King County Comprehensive Plan shall be amended in accordance with
221 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
222 participation program whereby amendments are considered by the council no more
223 frequently than once a year as part of the amendment cycle established in this chapter,
224 except that the council may consider amendments more frequently to address:

225 1. Emergencies;

- 226 2. An appeal of the plan filed with the Central Puget Sound Growth
227 Management Hearings Board or with the court;
- 228 3. The initial adoption of a subarea plan, which may amend the urban growth
229 area boundary only to redesignate land within a joint planning area;
- 230 4. An amendment of the capital facilities element of the Comprehensive Plan
231 that occurs in conjunction with the adoption of the county budget under K.C.C.
232 4A.100.010; or
- 233 5. The adoption or amendment of a shoreline master program under chapter
234 90.58 RCW.
- 235 B. Every year the Comprehensive Plan may be amended to address technical
236 updates and corrections, and to consider amendments that do not require substantive
237 changes to policy language, changes to the priority areas map, or changes to the urban
238 growth area boundary, except as permitted in subsection B.9. and 11. of this section.
239 This review may be referred to as the annual cycle. The Comprehensive Plan, including
240 subarea plans, may be amended in the annual cycle only to consider the following:
- 241 1. Technical amendments to policy, text, maps or shoreline designations;
242 2. The annual capital improvement plan;
243 3. The transportation needs report;
244 4. School capital facility plans;
245 5. Changes required by existing Comprehensive Plan policies;
246 6. Changes to the technical appendices and any amendments required thereby;
247 7. Comprehensive updates of subarea plans initiated by motion;
248 8. Changes required by amendments to the countywide planning policies or

249 state law;

250 9. Redesignation proposals under the four-to-one program as provided for in
251 this chapter;

252 10. Amendments necessary for the conservation of threatened and endangered
253 species;

254 11. Site-specific land use map amendments that do not require substantive
255 change to comprehensive plan policy language and that do not alter the urban growth area
256 boundary, except to correct mapping errors;

257 12. Amendments resulting from subarea studies required by comprehensive plan
258 policy that do not require substantive change to comprehensive plan policy language and
259 that do not alter the urban growth area boundary, except to correct mapping errors;

260 ((and))

261 13. Changes required to implement a study regarding the provision of
262 wastewater services to a Rural Town. The amendments shall be limited to policy
263 amendments and adjustment to the boundaries of the Rural Town as needed to implement
264 the preferred option identified in the study; or

265 14. Adoption of community service area subarea plans.

266 C. Every fourth year beginning in 2000, the county shall complete a
267 comprehensive review of the Comprehensive Plan in order to update it as appropriate and
268 to ensure continued compliance with the GMA. This review may provide for a
269 cumulative analysis of the twenty-year plan based upon official population growth
270 forecasts, benchmarks and other relevant data in order to consider substantive changes to
271 policy language and changes to the urban growth area. This comprehensive review shall

272 begin one year in advance of the transmittal and may be referred to as the four-year cycle.
273 The urban growth area boundaries shall be reviewed in the context of the four-year cycle
274 and in accordance with countywide planning policy G-1 and RCW 36.70A.130. If the
275 county determines that the purposes of the Comprehensive Plan are not being achieved as
276 evidenced by official population growth forecasts, benchmarks, trends and other relevant
277 data, substantive changes to the Comprehensive Plan may also be considered on even
278 calendar years. This determination shall be authorized by motion. The motion shall
279 specify the scope of the even-year amendment, and identify that the resources necessary
280 to accomplish the work are available. An analysis of the motion's fiscal impact shall be
281 provided to the council before to adoption. The executive shall determine if additional
282 funds are necessary to complete the even-year amendment, and may transmit an
283 ordinance requesting the appropriation of supplemental funds.

284 D. The executive shall seek public comment on the comprehensive plan and any
285 proposed comprehensive plan amendments in accordance with the procedures in K.C.C.
286 20.18.160 before making a recommendation, in addition to conducting the public review
287 and comment procedures required by SEPA. The public shall be afforded at least one
288 official opportunity to record public comment before the transmittal of a recommendation
289 by the executive to the council. County-sponsored councils and commissions may
290 submit written position statements that shall be considered by the executive before
291 transmittal and by the council before adoption, if they are received in a timely manner.
292 The executive's recommendations for changes to policies, text and maps shall include the
293 elements listed in Comprehensive Plan policy I-207 and analysis of their financial costs
294 and public benefits, any of which may be included in environmental review documents.

295 Proposed amendments to the Comprehensive Plan shall be accompanied by any
296 development regulations or amendments to development regulations, including area
297 zoning, necessary to implement the proposed amendments.

298 NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 21A.38
299 a new section to read as follows:

300 A. The purpose of the affordable housing special district overlay is to provide an
301 optional incentive that will lead to an increase in the supply of affordable housing within
302 the Vashon Rural Town. This special district overlay shall only apply on a voluntary
303 basis to the parcels shown in Map Amendment #3 in Attachment B of Proposed
304 Ordinance 2017-0317. Use of the special district overlay is voluntary and these eligible
305 parcels retain all existing development and land use rights and may exercise those
306 without using this special district overlay.

307 B. The special district overlay is eligible to be used by any residential or mixed
308 use development that complies with the following standards:

309 1. A minimum of fifty percent of the units in each development shall be
310 affordable to households with incomes at or below sixty percent of area median income,
311 and the remainder of the units in each development shall be affordable to households with
312 incomes up to a maximum of eighty percent of area median income;

313 2.a. Rents of rental units, including both rent and the average cost of essential
314 utilities, shall be set at no greater than thirty percent of the maximum gross income for
315 the applicable income level; or

316 b. The sales price of owner occupied units shall be set so that they are
317 affordable for income and asset qualified home buyers at the applicable income level.

318 Prices shall be restricted based on typical underwriting ratios and other lending standards;

319 3. The development is located on an eligible parcel as shown in Map

320 Amendment #3 in Attachment B to this ordinance; and

321 4. The development adheres to all special district overlay standards listed in

322 subsection C. of this section.

323 C. All development shall comply with all applicable King County development

324 regulations, including K.C.C. Title 9, K.C.C. Title 13, K.C.C. Title 14, K.C.C. Title 16,

325 K.C.C. Title 17, K.C.C. Title 19A, K.C.C. Title 20, K.C.C. Title 21A, K.C.C. Title 23,

326 K.C.C. Title 27 and K.C.C. Title 27A, except as follows:

327 1. The maximum density shall be as follows:

328 a. any parcel zoned R-1 may develop up to a maximum density of four

329 dwelling units per acre;

330 b. any parcel zoned R-4 may develop up to a maximum density of eight

331 dwelling units per acre;

332 c. any parcel zoned R-8 or R-12 may develop up to a maximum density of

333 eighteen dwelling units per acre;

334 d. any mixed use development in the Community Business (CB) zone that

335 contains a residential component may develop up to a maximum density of eighteen

336 dwelling units per acre;

337 2. To reduce the impacts of new development on potable water supplies, the

338 development shall incorporate at least three of the following water conservation

339 measures, and that only one of the outdoor measures from subsection C.3.a. through h. of

340 this section may be counted toward the minimum requirement:

- 341 a. mulch landscape beds with two inches organic mulch;
- 342 b. use grass type requiring less irrigation and minimal maintenance;
- 343 e. use Xeriscape landscape techniques on seventy-five percent or more of site
344 landscaped area;
- 345 d. landscape with plants appropriate for site topography and soil types,
346 emphasizing use of plants with low watering requirements, which means they are drought
347 tolerant;
- 348 e. install subsurface or drip systems for irrigation with timers;
- 349 f. install a rainwater collection system, such as a cistern, that reduces water
350 consumption for irrigation by fifty percent annually;
- 351 g. provide one-hundred percent of landscaping water use with captured
352 precipitation or reused water purified without the use of chemicals;
- 353 h. install smart scheduling technology. This strategy counts for a maximum
354 reduction of thirty percent provided all landscape water use is controlled by a soil
355 moisture sensor control system or a weather-based irrigation control system;
- 356 i. reduce total indoor and outdoor water consumption by at least twenty-five
357 percent over standard practices;
- 358 j. provide water submetering for each unit or entire building where central hot
359 water system are used;
- 360 k. install all bathroom faucets with 1.5 gallons per minute or better;
- 361 l. install all showerheads not to exceed 1.75 gallons per minute;
- 362 m. install all kitchen faucets not to exceed two gallons per minute;
- 363 n. install high efficiency toilets not to exceed 1.28 gallons per flush or 1.6/1.1

364 for dual flush;

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

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

369 4. All new units must connect to public water and public sewer;

370 5. Affordable housing units shall remain as affordable housing for a minimum
371 of fifty years for ownership affordable housing units and for a minimum of thirty years
372 for rental affordable housing units, starting from the date of final certificate of occupancy
373 for the development;

374 6. Developments shall be landscaped as follows:

375 a. when seventy-five percent or more of the units in the development consists
376 of townhouses or apartments, the development shall provide perimeter landscaping and
377 tree retention in accordance with K.C.C. chapter 21A.16 for townhouse or apartment
378 projects;

379 b. when less than seventy-five percent of the units in the development consists
380 of townhouses or apartments, the development shall provide landscaping and tree
381 retention in accordance with K.C.C. chapter 21A.16 for townhouses or apartments on the
382 portion or portions of the development containing the units, but if buildings containing
383 the units are more than one hundred feet from the development's perimeter, the required
384 landscaping may be reduced by fifty percent; and

385 c. all other portions of the development shall provide landscaping or retain trees
386 in accordance with K.C.C. chapter 21A.16;

387 7. Developments shall provide one off-street parking space per unit. The
388 director may require additional parking, up to the maximum standards for attached
389 dwelling units, which may be provided in common parking areas. Off-street parking may
390 be reduced below one per unit, with the approval of the director, with submission of a
391 site-specific parking study that demonstrates that parking demand is met; and

392 8. All developments shall provide on-site recreation space at a minimum of fifty
393 percent of the levels required in K.C.C. chapter 21A.14.

394 D. Use of the incentive in this section requires an affordable housing covenant
395 recorded against the property as a condition of issuance of any construction permit or
396 recording of a subdivision.

397 E. The department is authorized to enforce the requirements of this section,
398 including those pertaining to sale and rental affordability and other requirements of the
399 covenant, through judicial action or administrative action under Title 23.

400 F. A preapplication meeting shall be required for developments using the special
401 district overlay in this section.

402 G. As part of the preapplication process and before filing an application with the
403 department, the applicant shall hold at least one community meeting in accordance with
404 K.C.C. 20.20.035. In addition to the requirements of K.C.C. 20.20.035, the applicant
405 shall:

- 406 1. Include in the mailed notice:
- 407 a. the name of the affordable housing developer;
 - 408 b. the total number of planned dwelling units;
 - 409 c. preliminary architectural renderings of buildings;

- 410 d. preliminary site plan;
- 411 e. the dates, times and locations of community informational meeting about the
412 development;
- 413 f. contact information including names and phone numbers for the developer
414 or applicant; and
- 415 g. a county contact person or agency;
- 416 2. Conduct the meeting or meetings in a location accessible to the public at least
417 thirty days before the anticipated date of application. The purpose of the meeting is to
418 provide neighboring property owners and residents with information regarding the
419 proposed development and to answer questions regarding the proposed development; and
- 420 3. Prepare and install a four-foot by four-foot notice board that must be placed
421 in a conspicuous location on the property proposed for development. The board shall be
422 installed no later than the date the mailed notice for the community meeting is sent and
423 shall remain in place until the development application is abandoned or when the permit
424 is issued.
- 425 H An application for a development under the special district overlay in this
426 section shall be considered complete when the information required under K.C.C.
427 20.20.040, as well as the following information and studies have been submitted and are
428 adequate to review the proposal:
- 429 1. A proposed development plan and draft covenant that includes:
- 430 a. the number of dwelling units that are part of the development;
- 431 b. a description of the affordability levels for the units;
- 432 c. the duration of the affordability of the units;

- 433 d. the number of off-street parking spaces, and documentation of the director’s
434 decision on any requests to reduce the number of spaces;
- 435 e. the requirements and process for income limits and income verification, in
436 accordance with federal, state and county standards;
- 437 f. the specific water and energy conservation measures proposed;
- 438 g. the consequence of any failure to satisfy the requirements of the covenant,
439 which consequences shall include, but not be limited to, specific performance and
440 disgorgement of any revenue the resulted from a rental or sale price that exceed that
441 allowed by the covenant; and
- 442 h. an acknowledgement that King County can enforce the covenant through a
443 judicial action or K.C.C. Title 23; and

444 2. Any necessary information identified through the preapplication process.

445 SECTION 7. Ordinance 12395, the 1996 Vashon Town Plan, as amended, is
446 hereby repealed.

447 SECTION 8. A. A written evaluation of the special district overlay, as adopted
448 in section 6 of this ordinance, shall be conducted by the executive to assess its scope,
449 standards and efficacy in achieving the overlay's purpose, and shall include
450 recommendations to retain, amend, or repeal the special district overlay. The evaluation
451 shall examine the advantages and disadvantages of the special district overlay, including
452 a review of the relationship between the parcels that the special district overlay applies to
453 and potable water supply. Other factors the evaluation shall consider include, but are not
454 limited to: the public benefits and risks of retaining or repealing the special district
455 overlay; the current need for affordable housing on Vashon-Maury Island; infrastructure

456 capacity, including public roads and sewer; and potential impacts to affordable housing
457 funding if the special district overlay is modified or eliminated. The department shall
458 produce a draft evaluation upon the occurrence of one the following, whichever comes
459 first:

460 1. Within ninety days of the department issuing the first permit necessary for
461 construction that would result in a cumulative total of one hundred twenty affordable
462 housing units within the special district overlay; or

463 2. Four years after the effective date of this ordinance.

464 B. The department shall include a public comment period for the department's
465 draft evaluation described in subsection A. of this section. The public comment period
466 shall be at least forty-five days from the date of publication in the Vashon-Maury Island
467 newspaper of record. As part of this public comment period, the department shall:

468 1. Publish notice of the draft evaluation's availability in the Vashon-Maury
469 Island newspaper of record that includes locations where the draft evaluation is available;

470 2. Request comments of the King County water district 19 and the Vashon
471 sewer district;

472 3. Request comments from any developer that has applied for approval under
473 the special district overlay provisions;

474 4. Provide a copy at the local library;

475 5. Provide an electronic copy on the department's website; and

476 6. Send electronic notice to the clerk of the council, who shall retain the original
477 email and provide an electronic copy to all councilmembers, the council chief of staff, the
478 policy staff director and the lead staff for the transportation, economy and environment

479 committee, or its successor.

480 C. After the public comment period has ended, the department shall prepare a
481 final evaluation of the special district overlay, incorporating or responding to the
482 comments received. Within sixty days of the end of the public comment
483 period, the executive shall file a final evaluation report, a motion accepting the report,
484 and an ordinance that implements proposed changes to the special district overlay, in the
485 form of a paper original and an electronic copy with the clerk of the council, who shall
486 retain the original and provide an electronic copy to all councilmembers, the council chief
487 of staff, the policy staff director and the lead staff for the transportation, economy and
488 environment committee, or its successor.

489 SECTION 9. Severability. If any provision of this ordinance or its application to
490 any person or circumstance is held invalid, the remainder of the ordinance or the
491 application of the provision to other persons or circumstances is not affected."

492

493 Delete Attachment A, Vashon-Maury Island Community Service Area Plan, dated July
494 21, 2017, and insert Attachment A, Vashon-Maury Island Community Service Area
495 Subarea Plan, dated October 2, 2017, engross changes from any adopted amendments,
496 update table of contents as necessary, remove line numbers and correct any scrivener's
497 errors.

498 Delete Attachment B, Land Use Map Amendments, dated July 21, 2017, and insert
499 Attachment B, Land Use and Zoning Map Amendments, dated October 2, 2017, engross
500 changes from any adopted amendments, remove line numbers and correct any scrivener's
501 errors.

502 Delete Attachment C, Zoning Map Amendment, dated July 21, 2017.
503 Delete Attachment D, Vashon Rural Town Affordable Housing Special District Overlay
504 – Eligible Parcels Map, dated July 21, 2017.
505 Delete Attachment E, Vashon Rural Town Area Zoning, dated July 21, 2017.
506 Delete Attachment F, Amendment to 2016 King County Comprehensive Plan, Chapter
507 11, dated July 21, 2017, and insert Attachment C, Amendments to 2016 King County
508 Comprehensive Plan, dated October 2, 2017, engross changes from any adopted
509 amendments, remove line numbers and correct any scrivener's errors

510

511 **EFFECT: The striking amendment proposes the following changes:**

- 512 • In the ordinance:
- 513 ○ Various technical and non-substantive corrections to reflect current
 - 514 terminology and consistency with the Growth Management Act; and
 - 515 ○ Updates to regulations for the proposed Affordable Housing Incentive
 - 516 Special District Overlay in the Vashon Rural Town.
- 517 • In Attachment A – Vashon-Maury Island Community Service Area Subarea Plan:
- 518 ○ Various technical and non-substantive corrections; and
 - 519 ○ Various substantive changes to policies and actions to reflect consistency
 - 520 with the Growth Management Act, the King County Comprehensive Plan,
 - 521 the King County Code, other adopted direction for King County agencies,
 - 522 and budgetary considerations and processes.
- 523 • In Attachment B – Land Use and Zoning Map Amendments:
- 524 ○ Various technical and non-substantive corrections;

- 525 ○ Incorporates the Zoning Map Amendments (which were originally
526 included in Attachment C in the transmittal) into Attachment B for one
527 consolidated Map Amendment document, for clarity and consistent with
528 previous Comprehensive Plan updates, and makes technical corrections;
529 and
- 530 ○ Incorporates the Special District Overlay designation for 246 parcels in the
531 Vashon Rural Town (which was originally included in Attachment D in
532 the transmittal) as a formal zoning map amendment, as required by King
533 County Code, and makes technical corrections.
- 534 • In Attachment C – Zoning Map Amendments:
- 535 ○ Removes this separate zoning map amendments attachment. Instead, the
536 zoning map amendments are consolidated into one “Map Amendment”
537 attachment in Attachment B, for clarity and consistent with previous
538 Comprehensive Plan updates.
- 539 • In Attachment D - Vashon Rural Town Affordable Housing Special District
540 Overlay – Eligible Parcels Map:
- 541 ○ Removes this separate eligible parcels map attachment. Instead, the
542 designation of eligible parcels for the Special District Overlay are
543 incorporated into a formal map amendment as part of Attachment B as
544 noted above.
- 545 • In Attachment E - Vashon Rural Town Area Zoning:
- 546 ○ Removes this Attachment, which originally proposed various changes to
547 two property specific, or p-suffix, development conditions within the

548 Vashon Rural Town (VS-P28 and VS-P29). Instead, the Subarea Plan in
549 Attachment A includes a Workplan action item to comprehensively
550 review, and update as appropriate, all p-suffix conditions for Vashon-
551 Maury Island.

- 552 • In Attachment F - Amendments to 2016 King County Comprehensive Plan:
 - 553 ○ Renames this attachment as a new Attachment C to reflect deletion of
 - 554 transmitted Attachments C, D, and E mentioned above;
 - 555 ○ Various technical and non-substantive changes to reflect current
 - 556 terminology and implementation of the new subarea planning program;
 - 557 ○ Removes Vashon-Maury Island-specific policies that are now addressed in
 - 558 the Subarea Plan in Attachment A;
 - 559 ○ Adds language to reflect adoption of the Subarea Plan in Attachment A;
 - 560 and
 - 561 ○ Updates schedule for transmitting the Skyway-West Hill Subarea Plan
 - 562 (previously known as the Skyway-West Hill Action Plan, or SWAP) from
 - 563 September 2017 to March 2018, consistent with King County
 - 564 Comprehensive Plan update timelines and requirements.