



Department of Permitting & Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266

State Environmental Policy Act (SEPA)

Notice of Mitigated Determination of Nonsignificance (MDNS) and Incorporation by Reference of Previously Issued Studies

Vashon-Maury Island Community Service Area (CSA) Subarea Plan and Related Provisions to the King County Comprehensive Plan and Zoning Code – Title 21A – Proposed Ordinance 2017-0317.2

Date of Issuance: November 7, 2017

Location: Vashon-Maury Island
(*Subarea Plan, Land Use & Zoning Map Amendments*)

Countywide
(*King County Comprehensive Plan Amendment*)

Action (Nonproject): The proposed nonproject action is to adopt Proposed Ordinance 2017-0317.2, which includes 2017 amendments to the 2016 King County Comprehensive Plan (KCCP), adoption of a new subarea plan for Vashon-Maury Island, and amendments to King County Zoning Ordinance (Title 21A), including a new Affordable Housing Special District Overlay for Vashon Rural Town. The 2017 subarea plan is proposed to replace the existing 1996 Vashon Town Plan and would apply to all lands on Vashon-Maury Island.

Proponent & Lead Agency: King County
Department of Permitting and Environmental Review (DPER)
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065
(206) 477-2449

SEPA Contact: Randy Sandin, SEPA Responsible Official
(206) 477-0378

Other Staff Contact: Bradley Clark, Subarea Planner
(206) 477-2449, bradley.clark@kingcounty.gov

Notes:

- A. In February 2016, King County initiated an update to the subarea plan for Vashon-Maury Island. The plan would adopt a suite of new policies, including policies related to: land use;

rural area and natural resource lands; housing and human services; the environment; parks, open space and cultural resources; transportation; and services, facilities and utilities. Proposed amendments to the land use map and/or zoning map are contained in Attachment B to PSO 2017-0317.2. The action also amends the following chapters of the 2016 King County Comprehensive Plan: Chapter 1 - Regional Planning Growth Management Planning; Chapter 3 - Rural Areas and Natural Resource Lands; Chapter 5 - Environment; Chapter 6 - Shorelines; Chapter 8 - Transportation; Chapter 9 - Services, Facilities and Utilities; Chapter 10 - Economic Development; Chapter 11 - Community Service Area Planning; and Chapter 12 - Implementation, Amendments and Evaluation. Proposed changes to the development code are also included in PSO 2017-0317.2.

- B. After an independent review of the documents being adopted and other information in the file and pursuant to WAC 197-11-600 and 197-11-635, King County incorporates findings and analysis contained in the following environmental documents by reference. The Responsible Official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Carr, J.R. and Associates. 1983. *Vashon-Maury Island Water Resources Study*. Tacoma, Washington.

King County Department of Development and Environmental Services, *EIS Addendum: King County Comprehensive Plan Development Regulations*, prepared by Huckell/Weinman Associates, Inc., December 1994, 25 pages and Appendix A.

King County Department of Development Services, King County Office of Budget and Strategic Planning, *Addendum to the King County Comprehensive Plan 1994 Draft and Final Supplemental Environmental Impact Statements: Executive Recommended Amendments to the 1994 King County Comprehensive Plan to comply with Central Puget Sound Growth Management Hearings Board Consolidated Case No. 95-3-0008*, February 1996, 20 pages and Attachment A.

King County Department of Development and Environmental Services, *1994 Comprehensive Plan Technical Appendices, Volume 1 and Volume 2*, (undated).

King County Department of Development and Environmental Services, *1994 King County Comprehensive Plan*, November 1994.

King County Department of Development and Environmental Services, *King County Comprehensive Plan 1995 Amendment: Addendum to the King County Comprehensive Plan 1994 Supplement and Final Environmental Impact Statement*, November 1995, 38+ pages.

King County Department of Development and Environmental Services, *King County Comprehensive Plan 1997 Amendments: Addenda to the King County Comprehensive Plan 1994 Supplement and Final Environmental Impact Statements*, October 1997, and June 2, 1997, 32 and 31 pages respectively.

King County Department of Development and Environmental Services, *King County Comprehensive Plan 1998 Amendments: Addendum to Existing Environmental Documents for the 1998 Amendments to the 1994 King County Comprehensive Plan*, June 2, 1998, 45 pages.

King County Department of Development and Environmental Services, *King County Comprehensive Plan 2000 Draft Supplemental Environmental Impact Statement, Executive Recommended*, April 26, 2000, 133 pages.

King County Department of Development and Environmental Services, *King County Comprehensive Plan 2000 Final Supplemental Environmental Impact Statement*, November 9, 2000, 81 pages.

King County Department of Development and Environmental Services, *King County Comprehensive Plan 2004 Amendments: Addendum to Existing Environmental Documents for the 2004 Amendments to the 2000 King County Comprehensive Plan*, September 3, 2004, 38 pages.

King County Department of Development and Environmental Services, *King County Comprehensive Plan 2008 Amendments: Addendum to Existing Environmental Documents for the 2008 Amendments to the 2004 King County Comprehensive Plan*, September 16, 2008, 41 pages.

King County Department of Permitting and Environmental Review, *King County Comprehensive Plan 2012 Amendments: Addendum to Existing Environmental Documents for the 2012 Amendments to the 2008 King County Comprehensive Plan*, November 15, 2012, 49 pages.

King County Department of Development and Environmental Services, *King County Comprehensive Plan 2008, The Executive Recommended Plan, Books One and Two*, March 1, 2008, 759 pages.

King County. 2005. *Vashon-Maury Island Watershed Plan*. Prepared by Department of Natural Resources and Parks/Water and Land Resources Division. Seattle, Washington. June.

King County. 2009. *Vashon-Maury Island Hydrologic Modeling - Technical Report*. Prepared by DHI Water and Environment. Portland, Oregon. October.

King County. 2009. *Shoreline Protection and Restoration Plan*. Seattle, Washington. October.

King County. 2013. *Vashon-Maury Island Water Resources – A Retrospective of Contributions & Highlights*. Prepared by Department of Natural Resources and Parks/Water and Land Resources Division, Scientific and Technical Support Section. Seattle, Washington. December.

King County Office of Budget and Strategic Planning and Department of Development and Environmental Services. 1996. *ADDENDUM to Supplemental Environmental Impact Statement on the 1994 King County Comprehensive Plan*. 26 pages. June.

King County Water District 19. 2016. *System Reliability and Capacity Analysis*. April.

- C. Issuance of this threshold determination does not constitute approval of this proposal. This proposal will be reviewed for consistency with King County Comprehensive Plan policies and all applicable King County codes which regulate development and land use activities, including but not limited to Zoning, Surface Water Design Manual, the King County Road Design and Construction Standards and the King County Noise Ordinance.

Threshold Determination

The Responsible Official finds that the above described proposal does not pose a probable significant adverse impact to the environment provided the mitigation measures listed below are applied as conditions of any future development. This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11-600 after reviewing the environmental checklist, public and agency comments, and other information on file with the county and considering mitigation measures which the county or future applicants will implement. The Responsible Official finds this information reasonably sufficient to evaluate the environmental impact of the plan. Therefore, an environmental impact statement (EIS) is not required prior to proceeding with adoption of the plan.

Identified Environmental Impacts and Mitigation Measures

This proposal contains nonproject actions, therefore no specific detail relating to site development or the timing of development is provided. More detailed SEPA review and/or King County critical areas and environmental review may be required at the time of project specific applications. The mitigation measures below shall be attached as conditions of plan adoption. These mitigation measures are consistent with policies, plans, rules, or regulations designated by KCC 20.44.080 as a basis for the exercise of substantial authority and in effect when this threshold determination is issued. Key sources of substantive authority for mitigation measures include KCC Title 9 and KCC Title 21A. However, other sources of substantive authority may exist but are not expressly listed.

Identified Environmental Impacts

Proposed Ordinance 2017-0317.2 adds a new Affordable Housing Special District Overlay (SDO) to 246 parcels within the Vashon Rural Town, totaling approximately 230 acres. This code amendment is to King County Code Chapter 21A.38, which has an existing Residential Density Incentive that also allows increased densities for affordable housing projects (and other public benefits) that meet certain minimum criteria. The SDO contains a bonus density incentive intended to increase the supply of affordable housing by allowing additional dwelling units to be constructed above and beyond the current base zoning, under certain conditions. The SDO is eligible to be used by any residential or mixed use development that complies with the minimum standards. The bonus density incentive in the SDO offers the potential to double the current maximum number of units on some designated parcels, up to a maximum of 18 units per acre.

[Background/informational statement: Vashon-Maury Island draws its drinking water from a sole-source aquifer. King County Water District 19, an independent drinking water provider for Vashon Rural Town, has had a moratorium on new domestic water connections for many years and has stated that their moratorium and water supply sources provide significant limitations on the number and types of developments they can serve. The District has stated an ability to provide approximately 14 new water units per year for the foreseeable future. These and other assumptions about the District's capacity to serve new development are outlined in the plan.]

Mitigation Measures

If approved, the SDO increases the development potential of designated parcels in the Vashon Rural Town. Future development will be subject to conditions intended to reduce potential environmental impacts.

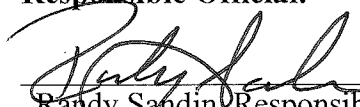
1. Any affordable housing development application proposing to utilize the SDO incentive is required to comply with King County's Critical Areas Ordinance (KCC Chapter 21A.24), Stormwater Runoff and Surface Water and Erosion Control Ordinance (KCC Chapters 9.04 and 9.12), Groundwater Protection Ordinance (KCC Chapter 9.14), and Clearing and Grading Ordinance (KCC Chapter 16.82). Environmental review and approval of development and building permits in accordance with King County Code and application procedures is required.
2. The SDO requires any applicant to submit a Certificate of Water Availability from Water District 19 prior to any King County review or consideration of a project. Applicants are required to secure all water units needed to serve their development prior to an application being filed with King County and have written proof.
3. Section 8 of the Proposed Ordinance also requires King County Department of Permitting and Environmental Review to conduct annual written evaluations and assessments of the SDO, including a review of the relationship between the parcels that the SDO applies to and potable water supply and evaluating infrastructure capacity. A final evaluation is required to be completed within 90 days of the issuance of the first permit necessary for construction that would result in a cumulative total of 120 affordable housing units within the SDO or four years after the effective date of the ordinance, whichever comes first. The latter two triggers are used to help ensure that affordable housing constructed under the SDO is not causing unforeseen impacts to the environment, water supply, or other natural resources.

Comments

This MITIGATED DETERMINATION NON-SIGNIFICANCE (MDNS) is issued under Washington Administrative Code (WAC) 197-11-355. The lead agency will not act on this proposal until after **December 1, 2017**. Comments must be received by King County Department of Permitting and Environmental Review prior to **4:00 PM** on that date.

Address for comment: King County Department of Permitting and Environmental Review
35030 SE Douglas St, #210
Snoqualmie, WA 98065
ATTN: Planning and Customer Service Section

Responsible Official:



Randy Sandin, Responsible Official
Resource Product Line Manager

11/17/2017
Date

SEPA Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

A. Background

1. Name of proposed project, if applicable:

Vashon-Maury Island Community Service Area (CSA) Subarea Plan and Related Provisions to the King County Comprehensive Plan and Zoning Code – Title 21A (Proposed Ordinance 2017-0317.2)

2. Name of applicant:

King County Department of Permitting and Environmental Review

3. Address and phone number of applicant and contact person:

Bradley Clark (Subarea Planner)
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065
(206) 477-2449

4. Date checklist prepared:

October 20, 2017

5. Agency requesting checklist:

King County, WA

6. Proposed timing or schedule (including phasing, if applicable):

King County Council Public Hearing – December 4, 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. The plan contains three Workplan actions that may result in future amendments to the Vashon-Maury Island CSA Plan, King County Code, and/or the King County Comprehensive Plan. These Workplan actions are: 1) an Affordable Housing Incentives Report to evaluate how affordable housing is required or incentivized on Vashon-Maury Island, including an assessment of the Special District Overlay and potential alternative housing models with low impact development and building practices, 2) a report that assesses 30 existing special development conditions across Vashon-Maury Island, and 3) a Vashon-Maury Island Sewer Local Service Area Report that reviews past ordinances related to Vashon Sewer District and examines the

relationship of VSD's service boundaries to the Vashon Rural Town boundary in light of GMA and other legal limitations on modifying service area boundaries.

Chapter 11 of the proposed plan outlines the implementation strategy for all plan actions. If adopted, the King County Zoning Ordinance would be amended to provide new incentives to develop housing projects that contain 100% affordable units. K.C.C. 20.18.030 provides for the King County Comprehensive Plan, including subarea plans, to be amended either one time per year or every fourth year, depending upon the type of amendment being proposed to the plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following environmental documents served as background and reference resources for preparation of the Vashon-Maury Island CSA Subarea Plan:

- Vashon-Maury Island Water Resources Study by J.R. Carr and Associates (1983)
- Vashon-Maury Island Watershed Plan (2005)
- Vashon-Maury Island Hydrologic Modeling Report (2009)
- King County Shoreline Protection and Restoration Plan (2009)
- System Reliability and Capacity Analysis, King County Water District 19 (April 2016)

In addition, King County Department of Natural Resources and Parks/Water and Land Resources Division is currently undertaking a countywide, comprehensive sea level rise study to assess adaptation approaches for the Puget Sound shoreline. Some preliminary information from that study informed the Environment chapter and climate change section of this plan.

(Also see Note "B" on page 2 of the Threshold Determination for this action for a list of other King County environmental documents adopted by reference.)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain

Not applicable. This is a nonproject proposal. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

10. List any government approvals or permits that will be needed for your proposal, if known.

Ordinance approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project is an amendment to the King County Comprehensive Plan and the review is conducted per the provisions in Chapter 43.21C, Revised Code of Washington and King County Code Chapter 20.44. The amendment includes adoption of a new Community Service Area (CSA) subarea plan for Vashon-Maury Island, additions and deletions to policies of the King County Comprehensive Plan, amendments to the King County Land Use and Zoning Maps, and amendments to two titles of King County Code (Title 20 and Title 21A). The impacts associated with the development regulations that are proposed to implement the policy amendments are consistent with the impacts associated with the Comprehensive Plan policy amendments and additions.

CSA subarea plans are long-range (20-year), multi-discipline, integrated policy documents that applies the countywide goals of the KCCP to a smaller geographic area. Although CSA subarea plans are bound as stand-alone documents, these plans are still elements of and adopted as part of the KCCP. The policies included in CSA subarea plans carry the same weight as the policies that are in the KCCP and must be consistent with the KCCP. The 2017 Vashon-Maury Island CSA Subarea Plan would be adopted as an amendment to and component of the 2016 KCCP. This Subarea Plan would be the first plan adopted under the County's Subarea Planning Program, as directed in the 2016 KCCP. The Subarea Plan would replace the existing 1996 Vashon Town Plan, and would apply to all lands within the Vashon-Maury Island CSA geography. The Plan would adopt a suite of new policies, including policies related to: land use; rural area and natural resource lands; housing and human services; the environment; parks, open space and cultural resources; transportation; and services, facilities and utilities. A more detailed summary of the plan's eleven chapters and policy content is available on the Notice of Public Hearing for this proposed action at <http://kingcounty.gov/council/CompPlan/2017compplan/notice.aspx>.

Comprehensive Plan Land Use Categories (on island):

Rural Area, Rural Town, Rural Neighborhood Commercial Center, Agriculture, Mining, Open Space System, Other Parks/Wilderness, Industrial

Zoning (on island):

A-10, Mineral, RA2.5, RA5, RA10, R-1, R-4, R-8, R-12, R-24, Neighborhood Business, Community Business, Office, Industrial

Uses:

The island contains a wide variety of land uses within each of the zones noted above. In addition, a list of other land uses and policies proposed in the Vashon-Maury Island CSA Plan are identified in Part D below.

Size/Area: 23,700 acres (37 sq. mi.)

Below is a brief description of other key elements of this proposal (which are not addressed later in the checklist):

Land Use and Zoning Map Amendments

- Map Amendment #1 Maury Island Natural Area – Would amend the land use designation from Mining (“m”) to Open Space (“os”) and amends zoning from Mineral (“M”) with Special District Overlay-140 to Rural Area 1 dwelling unit per 10 acres (“RA-10”) with Special District Overlay-140, and removes potential zoning of Rural Area 1 dwelling unit per 5 acres (“RA-2.5”) with Special District Overlay-140. This proposed change indicates King County’s long-term objective to manage the Maury Island Natural Area as public open space.
- Map Amendment #2 Ober Park – Would amend the land use designation from Other Parks (“op”) to Rural Town (“rt”). This change would better reflect the multiple uses currently occurring on the parcel (multi-use community park and improved parkland, Ober Park Activity Center, Vashon Park District offices, off-street parking lot, and Vashon Branch of the King County Library System).

King County Comprehensive Plan Policy Amendments

Chapter 1: Regional Growth Management Planning

- Updates land use map to reflect land use designation changes in Attachment B to the PSO.

Chapter 3: Rural Areas and Natural Resource Lands

- Policy R-307 is removed to reflect adoption of a similar policy in the Subarea Plan in Attachment A to the PSO.
- Making a technical correction to the list of Rural Neighborhood Commercial Centers designated on Vashon-Maury Island.

Chapter 9: Services, Facilities and Utilities

- Policy F-258 was originally proposed to be removed in the Executive’s July 21 transmittal. The PSO, as amended in committee, would retain this policy in the KCCP, and would strengthen the policy to state that the public sewer system “shall not” be expanded beyond the boundaries of the Rural Town.
- Policy F-292 is removed to reflect adoption of a similar policy in the Subarea Plan in Attachment A to the PSO

Chapter 11: Community Service Area Planning

- Removes an incorrect and duplicative figure regarding the planning relationship of elements of the KCCP. A correct version of this figure already exists in Chapter 1.
- Policies CP-601 through CP-649 are removed. These are policies that are specific to Vashon-Maury Island, which are now replaced by the policies included in the Subarea Plan in Attachment A to the PSO.
- New text is added to reflect the adoption of the Subarea Plan in Attachment A to the PSO, including the legislative history of previous subarea and community plans for Vashon-Maury Island, the Vision and Guiding Principles adopted in the Subarea Plan, and a map depicting the Vashon-Maury Island CSA geography.
- Updates the schedule for transmitting the Skyway-West Hill Subarea Plan from September 2017 (as part of the 2017 KCCP annual update) to March 2018 (as part of the 2018 KCCP annual update), consistent with GMA and King County Comprehensive Plan update timelines and requirements.

Chapter 12: Implementation, Amendments and Evaluation

- Policy I-203 is updated to clarify allowance of adoption of CSA subarea plans during annual cycle KCCP updates, consistent with adopted policy direction in the 2016 update of the KCCP.
- 2016 KCCP Workplan Action 1 is updated to reflect current requirements that the Department of Permitting and Environmental Review (DPER) must coordinate and collaborate with the Office of Performance Strategy and Budget (PSB) to implement the Action, as required by King County Code chapter 2.16 and Motion 14341.

King County Code Amendments

Title 20 – Planning

- 20.12.017 – Clarified to reflect preservation of existing property specific (p-suffix) development conditions, as amended, on Vashon-Maury Island.
- 20.12.325 – Updated to reflect adoption of the 2017 Vashon-Maury Island CSA Subarea Plan as included in Attachment A to the PSO and repeal of the 1996 Vashon Town Plan.
- 20.18.030 – Updated to clarify allowance of adoption of CSA subarea plans during annual cycle KCCP updates, consistent with adopted policy direction in the 2016 update of the KCCP.

Title 21A – Zoning Code

- 21A.38 – Adds a new section to the chapter for the Vashon-Maury Island Affordable Housing Incentive Special District Overlay (SDO), which applies to parcels designated

in Map Amendment #3 in Attachment B to the PSO, and adopts development regulations for projects built using the incentive program.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Vashon-Maury Island is located in the Central Puget Sound on the western boundary of King County and outside King County's Urban Growth Area. It is approximately 3.5 miles west of Seattle. The islands are located in portions of Townships 21, 22 and 23 North and Ranges 2 East and 3 East.

B. Environmental Elements

1. Earth

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

4. Plants

a. Check the types of vegetation found on the site:

- ___deciduous tree: alder, maple, aspen, other
- ___evergreen tree: fir, cedar, pine, other
- ___shrubs
- ___grass
- ___pasture
- ___crop or grain
- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
- c. List threatened and endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- e. List all noxious weeds and invasive species known to be on or near the site.

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:
- e. List any invasive animal species known to be on or near the site.

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.
 - 1) Describe any known or possible contamination at the site from present or past uses.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
 - 4) Describe special emergency services that might be required.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.
- 3) Proposed measures to reduce or control noise impacts, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
- c. Describe any structures on the site.
- d. Will any structures be demolished? If so, what?
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require

environmental review and approval of development and building permits in accordance with King County Code and procedures.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

As a nonproject proposal, no specific housing developments are proposed. However, the proposed Vashon-Maury Island CSA Plan does include a new Affordable Housing Special District Overlay which seeks to incentivize new housing in Vashon Rural Town that is available to residents at 80% or below of area median income. The SDO contains a mandatory evaluation of the bonus density incentive that must be completed within 90 days of either the issuance of the first permit necessary for construction that would result in a cumulative total of 120 affordable housing units or 4 years after the effective date of the SDO ordinance, whichever comes first.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Unknown.**
- c. Proposed measures to reduce or control housing impacts, if any: **Any future applications for housing on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?
- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?

- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
- h. Proposed measures to reduce or control transportation impacts, if any:

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which
might
be needed.

N/A. This is a nonproject proposal. No site-specific construction projects are identified. If approved, future applications on property on Vashon-Maury Island will require environmental review and approval of development and building permits in accordance with King County Code and procedures.

Signature Bradley Clark Date 11/7/17
Bradley Clark, Subarea Planner

C. Supplemental Sheet for Nonproject Actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal contains nonproject actions. No site-specific construction projects are identified. The subarea plan contains the following policies and actions which, if implemented in the future, may result in one or more of the discharge/release increases noted above:

- Policy LU-6 encourages industrial development to occur within Vashon Rural Town where: there is sewer and water service, appropriately zoned land, nearby access to Vashon Highway, and can be clustered south of SW 178th St and west of Vashon Highway SW;
- Policy H-3 encourages higher density housing and innovative housing models to locate within Vashon Rural Town and are encouraged to be incentivized as infill development;
- Policy H-5 encourages incentives for higher density affordable housing within Vashon Rural Town under certain conditions;
- Action P-4 states that Vashon Park District and King County Parks should continue to partner to secure a state appropriation to upgrade the Tramp Harbor dock, including removal of creosote, pylon safety improvements, and other improvements;
- Map Amendment #3, Affordable Housing Incentive Special District Overlay, amends the King County zoning atlas to apply a new Affordable Housing Incentive Special District Overlay (SDO) to all or a portion of 246 parcels within the Vashon Rural Town. The amendment would allow new affordable dwelling units to be constructed within the Rural Town under certain conditions.

Proposed measures to avoid or reduce such increases are:

Any future development on Vashon-Maury Island will be subject to all King County Code environmental requirements and standards, including, but not limited to:

- Critical Areas Ordinance (KCC Chapter 21A.24)
- Stormwater Runoff and Surface Water and Erosion Control (KCC Chapters 9.04 and 9.12)
- Groundwater Protection (KCC Chapter 9.14)
- Clearing and Grading (KCC Chapter 16.82)

Additionally, the plan contains the following policies and requirements to help reduce or avoid discharges and/or emissions to the environment:

- Policy R-3 encourages the County to promote preservation of forest cover on rural-residential zoned parcels and dispersion of stormwater runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual;
- Action F-15 requires King County to analyze results of the Impact Bioenergy assessment and feasibility study in late 2018/early 2019 and determine next steps that will have the greatest impact on reducing the Island's solid waste stream;

- Policy F-13 encourages the County to perform an evaluation of: the potential uses of reclaimed water on the Island, the existing wastewater treatment plan to determine how best to service identified water reuse needs, and reuse or land application of Biosolids; and
- Policy F-4 encourages the County to include water quality monitoring and reporting in the scope of work for new low impact development projects on public properties.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal contains nonproject actions. No site-specific construction projects are identified.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Any future development on Vashon-Maury Island will be subject to all King County Code environmental requirements and standards, including, but not limited to:

- Critical Areas Ordinance (KCC Chapter 21A.24)
- Stormwater Runoff and Surface Water and Erosion Control (KCC Chapters 9.04 and 9.12)
- Groundwater Protection (KCC Chapter 9.14)
- Clearing and Grading (KCC Chapter 16.82)

Additionally, the plan contains the following policies and requirements to help reduce any potential impacts on plants, animals, fish, or marine life:

- Policy R-5 requires protection of intertidal shellfish habitat and exploring effective means to protect this fisheries resource; and
- Policy F-9 encourages the County to protect water quality at Quartermaster Harbor.

3. How would the proposal be likely to deplete energy or natural resources?

This proposal contains nonproject actions. No site-specific construction projects are identified. The subarea plan contains the following code amendment which, if implemented in the future, could increase the consumption of energy and amount of groundwater withdrawals:

- Map Amendment #3, Affordable Housing Incentive Special District Overlay, amends the King County zoning atlas to apply a new Affordable Housing Incentive Special District Overlay (SDO) to all or a portion of 246 parcels within the Vashon Rural Town. The amendment would allow new affordable dwelling units to be constructed within the Rural Town under certain conditions.

Proposed measures to protect or conserve energy and natural resources are:

Any future development on Vashon-Maury Island will be subject to all King County Code environmental requirements and standards, including, but not limited to:

- Critical Areas Ordinance (KCC Chapter 21A.24)
- Stormwater Runoff and Surface Water and Erosion Control (KCC Chapters 9.04 and 9.12)
- Groundwater Protection (KCC Chapter 9.14)
- Clearing and Grading (KCC Chapter 16.82)

Additionally, the plan and proposed ordinance contain the following policies and requirements to help protect or conserve energy and natural resources:

- Policy LU-1 requires land use policies and regulations for Vashon-Maury Island to treat all of the Island as a groundwater recharge area;
- Policy F-7 encourages the Vashon-Maury Island Groundwater Protection Committee to evaluate ways to provide or enhance incentives to implement water conservation;
- Policy F-5 encourages the County, with Vashon-Maury Island Groundwater Protection Committee assistance, to continue monitoring private wells and consider monitoring water quantity and water quality of private wells on Vashon-Maury Island;
- Policy F-6 encourages the County to develop an ongoing education program to inform Islanders about groundwater resources, drinking supplies, water availability, and water quality issues, which should include alternative water supply choices;
- Policy F-3 requires the County to ask that comprehensive plans of public water systems on Vashon-Maury Island include information assessing the ability of existing and potential water sources to meet anticipated growth and encourages planned system expansions to be prohibited if the analysis reveals a risk to the adequacy of service;
- Policy F-1 encourages Island water resources to continue to be the sole water-supply source in the future and discourages importing water for domestic uses from off the Island;
- Policy E-3 encourages low-density development and similar non-intensive uses in areas deemed highly susceptible to groundwater contamination;
- Policy E-2 encourages the monitoring of the quality and quantity of Vashon-Maury Island's groundwater supply and, if new information indicates the groundwater supply is in danger, encourages planning for new development that does not impair the groundwater supply; and
- The proposed Affordable Housing Special District Overlay ordinance requires any new affordable housing development using the bonus density incentive to mitigate any potential negative impacts on the environment, including mandatory water conservation

measures and compliance with all King County environmental codes, thereby making the cumulative environmental impacts of new multi-family housing nonsignificant.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal contains nonproject actions. No site-specific construction projects are identified. The subarea plan contains the following map amendments:

- Map Amendment #1 Maury Island Natural Area – Would amend the land use designation from Mining (“m”) to Open Space (“os”) and amends zoning from Mineral (“M”) with Special District Overlay-140 to Rural Area 1 dwelling unit per 10 acres (“RA-10”) with Special District Overlay-140, and removes potential zoning of Rural Area 1 dwelling unit per 5 acres (“RA-2.5”) with Special District Overlay-140. This proposed change indicates King County’s long-term objective to manage the Maury Island Natural Area as public open space. The change is found to decrease the probability of posing any negative or harmful environmental impacts to the Natural Area by removing the “m” and “M” classifications that allow for mining-related activities.
- Map Amendment #2 Ober Park – Would amend the land use designation from Other Parks (“op”) to Rural Town (“rt”). This change would better reflect the multiple uses currently occurring on the parcel (multi-use community park and improved parkland, Ober Park Activity Center, Vashon Park District offices, off-street parking lot, and Vashon Branch of the King County Library System).

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any future development on Vashon-Maury Island will be subject to all King County Code environmental requirements and standards, including, but not limited to:

- Critical Areas Ordinance (KCC Chapter 21A.24)
- Stormwater Runoff and Surface Water and Erosion Control (KCC Chapters 9.04 and 9.12)
- Groundwater Protection (KCC Chapter 9.14)
- Clearing and Grading (KCC Chapter 16.82)

Additionally, the plan contains the following policies and requirements to help protect resources and avoid or reduce environmental impacts:

- Action R-9 requires King County’s Farmland Protection Program to work with local partners to explore opportunities for additional farmland protection on Vashon-Maury Island. Given the island’s limited groundwater supply, such a strategy should examine water rights and ensure that lands preserved for agriculture contain adequate water supply;

- Policy P-1 carries forward the goals from current 2016 KCCP Policy CP-619 and requires key natural area lands across the island to be considered for parks and/or open space acquisition or conservation;
- Policy P-18 supports collaboration with the Muckleshoot and Puyallup Tribes and other groups of cultural significance on Vashon-Maury Island to identify areas of particular cultural importance so they can be protected; and
- Policy R-6 requires the County, and encourages the King Conservation District (KCD), to continue to promote environmentally-sensitive agricultural practices through Farm Management Plans and other tools.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal contains nonproject actions. No site-specific construction projects are identified. The subarea plan contains the following policies and actions which, if implemented in the future, may result in shoreline-related uses:

- Action P-3 states that King County should analyze its publicly-held property and road right-of-way to identify any potential opportunities for increasing public shoreline access or transferring to other agencies. It also requires DOT/Roads and DNRP/Parks staff to develop a set of criteria to identify opportunities for appropriate shoreline access.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Any future development on Vashon-Maury Island will be subject to all King County Code environmental requirements and standards, including, but not limited to:

- Critical Areas Ordinance (KCC Chapter 21A.24)
- Stormwater Runoff and Surface Water and Erosion Control (KCC Chapters 9.04 and 9.12)
- Groundwater Protection (KCC Chapter 9.14)
- Clearing and Grading (KCC Chapter 16.82)

Additionally, the plan contains the following policies and requirements to help reduce or avoid shoreline and land use impacts:

- Policy P-5 encourages additional water-related natural areas along the saltwater shorelines of the Island to be acquired and retained as passive, natural areas; and
- Action E-5 requires that King County coordinate with island property owners, hazard mitigation specialists, engineers, and other key stakeholders to develop policy and public education tools targeted for use on Vashon-Maury Island, considering such topics as:
 - a. Creating disincentives for new construction that is located in projected sea-level rise zones;

- b. In coordination with other King County departments and agencies, DPER shall research regulatory approaches for reducing flood hazards in marine zones; and
- c. Other Vashon-specific items derived from the sea level rise strategy being developed by DNRP/WLRD staff.

Action E-5 also requires King County to pursue a permanent funding source for routine monitoring of marine shoreline changes. Data collected from said monitoring shall be used to support future climate change mitigation and adaptation interventions.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal contains nonproject actions. No site-specific construction projects are identified. The subarea plan contains the following policies and actions which, if implemented in the future, may increase demand on transportation or public services and utilities:

- Policy T-1 encourages some form of public transportation to be made available to Island residents consistent with Metro's service guidelines and alternative services programs;
- Policy T-4 requires Metro to continue to provide public transit connections to the Island's major activity centers consistent with Metro's service guidelines and alternative services programs; and
- Map Amendment #3, Affordable Housing Incentive Special District Overlay, amends the King County zoning atlas to apply a new Affordable Housing Incentive Special District Overlay (SDO) to all or a portion of 246 parcels within the Vashon Rural Town. The amendment would allow new affordable dwelling units to be constructed within the Rural Town under certain conditions.

Proposed measures to reduce or respond to such demand(s) are:

The plan and proposed ordinance contain the following policies and requirements to help reduce or respond to increased transportation demands:

- Policy T-2 supports continuation and use of passenger ferry service, and encourages continual monitoring and strengthening of bus connections to and from the terminals consistent with Metro policies and plans;
- Policy T-3 encourages the County to continue to perform maintenance at the Ober Park, Valley Center, Tahlequah, and North end ferry terminal parking lot facilities; and
- The proposed Affordable Housing Special District Overlay ordinance requires any new affordable housing development using the bonus density incentive to locate only within the

Vashon Rural Town within close proximity to community services, Metro bus lines, park and ride lots, and similar transportation amenities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal is not found to conflict with local, state, or federal laws or requirements protecting the environment.