

**Attachment B to Ordinance 18623  
December 4, 2017**



**King County**

2017 updates to  
2016 King County Comprehensive Plan

**LAND USE AND ZONING MAP AMENDMENTS**

# Land Use and Zoning Amendments

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# Map Amendment # 1

**SW 260<sup>th</sup> St. (Maury Island Natural Area)**

**(Vashon-Maury Island Community Service Area Subarea Plan)**

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
and KING COUNTY ZONING ATLAS

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Amend Sections 28 and 29, Township 22, Range 3 as follows:

## LAND USE

Change land use designation on parcels 2822039023, 2822039057, 2822039024 and 2822039025 from “m”, Mining, to “os”, King County Open Space System

## ZONING

Change zoning on parcels 2822039023, 2822039057, 2822039024 and 2822039025 from “M-SO” and potential zoning “RA-2.5-SO” to “RA-10-SO”





**Effect: Amends land use designation from “m” to “os” and amends zoning from Mineral with Special District Overlay-140 to Rural Area-1 dwelling unit per 10 acres with Special District Overlay-140. The “os” designation indicates King County’s long-term objective to manage the Maury Island Natural Area as public open space. Special District Overlay-140 is the groundwater protection SDO used across Vashon-Maury Island in areas with high groundwater recharge capacity. The “os” land use designation and the RA-10 zone are more accurate and appropriate for this site since they reflect current and future public open space plans and align with the land use and zoning of other open space parcels on Maury Island. The sand and gravel mine in the Maury Island Natural Area is no longer in operation and King County is nearing completion of a reclamation and soil remediation plan, which once implemented, will improve the land as permanent public open space.**



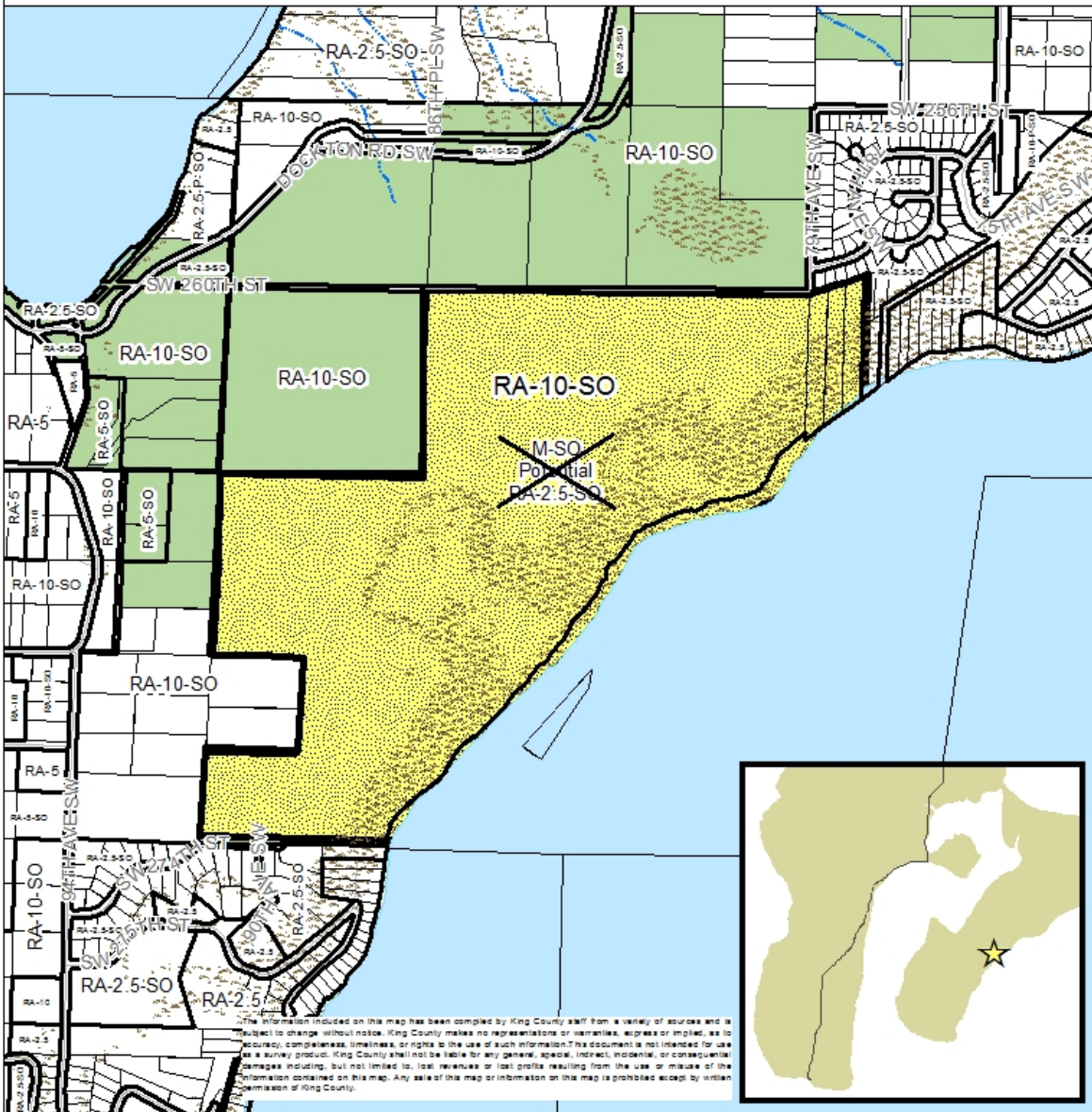
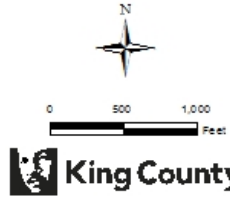
# Map Amendment #1 - Maury Island Natural Area

## Zoning Map Amendment

-  Study Area
-  Zoning
-  Wetland & Steep Slope
-  Parks & OS
-  Park & Ride

-  Waterbodies
-  Streams
-  Railroads
-  Parcels

- RA-2.5 Rural Area, 1 DU/5 acres
- RA-5 Rural Area, 1 DU/5 acres
- R-10 Rural Area, 1 DU/10 acres
- M Mineral
- P = parcel specific development condition
- SO = special district overlay



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## Map Amendment # 2

Vashon Highway SW (Ober Park)

(Vashon-Maury Island Community Service Area Subarea Plan)

### AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

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Amend Section 29, Township 23, Range 3 as follows:










#### LAND USE

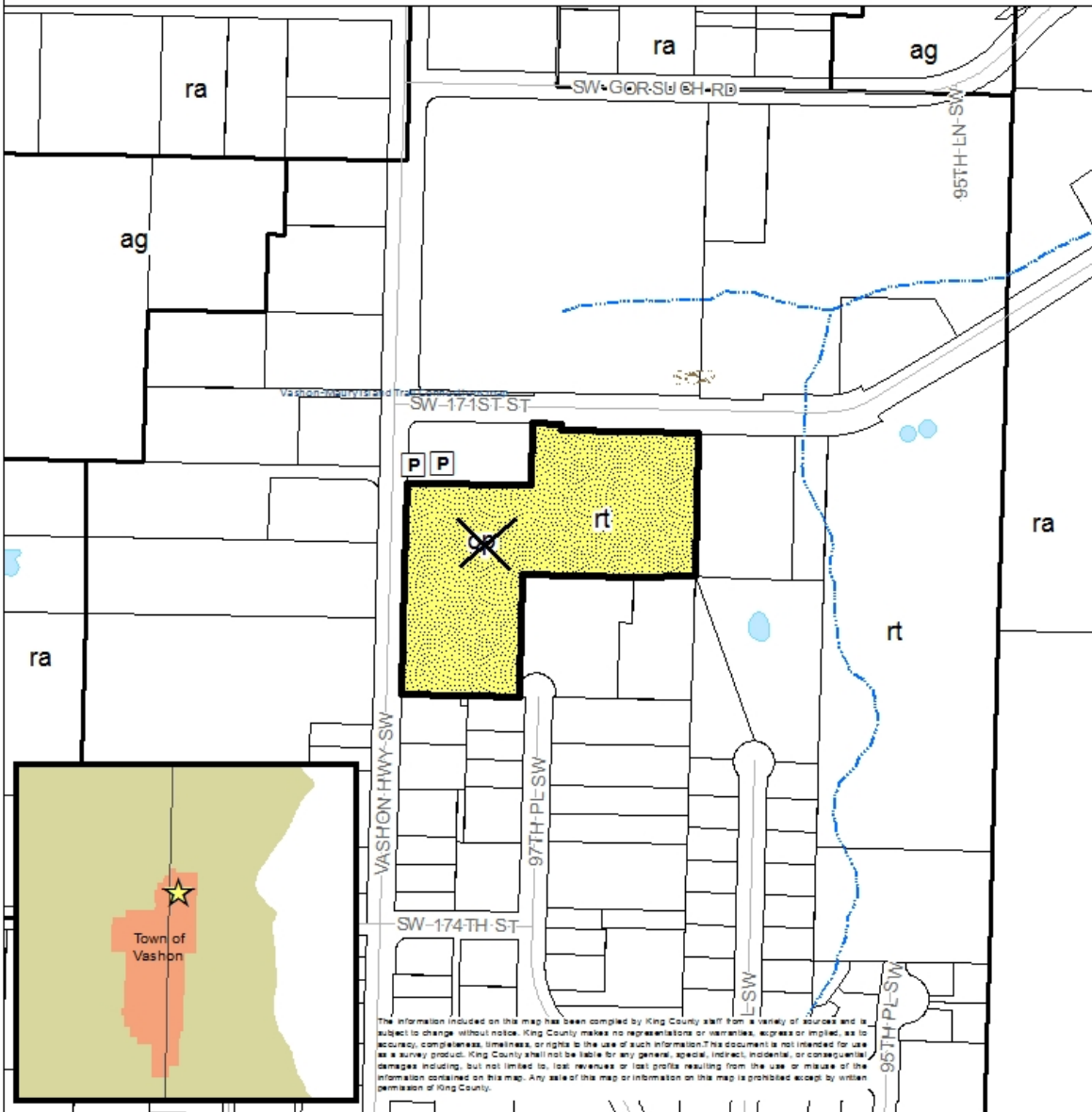
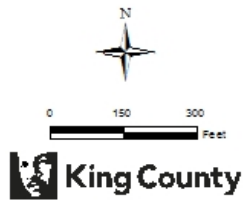
Change land use designation on parcel 2923039044 from “op,” Other Parks, to “rt,” Rural Town

**Effect: Amends Land Use from “op” to “rt” on King County’s official Land Use Map. The parcel is an “island” within the Vashon Rural Town boundary, completely surrounded by land that is designated “rt”. Amending the Land Use to “rt” makes the parcel’s land use consistent with the designation of the adjacent neighborhood and eliminates the current enclave. The “rt” designation allows for multiple zones, including the R-4-P zoning classification currently applied to this property, and is used to recognize economic and civic activity centers in the unincorporated Rural Area. The parcel (5.47 acres) is a multi-use community park, owned and maintained by Vashon Park District, which contains the Ober Activity Center and offices, improved parkland, an off-street parking lot, and the Vashon Branch of the King County Library System.**

# Map Amendment #2 - Ober Park

## Land Use Map Amendment

- |   |   |                           |
|---|---|---------------------------|
|  Study Area            |  Waterbodies | ag Agriculture            |
|  CPLU                  |  Streams     | op Other Parks/Wilderness |
|  Wetland & Steep Slope |  Railroads   | rt Rural Town             |
|  Parks & Open Space    |  Parcels     | ra Rural Area             |
|  Park & Ride           |   |                           |



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# Map Amendment # 3

## Vashon Rural Town (Affordable Housing Incentive Special District Overlay)

### (Vashon-Maury Island Community Service Area Subarea Plan)

#### AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Sections 5 and 6, Township 22, Range 3, and Sections 29, 30, 31 and 32, Township 23, Range 3, as follows:

#### ZONING

Apply the Special District Overlay established in Ordinance 18623, Section 9, to the following parcels. Make no other changes to the land use designation or zoning:

Parcel Number	Current Zoning
0522039016	R-1-SO
0522039130	R-1-SO
0522039142	R-1-SO
0522039143	R-1-SO
0522039144	R-1-SO
0522039164	R-1-SO
0622039017	R-1-SO
0855500010	R-12
0855500020	R-12
0855500030	R-12
0855500040	R-12
0855500050	R-12
0855500060	R-12
0855500070	R-12
0855500080	R-12
0855500090	R-12
0855500160	R-12
0855500170	R-12
0855500180	R-12
0855500190	R-12
0855500200	R-12



<b>Parcel Number</b>	<b>Current Zoning</b>
0855500210	R-12
0855500220	R-12
0855500230	R-12
0855500240	R-12
0855500250	R-12
0855500260	R-12
2617370010	R-4
2617370020	R-4
2617370030	R-4
2617370040	R-4
2617370050	R-4
2617370060	R-4
2617370070	R-4
2617370080	R-4
2617370090	R-4
2617370100	R-4
2617370110	R-4
2617370120	R-4
2617370130	R-4
2846200005	CB-P
2846200010	CB-P
2846200025	CB-P
2846200030	CB-P
2846200040	CB-P
2846200050	CB-P
2846200065	CB-P
2846200070	CB-P
2846200075	CB-P
2846200080	CB-P
2846200085	CB-P
2846200086	CB-P
2846200100	CB-P
2846200105	CB-P
2846200110	CB-P
2846200115	CB-P
2923039040	R-4-P
2923039068	CB-P
2923039094	CB-P
2923039106	CB-P
2923039113	CB-P

<b>Parcel Number</b>	<b>Current Zoning</b>
2923039114	CB-P
2923039117	R-12
2923039121	CB-P
2923039133	R-12-P
2923039135	CB-P
2923039136	CB-P
2923039140	R-12
2923039142	R-4-P
2923039147	CB-P
2923039148	R-4-P
2923039158	CB-P
2923039159	R-12-P
2923039160	CB-P
2923039161	CB-P
2923039167	R-12-P
2923039169	R-12
2923039170	R-12
2923039171	R-12-P
2923039172	R-12
2923039174	R-12
2923039176	R-12-P
2923039183	CB-P
2923039190	R-4-P
2923039198	CB-P
2923039199	R-12-P
2923039206	R-4
2923039277	R-12-P
2923039279	R-12-P
2923039291	CB-P
2923039295	CB-P
3023039033	R-4
3023039034	R-4-P
3023039036	CB-P
3023039038	R-4
3023039039	CB-P
3023039041	CB-P
3023039045	R-4
3023039046	R-4-P
3023039050	CB-P
3023039051	CB-P

<b>Parcel Number</b>	<b>Current Zoning</b>
3023039052	R-4-P
3023039054	CB-P
3023039056	CB-P
3023039059	R-4-P
3023039060	R-4-P
3023039061	CB-P
3023039062	CB-P
3023039066	R-4-P
3023039067	R-4-P
3023039073	CB-P
3023039090	CB-P
3023039097	CB-P
3023039103	R-4-P
3023039108	CB-P
3023039111	CB-P
3023039122	CB-P
3023039124	R-4-P
3023039125	CB-P
3023039128	R-4
3023039129	R-4
3023039132	R-4-P
3023039134	R-4
3023039135	R-4
3023039136	R-4
3023039137	R-4-P
3023039138	R-4-P
3023039141	R-4-P
3023039154	R-4
3023039160	CB-P
3023039161	CB-P
3023039163	R-4-P
3023039169	R-4-P
3023039176	R-4-P
3023039185	R-4
3023039187	CB-P
3023039194	R-4-P
3023039201	R-4-P
3023039204	CB-P
3023039206	R-4-P
3023039227	R-4

<b>Parcel Number</b>	<b>Current Zoning</b>
3023039241	R-4
3023039246	R-4
3023039247	R-4
3023039248	R-4
3123039004	CB-P
3123039005	R-4
3123039006	R-4
3123039010	CB-P
3123039011	CB-P
3123039030	CB-P
3123039033	CB-P
3123039034	R-4
3123039035	CB-P
3123039039	R-1-SO
3123039042	R-8 Potential R-12
3123039053	CB-P
3123039055	CB-P
3123039059	CB-P
3123039061	CB-P
3123039067	CB-P
3123039068	R-8 Potential R-12
3123039071	CB-P
3123039072	CB-P
3123039073	R-8 Potential R-12
3123039075	CB-P
3123039079	R-8 Potential R-12
3123039083	R-8 Potential R-12
3123039085	R-4-P
3123039086	CB-P
3123039087	CB-P
3123039088	CB-P
3123039090	R-8 Potential R-12
3123039093	R-8 Potential R-12
3123039096	R-4-SO
3123039099	R-4-P-SO

<b>Parcel Number</b>	<b>Current Zoning</b>
3123039104	R-4-P
3123039107	CB-P
3123039113	R-8 Potential R-12
3123039118	R-8 Potential R-12
3123039126	CB-P
3123039127	R-8 Potential R-12
3123039128	R-8 Potential R-12
3123039129	R-8 Potential R-12
3123039130	CB-P
3123039131	CB-P
3123039132	R-8/CB Potential R-12
3123039134	CB-P
3123039135	CB-P
3123039140	R-4
3123039142	R-4
3123039144	R-8 Potential R-12
3123039147	R-4
3123039149	R-4
3123039150	R-4
3123039169	R-8-P Potential R-12-P
3123039170	R-4-P-SO
3123039171	R-4-P-SO
3123039172	R-4-P-SO
3123039184	R-4-P-SO
3123039185	R-4-P-SO
3123039186	R-4-P-SO
3123039187	R-4
3123039188	R-4
3123039189	R-4-P
3223039016	CB-P
3223039017	CB-P
3223039018	CB-P
3223039019	CB-P
3223039020	CB-P

<b>Parcel Number</b>	<b>Current Zoning</b>
3223039021	CB-P
3223039022	CB-P
3223039023	CB-P
3223039024	CB-P
3223039026	R-4
3223039076	CB-P
3223039083	CB-P
3223039091	CB-P
3223039092	CB-P
3223039099	R-4
3223039103	CB-P
3223039106	R-4
3223039107	R-4
3223039112	CB-P
3223039113	CB-P
3223039114	CB-P
3223039119	R-4
3223039126	R-4
3223039129	R-4
3223039133	CB-P
3223039170	R-4
3223039196	R-4-SO
3223039199	R-4
3223039208	R-4
3223039214	R-4
8883500000	CB-P
8884400010	CB-P
8884400020	CB-P
8884400040	R-12-P




Apply the Special District Overlay established in Ordinance 18623, Section 9, to only the portion of the following parcels indicated in the chart and on the accompanying map. Make no other changes to the land use designation or zoning:

Parcel Number	Current Zoning	Portion
3223039183	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4 (access easement/pipestem only)
3023039096	CB-P and RA-5	Only on the portion that is within the Rural Town and zoned CB-P
3023039078	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3023039233	R-4-P and RA-5	Only on the portion that is within the Rural Town and zoned R-4-P
3223039025	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3223039141	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3123039015	R-4-P and R-1	Only the portion that is zoned R-4. Excludes portion zoned R-1

**Effect:** Amends the zoning atlas to apply the Affordable Housing Incentive Special District Overlay to all or a portion of 246 parcels within the Vashon Rural Town.

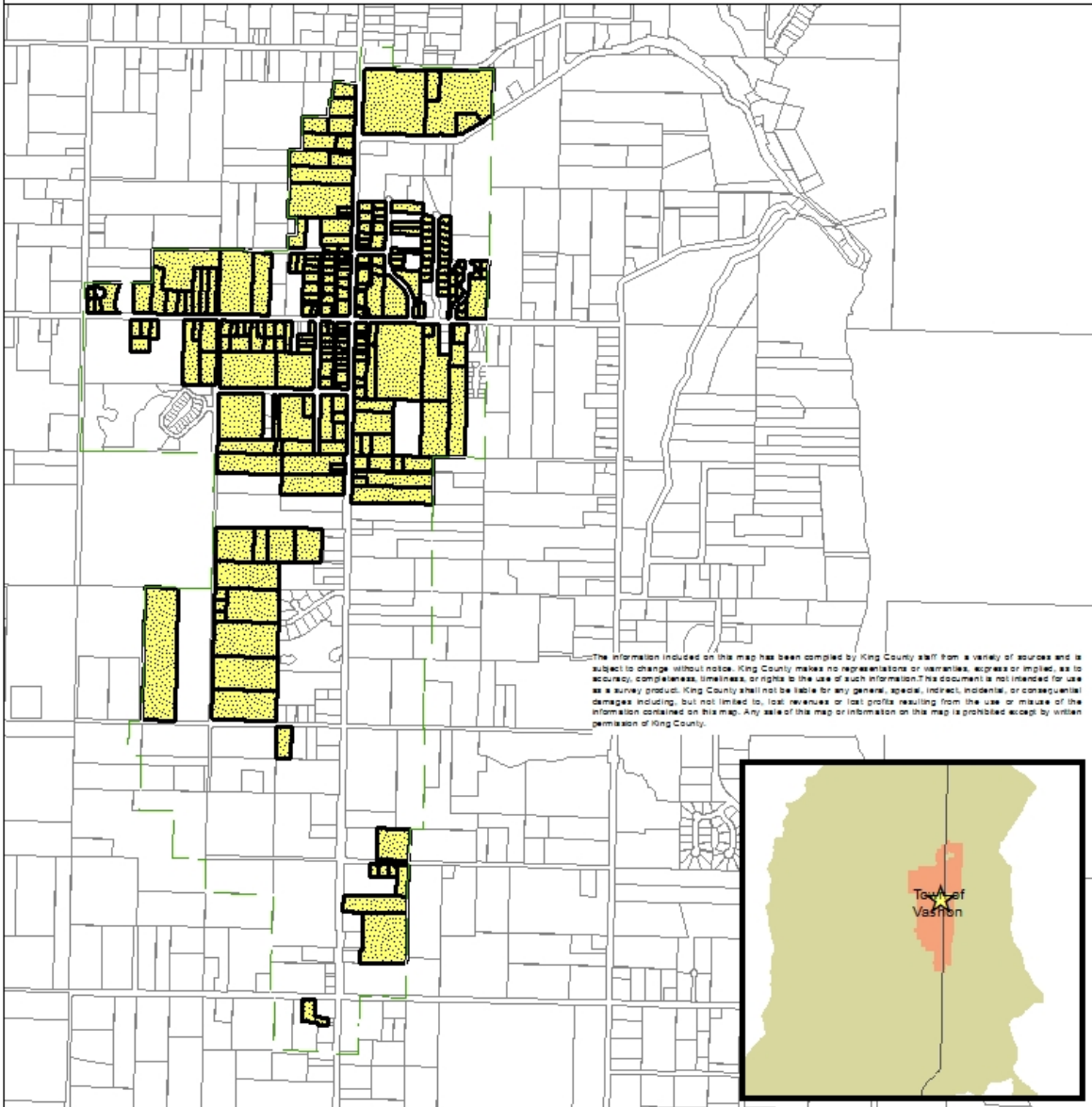
# Map Amendment #3 - Affordable Housing Incentive Special District Overlay

## Zoning Map Amendment

-  Rural Town - Land Use Designation
-  Parcels With SDO Applied
-  Parcels



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Feet



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