

December 1, 2017

18623

T1

Sponsor: Dembowski

Proposed No.: 2017-0317.2

RDE → passed

1 **TITLE AMENDMENT TO PROPOSED ORDINANCE 2017-0317, VERSION 2**

2 On page 1, beginning on line 1, strike lines 1 through 8, and insert:

3 "AN ORDINANCE relating to comprehensive planning  
 4 and zoning; adopting the Vashon-Maury Island Community  
 5 Service Area Subarea Plan; amending Ordinance 263,  
 6 Section 1, as amended, as recodified by this ordinance,  
 7 Ordinance 17842, Section 3, as amended, and K.C.C.  
 8 20.12.017, Ordinance 12061, Section 4, and K.C.C.  
 9 20.12.325 and Ordinance 13147, Section 19, and K.C.C.  
 10 20.18.030, adding new sections to K.C.C. chapter 20.12,  
 11 adding a new section to K.C.C. chapter 21A.38,  
 12 recodifying Ordinance 263, Article 2, Section 1, as  
 13 amended, and repealing Ordinance 12395, Section 2, and  
 14 Attachment 1, as amended."

15 **EFFECT: Corrections to reflect changes adopted in Amendment 1.**

18653

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December 1, 2017  
2017 KCCP/Vashon  
Corrections

Sponsor: Dembowski

Proposed No.: 2017-0317.2

cmj

RDE → passed

1 **AMENDMENT TO PROPOSED ORDINANCE 2017-0317, VERSION 2**

2 On page 3, after line 45, insert:

3 "SECTION 2. Ordinance 263, Article 2, Section 1, as amended, is hereby recodified  
4 as K.C.C. 20.12.010.

5 SECTION 3. Ordinance 263, Article 2, Section 1, as amended, as receodified by this  
6 ordinance, is hereby amended to read as follows:

7 A. Under the King County Charter, the state Constitution and the Washington  
8 state Growth Management Act, chapter 36.70A RCW, King County adopted the 1994  
9 King County Comprehensive Plan (~~((is adopted))~~) via Ordinance 11575 and declared it to  
10 be the Comprehensive Plan for King County until amended, repealed or superseded.  
11 ~~((King County performed its first comprehensive four-cycle review of the~~  
12 ~~Comprehensive Plan. As a result of the review, King County amended the 1994~~  
13 ~~Comprehensive Plan through passage of the King County Comprehensive Plan 2000.~~  
14 ~~King County performed its second comprehensive four-cycle review of the~~  
15 ~~Comprehensive Plan in 2004. As a result of the review, King County amended the 2000~~  
16 ~~Comprehensive Plan through passage of the King County Comprehensive Plan 2004.))~~  
17 The Comprehensive Plan has been reviewed and amended multiple times since its  
18 adoption in 1994. Amendments to the 1994 Comprehensive Plan to-date are currently

19 reflected in the 2016 King County Comprehensive Plan, as adopted in Ordinance 18427  
20 and as amended by this ordinance. The Comprehensive Plan shall be the principal  
21 planning document for the orderly physical development of the county and shall be used  
22 to guide subarea plans, functional plans, provision of public facilities and services,  
23 review of proposed incorporations and annexations, development regulations and land  
24 development decisions.

25 ~~(B. The amendments to the 1994 King County Comprehensive Plan contained in~~  
26 ~~Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)~~  
27 ~~are hereby adopted.~~

28 ~~C. The amendments to the 1994 King County Comprehensive Plan contained in~~  
29 ~~Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget~~  
30 ~~Sound Growth Management Hearings Board Decision and Order in Vashon-Maury~~  
31 ~~Island, et. al. v. King County, Case No. 95-3-0008.~~

32 ~~D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is~~  
33 ~~adopted as a subarea plan of the King County Comprehensive Plan and, as such,~~  
34 ~~constitutes official county policy for the geographic area of unincorporated King County~~  
35 ~~defined in the plan and amends the 1994 King County Comprehensive Plan Land Use~~  
36 ~~Map.~~

37 ~~E. The amendments to the 1994 King County Comprehensive Plan contained in~~  
38 ~~Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the~~  
39 ~~Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et~~  
40 ~~al, v. King County, Case No. 96-3-0013 as amendments to the King County~~  
41 ~~Comprehensive Plan.~~

42 F. ~~The amendments to the 1994 King County Comprehensive Plan contained in~~  
43 ~~Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments)~~  
44 ~~are hereby adopted as amendments to the King County Comprehensive Plan.~~

45 G. ~~The Black Diamond Urban Growth Area contained in Appendix A to~~  
46 ~~Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive~~  
47 ~~Plan.~~

48 H. ~~The 1994 King County Comprehensive Plan and Comprehensive Plan Land~~  
49 ~~Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as~~  
50 ~~Rural City Urban Growth Area. The language from Ordinance 12535, Section 1.D., shall~~  
51 ~~be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on~~  
52 ~~the area affected by Ordinance 12535.~~

53 I. ~~The amendments to the 1994 King County Comprehensive Plan contained in~~  
54 ~~Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted~~  
55 ~~as amendments to the King County Comprehensive Plan.~~

56 J. ~~The amendments to the 1994 King County Comprehensive Plan contained in~~  
57 ~~Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments)~~  
58 ~~are hereby adopted as amendments to the King County Comprehensive Plan.~~

59 K. ~~The amendments to the 1994 King County Comprehensive Plan contained in~~  
60 ~~the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance~~  
61 ~~12931 and in the supporting text, are hereby adopted as amendments to the King County~~  
62 ~~Comprehensive Plan.~~

63 L. The amendments to the 1994 King County Comprehensive Plan contained in  
64 Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments)  
65 are hereby adopted as amendments to the King County Comprehensive Plan.

66 M. The 1999 Transportation Needs Report contained in Attachment A to  
67 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County  
68 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King  
69 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby  
70 adopted as amendments to the King County Comprehensive Plan.

71 N. The amendments to the 1994 King County Comprehensive Plan contained in  
72 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999  
73 amendments) are hereby adopted as amendments to the King County Comprehensive  
74 Plan.

75 O. The 2000 Transportation Needs Report contained in Attachment A to  
76 Ordinance 13674 is hereby adopted as an amendment to the 1994 King County  
77 Comprehensive Plan, Technical Appendix C.

78 P. The Fall City Subarea Plan contained in Attachment A to Ordinance 13875 is  
79 adopted as a subarea plan of the King County Comprehensive Plan and, as such,  
80 constitutes official county policy for the geographic area of unincorporated King County  
81 defined in the plan. The Fall City Subarea Plan amends the 1994 King County  
82 Comprehensive Plan land use map by revising the Rural Town boundaries of Fall City.

83 Q. The amendments to the King County Comprehensive Plan contained in  
84 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King  
85 County Comprehensive Plan.

86           R. ~~The Fall City area zoning amendments contained in Attachment A to~~  
87 ~~Ordinance 13875 are adopted as the zoning control for those portions of unincorporated~~  
88 ~~King County defined in the attachment. Existing property specific development~~  
89 ~~standards (p suffix conditions) on parcels affected by Attachment A to Ordinance 13875~~  
90 ~~do not change except as specifically provided in Attachment A to Ordinance 13875.~~

91           S. ~~The amendments to the 1994 King County Comprehensive Plan Land Use~~  
92 ~~Map contained in Attachment A to Ordinance 13987 are hereby adopted to comply with~~  
93 ~~the Central Puget Sound Growth Management Hearings Board Decision and Order on~~  
94 ~~Supreme Court Remand in Vashon Maury Island, et. al. v. King County, Case No. 95-3-~~  
95 ~~0008 (Bear Creek Portion).~~

96           T. ~~The 2001 transportation needs report contained in Attachment A to Ordinance~~  
97 ~~14010 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,~~  
98 ~~technical appendix C.~~

99           U. ~~The amendments to the 1994 King County Comprehensive Plan contained in~~  
100 ~~Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000)~~  
101 ~~are hereby adopted as amendments to the King County Comprehensive Plan. Attachment~~  
102 ~~A to Ordinance 14044 amends the policies, text and maps of the Comprehensive Plan.~~  
103 ~~Amendments to the policies are shown with deleted language struck out and new~~  
104 ~~language underlined. The text and maps in Attachment A to Ordinance 14044 replace the~~  
105 ~~previous text and maps in the Comprehensive Plan. Attachment B to Ordinance 14044~~  
106 ~~contains technical appendix A (capital facilities), which replaces technical appendix A to~~  
107 ~~the King County Comprehensive Plan, technical appendix C (transportation), which~~  
108 ~~replaces technical appendix C to the King County Comprehensive Plan, and technical~~

109 appendix M (public participation), which is a new technical appendix that describes the  
110 public participation process for the King County Comprehensive Plan 2000. Attachment  
111 C to Ordinance 14044 includes amendments to the King County Comprehensive Plan  
112 Land Use Map. The land use amendments contained in Attachment C to Ordinance  
113 14044 are adopted as the official land use designations for those portions of  
114 unincorporated King County defined in Attachment C to Ordinance 14044.

115 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A  
116 to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan  
117 and, as such, constitutes official county policy for the geographic area of unincorporated  
118 King County defined in the plan. Attachment B to Ordinance 14117 amends the King  
119 County Comprehensive Plan 2000 land use map by revising the Urban Growth Area for  
120 the City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the  
121 Comprehensive Plan.

122 W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments  
123 in Attachment D to Ordinance 14117 are adopted as the zoning control for those portions  
124 of unincorporated King County defined in the attachment. Existing property-specific  
125 development standards (p-suffix conditions) on parcels affected by Attachment D to  
126 Ordinance 14117 do not change

127 X. The amendments to the King County Comprehensive Plan 2000 contained in  
128 Attachment B to Ordinance 14156 are hereby adopted as amendments to the King County  
129 Comprehensive Plan.

130 Y. The amendments to the King County Comprehensive Plan 2000 contained in  
131 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King



132 County Comprehensive Plan in order to comply with the order of the Central Puget  
133 Sound Growth Management Hearings Board in Green Valley et al, v. King County,  
134 CPSGMHB Case No. 98-3-0008c, Final Decision and Order (1998) and the order of the  
135 Washington Supreme Court in King County v. Central Puget Sound Growth Management  
136 Hearings Board, 142 Wn.2d 543, 14 P.3d 133 (2000).

137 Z. The amendments to the King County Comprehensive Plan 2000 contained in  
138 Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001  
139 Amendments) are hereby adopted as amendments to the King County Comprehensive  
140 Plan.

141 AA. The amendment to the King County Comprehensive Plan 2000 contained in  
142 Attachment A to Ordinance 14286 is hereby adopted as an amendment to the King  
143 County Comprehensive Plan in order to comply with the Central Puget Sound Growth  
144 Management Hearings Board's Final Decision and Order in Forster Woods Homeowners'  
145 Association and Friends and Neighbors of Forster Woods, et al. v. King County, Case  
146 No. 01-3-0008c (Forster Woods), dated November 6, 2001.

147 BB. The amendments to the King County Comprehensive Plan 2000 contained in  
148 Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002  
149 Amendments) are hereby adopted as amendments to the King County Comprehensive  
150 Plan.

151 CC. The amendments to the King County Comprehensive Plan 2000 contained in  
152 Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003  
153 Amendments) are hereby adopted as amendments to the King County Comprehensive  
154 Plan.

155 DD. The amendments to the King County Comprehensive Plan 2000 contained in  
156 Attachments A, B, C, D and E to Ordinance 15028 (King County Comprehensive Plan  
157 2004) are hereby adopted as amendments to the King County Comprehensive Plan.  
158 Attachment A, Part I, to Ordinance 15028 amends the policies, text and maps of the  
159 Comprehensive Plan. Attachment A, Part II, to Ordinance 15028 includes amendments  
160 to the King County Comprehensive Plan Land Use Map. The land use amendments  
161 contained in Attachment A, Part II, to Ordinance 15028 are adopted as the official land  
162 use designations for those portions of unincorporated King County defined in Attachment  
163 A, Part II, to Ordinance 15028. Attachment B to Ordinance 15028 contains Technical  
164 Appendix A (Capital Facilities), which replaces technical appendix A to the King County  
165 Comprehensive Plan. Attachment C to Ordinance 15028 contains Technical Appendix B  
166 (Housing), which replaces Technical Appendix B to the King County Comprehensive  
167 Plan. Attachment D to Ordinance 15028 contains Technical Appendix C  
168 (Transportation), which replaces Technical Appendix C to the King County  
169 Comprehensive Plan 2000. Attachment E to Ordinance 15028 contains Technical  
170 Appendix D (Growth Targets and the Urban Growth Area 2004).

171 EE. The 2004 transportation needs report contained in Attachment A to  
172 Ordinance 15077 is hereby adopted as an amendment to the 2004 King County  
173 Comprehensive Plan, technical appendix C.

174 FF. The amendments to the King County Comprehensive Plan 2004 contained in  
175 Attachment A to Ordinance 15244 (King County Comprehensive Plan 2005  
176 Amendments) are hereby adopted as amendments to the King County Comprehensive  
177 Plan.

178           GG. ~~Attachment A to Ordinance 15326, which is the King County~~  
179 ~~Comprehensive Plan Sammamish Agricultural Production District Subarea Plan dated~~  
180 ~~November 7, 2005, is hereby adopted as an amendment to the 2004 King County~~  
181 ~~Comprehensive Plan, as amended, in order to comply with the Central Puget Sound~~  
182 ~~Growth Management Hearings Board's Final Decision and Order in Maxine Keesling v.~~  
183 ~~King County, Case No. 04-3-0024 (Keesling III), dated May 31, 2005.~~

184           HH. ~~The amendments to the King County Comprehensive Plan 2004 contained in~~  
185 ~~Attachments A, B, C and D to Ordinance 15607 are hereby adopted as amendments to the~~  
186 ~~King County Comprehensive Plan. Attachment A to Ordinance 15607 (Amendment to~~  
187 ~~the King County Comprehensive Plan 2004) amends the policies and maps of the King~~  
188 ~~County Comprehensive Plan. Attachment B to Ordinance 15607 contains technical~~  
189 ~~appendix O (Regional Trail Needs Report). Attachment C to Ordinance 15607 amends~~  
190 ~~King County Comprehensive Plan, Technical Appendix C (Transportation), by replacing~~  
191 ~~the transportation needs report. Attachment D to Ordinance 15607 amends King County~~  
192 ~~Comprehensive Plan, Technical Appendix C (Transportation), by replacing the arterial~~  
193 ~~functional classification map.~~

194           II. ~~Attachment A to Ordinance 15772, which is the King County Comprehensive~~  
195 ~~Plan Juanita Firs Subarea Plan, dated February 20, 2007, is hereby adopted as an~~  
196 ~~amendment to the King County Comprehensive Plan as amended.~~

197           JJ. ~~The amendments to the King County Comprehensive Plan 2004 contained in~~  
198 ~~Attachments A, B, C, D, E and F to Ordinance 16263 are hereby adopted as amendments~~  
199 ~~to the King County Comprehensive Plan. Attachment A to Ordinance 16263 amends the~~  
200 ~~policies, text and maps of the Comprehensive Plan and amends King County~~

201 Comprehensive Plan Land Use Zoning. The land use amendments contained in  
202 Attachment A to Ordinance 16263 are adopted as the official land use designations for  
203 those portions of unincorporated King County defined in Attachment A to Ordinance  
204 16263. Attachment B to Ordinance 16263 contain[s] Technical Appendix A (Capital  
205 Facilities), which replaces Technical Appendix A to the King County Comprehensive  
206 Plan 2004. Attachment C to Ordinance 16263 contains Technical Appendix B (Housing),  
207 which replaces Technical Appendix B to the King County Comprehensive Plan 2004.  
208 Attachment D to Ordinance 16263 contains Technical Appendix C (Transportation),  
209 which replaces Technical Appendix C to the King County Comprehensive Plan 2004.  
210 Attachment E to Ordinance 16263 contains the transportation needs report, which  
211 replaces the transportation needs report in Technical Appendix C to the King County  
212 Comprehensive Plan 2004. Attachment F to Ordinance 16263 contains Technical  
213 Appendix D (Growth Targets and the Urban Growth Area 2008).

214       KK. The amendments to the 2008 King County Comprehensive Plan, contained  
215 in Attachments A, B and C to Ordinance 16949 are hereby adopted as amendments to the  
216 King County Comprehensive Plan. Attachment A to Ordinance 16949 is Technical and  
217 Editorial Corrections, dated March 1, 2010. Attachment B to Ordinance 16949 is the  
218 King County Issaquah Highlands Area Zoning Study, dated September 13, 2010.  
219 Attachments A and B to Ordinance 16949 amend policies, text and maps of the  
220 Comprehensive Plan and amend King County Comprehensive Plan Land Use Zoning.  
221 The land use amendments contained in Attachment B to Ordinance 16949 are adopted as  
222 the official land use designations for those portions of unincorporated King County  
223 defined in Attachment B to Ordinance 16949. Attachment C to Ordinance 16949 is the

224 2010 update of the Transportation Needs Report and amends the 2008 King County  
225 Comprehensive Plan, Technical Appendix C.

226 ~~LL. The amendments to the King County Comprehensive Plan 2008 contained in~~  
227 ~~Attachment A to Ordinance 16985 are hereby adopted as amendments to the King~~  
228 ~~County Comprehensive Plan. Attachment A to Ordinance 16985 amends the policies and~~  
229 ~~goals of the King County Shoreline Master Program, consistent with chapter 90.58 RCW~~  
230 ~~and chapter 173-26 WAC, and adds a new chapter 5 to the King County Comprehensive~~  
231 ~~Plan.)"~~

232 Renumber the remaining sections consecutively and correct any internal references  
233 accordingly.

234

235 On page 10, strike lines 215 to 222, and insert:

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

238 ((A-)) The 2017 Vashon((Town Plan))-Maury Island Community Service Area  
239 Subarea Plan, dated ((June 1994)) December 4, 2017, ((a bound and published document,  
240 as revised by the Vashon Town Plan Committee through November 29, 1995)) in  
241 Attachment A to this ordinance, is ((to be reviewed by the King County Council and))  
242 adopted as ((an initial)) a subarea plan ((for the Vashon Town Planning Area by March  
243 31, 1996)) and an element of the 2016 King County Comprehensive Plan and, as such,  
244 constitutes official county policy for the geographic area of unincorporated King County  
245 defined in the plan."

246

247

248 On page 14, after line 302, insert:

249 NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 20.12 a  
250 new section to read as follows:

251 The Fall City Subarea Plan contained in Attachment A to Ordinance 13875, as  
252 amended, is adopted as an element of the King County Comprehensive Plan and, as such,  
253 constitutes official county policy for the geographic area of unincorporated King County  
254 defined in the plan. The Fall City land use amendments to the King County Comprehensive  
255 Plan land use map contained in Attachment A, as amended, are adopted as the Rural Town  
256 boundaries of Fall City. The Fall City area zoning amendments contained in Attachment A,  
257 as amended, are adopted as the zoning control for those portions of unincorporated King  
258 County defined in the attachment. Existing property-specific development standards (p-  
259 suffix conditions) on parcels affected by Attachment A, as amended, do not change except as  
260 specifically provided in Attachment A, as amended.

261 Renumber the remaining sections consecutively and correct any internal references  
262 accordingly.

263

264 On page 16, at the beginning of line 348, strike "e." and insert "c."

265

266 On page 17, at the beginning of line 374, strike "4." and insert "3."

267 Renumber the remaining subsections consecutively and correct any internal references  
268 accordingly.

269

270 On page 20, strike lines 450 and 451, renumber the remaining sections consecutively and  
271 correct any internal references accordingly.

272 In Attachment A, dated October 17, on page 12, on line 493, after "from" insert "Chapter  
273 11 of" ✓

274

275 In Attachment A, dated October 17, on page 14, on line 564, after "Natural" strike ✓  
276 "Resources" and insert "Resource"

277

278 In Attachment A, dated October 17, on page 19, on line 749, after "Natural" strike ✓  
279 "Resources" and insert "Resource"

280

281 In Attachment A, dated October 17, on page 20, on line 787, after "affirmed by" strike ✓  
282 "policies" and insert "Policies"

283

284 In Attachment A, dated October 17, on page 24, on line 831, after "See" strike "policies" ✓  
285 and insert "Policies"

286

287 In Attachment A, dated October 17, on page 27, after line 896, insert:

288 "The former K2 manufacturing site on Vashon Highway SW south of the Town Core has ✓  
289 been the subject of heightened community interest and concern over the years. It has  
290 sat mostly vacant for more than 20 years and, while some redevelopment proposals  
291 have been explored, the site continues to have constraints such as soil contamination  
292 and high rehabilitation costs. Community interest remains high for some type of adaptive  
293 reuse of the property, such as for multi-family housing, commercial condominium space,  
294 or a community center. Residents have also explored various tax incentive programs to  
295 facilitate and help finance a new use. This plan contains no proposed amendments to  
296 the current Community Business zoning and P-suffix conditions for this parcel. Until a  
297 specific buyer or user is identified, it is challenging to identify the most appropriate  
298 redevelopment mechanism or tool. However, this plan does encourage King County to  
299 coordinate closely with the community and any future owner to help transition this  
300 property to a productive and sustainable use."

301

302

303 In Attachment A, dated October 17, on page 27, strike lines 903 through 926, and insert: ✓

304 **"Other Land Use-Related Resources for Vashon-Maury Island**

305

306 Below is a list of other plans and resources related to the provision of land use on  
307 Vashon-Maury Island. Copies of the documents are available at the respective agency  
308 office or website.

309

310 • 2012 King County Countywide Planning Policies - Growth Management Planning  
311 Council

312 • VISION 2040 - Puget Sound Regional Council

313 • 2014 Buildable Lands Report"

314

315 In Attachment A, dated October 17, on page 30, on line 1018, after "Natural" strike ✓

316 "Resources" and insert "Resource"

317

318 In Attachment A, dated October 17, on page 33, on line 1104, after "two" strike "Priority ✓

319 One" and insert "Priority 1"

320

321 In Attachment A, dated October 17, on page 34, after line 1168, insert: ✓

322 • "Rural Economic Strategies Plan, Ordinance 17956"

323

324 In Attachment A, dated October 17, on page 36, strike lines 1226 through 1251 ✓

325

326 In Attachment A, dated October 17, on page 40, on line 1394, after "discarded and" ✓

327 strike "policies" and insert "Policies"

328

329



330 In Attachment A, dated October 17, on page 41, after line 1414, insert:

331 **"How does this CSA Subarea Plan relate to affordable housing?"**

332  
333 Housing is planned, built, funded, and maintained by a  
334 disparate yet connected web of private, public, and  
335 quasi-public forces. There are distinct and important  
336 roles held by each part yet none function entirely  
337 alone.

338  
339 Mortgage rates, access to financing, construction  
340 material costs, land values, contract labor, and many  
341 other factors affect the price and availability of  
342 housing. This is accentuated in the arena of affordable  
343 and subsidized housing, which involve additional  
344 organizations and different types of funding. And it is  
345 often accentuated even further in a geographically-  
346 defined space such as Vashon-Maury Island.

347  
348 The role of the Vashon-Maury Island CSA Subarea Plan is both unique and limited in  
349 terms of the influence it has on affordable housing on the Island. The location, size, and  
350 number of residential dwellings is directly linked to zoning, which is guided by both the  
351 King County Comprehensive Plan and a community's local long-range plan and vision.  
352 In turn, the development regulations, design standards, incentives, and other tools that  
353 builders and developers of affordable housing use are also influenced by these plans.

354  
355 In the case of Vashon-Maury Island, housing that is affordable to low-income residents is  
356 expected to locate within the Rural Town where most transit, grocery stores, public  
357 services, infrastructure, and other amenities are located. "

358

359 In Attachment A, dated October 17, on page 42, after line 1458, insert:

360 **"Health Care and Medical Services**

361  
362 Easy access to health services is vital to help Island residents prevent and treat medical  
363 conditions. The recent rapid change of medical providers at the Sunrise Ridge facility  
364 south of the Vashon Rural Town underscores the need in the community and the  
365 importance of having a stable and reliable health care service on the Island. The Sunrise  
366 Ridge property has a number of aging structures, and various options for rehabilitating  
367 the site and developing a long-range master plan have been explored. As this historic  
368 former Nike missile defense site changes and evolves over time, the property's social,  
369 environmental, and economic benefits and its unique relationship to the Vashon-Maury  
370 Island community should be fully recognized. Sunrise Health Services (current owner),  
371 any potential subsequent owner, and King County should coordinate closely to identify  
372 and consider the unique circumstances of the site if any land use change should occur."

373

*"We all have a housing crisis... it's a problem that the market is not going to solve. It's a crisis that requires cooperation between government, private and nonprofit sectors."*  
-Paul Purcell, President, Beacon Development Group

374 In Attachment A, dated October 17, on page 70, in Footnote 25, after "limited to," strike  
375 "policies" and insert "Policies" ✓

376

377 In Attachment A, dated October 17, on page 71, at the beginning of line 2437, after "for"  
378 strike "policy" and insert "Policy" ✓

379

380 In Attachment A, dated October 17, on page 85, on line 2891, after "specific" strike ")" ✓

381

382 In Attachment A, dated October 17, on page 86, on line 2929, after "funding sources."  
383 strike "." ✓

384

385 In Attachment A, dated October 17, 2017, engross changes from any adopted  
386 amendments, update table of contents as necessary, remove line numbers and correct any  
387 scrivener's errors. ✓

388

389 In Attachment B, dated October 13, on page 2, on line 38, after "Area" insert "Subarea" ✓

390

391 In Attachment B, dated October 13, on page 5, on line 79, after "Area" insert "Subarea" ✓

392

393 In Attachment B, dated October 13, on page 7, on line 113, after "Area" insert ✓

394 "Subarea"

395

396 In Attachment B, dated October 13, on page 7, on line 125, after "Ordinance 2017-  
397 0317)," strike "Section 6" and insert "Section 9"

398

399 In Attachment B, dated October 13, on page 14, on line 132, after "Ordinance 2017-  
400 0317)," strike "Section 6" and insert "Section 9"

401

402 In Attachment B, dated October 13, 2017, engross changes from any adopted  
403 amendments, update table of contents as necessary, remove line numbers and correct any  
404 scrivener's errors.

405

406 In Attachment C, Amendments to 2016 King County Comprehensive Plan, dated October  
407 2, 2017, engross changes from any adopted amendments, remove line numbers, correct  
408 any scrivener's errors, and incorporate adopted changes into the 2016 King County  
409 Comprehensive Plan.

410

411 **EFFECT: *The amendment makes the following changes:***

- 412
- 413 • In the Ordinance:
    - 414 ○ Technical corrections;
    - 415 ○ Recodifies and clarifies language in the code regarding the adopted
    - 416 King County Comprehensive Plan;
    - 417 ○ Clarifies language regarding adoption of the 2017 Vashon-Maury
    - 418 Island subarea plan; and
    - 419 ○ Moves current code language regarding the Fall City Subarea Plan
    - 420 to a new section in K.C.C. 20.12.
  - 421 • In Attachment A Vashon-Maury Island Community Service Area Subarea
  - 422 Plan:
    - 423 ○ Technical corrections;
    - 424 ○ Moves existing K2 text to appropriate place in the plan;
    - 425 ○ Adds "other resources" reference documents to the end of Chapter
    - 4 Land Use, consistent with other chapters in the plan;

- 426                   ○ Adds Rural Economic Strategies Plan as an additional “other
- 427                   resources” reference document in Chapter 5 Rural Areas and
- 428                   Natural Resource Lands; and
- 429                   ○ Moves existing Sunrise Ridge text to appropriate place in the plan.
- 430           ● In Attachment B Land use and Zoning Map Amendments:
- 431                   ○ Technical corrections.
- 432           ● In Attachment C Amendments to 2016 King County Comprehensive Plan:
- 433                   ○ No changes in the attachment itself, but the amendment directs
- 434                   incorporation of the adopted changes in the attachment into the
- 435                   2016 King County Comprehensive Plan.