

Mosqueda moved Amendment 10.
 The motion carried.

10

12/9/24

Mosqueda - Vashon
 Inclusionary Housing
 (PO)

[J. Ngo]

Sponsor: Mosqueda

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 Beginning on page 472, strike lines 9267 through 9278, and insert:

4 "in a cell, each standard shall be applicable to any applicable parenthetical number.

Snoqualmie Pass and Vashon Rural Towns Residential Density and Dimensional Standards							
STANDARD	R-1	R-4	R-6	R-8	R-12	R-18	R-24
S	(14)						
	(15)						
Base Density (1)	1 du/ac	4 du/ ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac
Maximum Density	1.5 du/ac (2)	6 du/ac (2) 8 du/ac (3a)	9 du/ac (2) 12 du/ac (3a)	12 du/ac (2) 16 du/ac (3a)	18 du/ac (2) 24 du/ac (3a)	27 du/ac (2) 36 du/ac (3a)	36 du/ac (2) 48 du/ac (3a)
		8 du/ ac (3b)	(3a) 12 du/ac (3b)	16 du/ac (3b)	24 du/ac (3b)	36 du/ac (3b)	48 du/ac (3b)

Maximum Density for Manufactured Home Communities for Vashon	n/a	6 du/ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac
Maximum Density for Manufactured Home Communities for Snoqualmie Pass	n/a	12 du/ac	12 du/ac	12 du/ac	12 du/ac	18 du/ac	24 du/ac
Minimum Density (4)		70%	70%	70%	65%	60%	55%
Minimum Lot Width (5)	35 ft (16)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft
Minimum Street Setback (5)	20 ft (16)	10 ft	10 ft	10 ft	10 ft	10 ft	10ft
Minimum Street Setback for Garages, Carport, or Fenced	20 ft (16)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft

Parking (5) (6)							
Minimum Interior Setback (5)	5 ft (16)	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Nonresidential Minimum Street and Interior Setbacks	(13) (16)	(13)	(13)	(13)	(13)	(13)	(13)
Base Height (11a)	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft
Maximum Height (11b) (17)	45 ft (7c)	45 ft (7)	45 ft (7)	45 ft (7)	65 ft (3b)	80 ft (3b)	80 ft (3b)
Nonresidential Maximum Height (17)	75 ft (8)	75 ft (8)	45 ft (7a) 75 ft (8)	45 ft (7a) 75 ft (8)	75 ft (8)	75 ft (8)	75 ft (8)
Maximum Impervious Surface (9)	30% (12)	55%	70%	75%	85%	85%	85%
Nonresidential Maximum Impervious Surface (9)	70% (12)	70%	75%	85%	85%	85%	90%

5 B. Development conditions for the Snoqualmie Pass and Vashon Rural Towns

6 residential density and dimensional standards.

- 7 1. Density applies only to dwelling units and not to sleeping units.
- 8 2. This maximum density is allowed in the following circumstances only in the

9 Snoqualmie Pass Rural Town:

10 a. for a duplex through a transfer of development right in accordance with

11 K.C.C. 21A.08.030.B.12.; or

12 b. for a development with nine or fewer units through a transfer of

13 development rights.

14 3.a. This maximum may be achieved through the inclusionary housing program

15 in K.C.C. chapter 21A.48 in the Vashon Rural Town.

16 b. This maximum may be achieved through the inclusionary housing program in

17 K.C.C. chapter 21A.48 in the Snoqualmie Pass Rural Town. "

18

19 Beginning on page 479, strike lines 9379 through 9387, and insert:

20 "in a cell, each standard shall be applicable to any applicable parenthetical number.

Snoqualmie Pass and Vashon Rural Towns Commercial and Industrial Density and Dimensional Standards				
STANDARDS	NB	CB	O	I
Base Density (1)	8 du/ac	12 du/ac (7a) 48 du/ac (7b)	12 du/ac (7a)	
Maximum Density	12 du/ac (2)	72 du/ac (2) 24 du/ac (3a) 96 du/ac	72 du/ac (2)	

		(3b)		
Minimum Street Setback (4)	10 ft	10 ft	10 ft	50 ft
Minimum Interior Setback	0 ft 10 ft (5b) 20 ft (5a)	0 ft 20 ft (5a)	0 ft 20 ft (5a)	0 ft 50 ft (5a)
Base Height	35 ft	35 ft	45 ft	40 ft
Mixed-Use Maximum Height (11)	45 ft	60 ft 65 ft (3b)	65 ft	
Nonresidential Maximum Height (8) (11)	75 ft	75 ft	75 ft	40 ft
Mixed-Use Maximum Floor Area Ratio (6)	2/1	4/1	4/1	
Nonresidential Maximum Floor Area Ratio	1/1	3/1	3/1	1/1(12)
Maximum Impervious Surface (9)	85%	85%	75%	70% (12)

21 B. Development conditions for the Snoqualmie Pass and Vashon Rural Towns
22 commercial and industrial density and dimensional standards.

23 1.a. Density applies only to dwelling units and not to sleeping units.

24 b. These densities are allowed only for mixed-use developments.

25 2. This maximum density is allowed for a mixed-use development with nine or
26 fewer units through a transfer of development rights in the Snoqualmie Pass Rural Town.

27 3.a. This maximum may be achieved through the inclusionary housing program

28 in K.C.C. chapter 21A.48 in the Vashon Rural Town.

29 b. This maximum may be achieved through the inclusionary housing program in
30 K.C.C. chapter 21A.48 in the Snoqualmie Pass Rural Town."

31

32 On page 769, strike line 15059, and insert:

33 "~~inclusionary housing project.~~) the urban areas and the Vashon and Snoqualmie Pass
34 Rural Towns that"

35

36 On page 774, strike lines 15124 through 15125, and insert:

37 "b. two-hundred seventy-five percent of base density in the urban area;
38 c. one-hundred seventy-five in the Vashon Rural Town; and
39 d. two-hundred percent in the Snoqualmie Pass Rural Town."

40

41 On page 775, on line 15132, after "c." strike "Through", and insert "Except for the
42 Vashon Rural Town, through"

43

44 On page 780, strike lines 15235 through 15236 and insert:

45 "~~is less; and~~) are as follows:

	<u>White Center</u> <u>Unincorporat</u> <u>ed Activity</u> <u>Center</u>	<u>Skyway</u> <u>Unincorpora</u> <u>ted Activity</u> <u>Center</u>	<u>Within 1/2 mile</u> <u>Walkshed of a</u> <u>High Capacity</u> <u>or Frequent</u> <u>Transit Stop¹</u>	<u>All other</u> <u>Urban</u> <u>Areas</u>	<u>Snoqualmie</u> <u>Pass Rural</u> <u>Town</u>	<u>Vashon</u> <u>Rural</u> <u>Town</u>
<u>Residential</u> <u>Uses</u>	<u>No minimum</u> <u>required</u>	<u>0.25 spaces</u> <u>per dwelling</u>	<u>0.5 spaces per</u> <u>dwelling unit</u>	<u>0.8 spaces</u> <u>per</u>	<u>1.0 space</u> <u>per dwelling</u>	<u>1.0 space</u> <u>per</u>

		<u>unit</u>		<u>dwelling</u> <u>unit</u>	<u>unit</u>	<u>dwelling</u> <u>unit</u>
<u>Nonresidential</u> <u>Uses</u>	<u>75% of</u> <u>parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.030</u>	<u>75% of</u> <u>parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.030</u>	<u>80% of parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.030</u>	<u>90% of</u> <u>parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.03</u> <u>0</u>	<u>90% of</u> <u>parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.030</u>	<u>100% of</u> <u>parking</u> <u>required</u> <u>in K.C.C.</u> <u>21A.18.0</u> <u>30</u>

46 ¹As Mapped by the Metro transit department."

47

48 On page 785, on line 15330, after "1." strike "Providing", and insert "Except for the

49 Vashon Rural Town, ((P))providing"

50

51 **EFFECT prepared by J. Ngo:** Applies the Inclusionary Housing Program to the Vashon
52 Rural Town, including:

- 53 - Allowing a maximum density of 200% with inclusionary housing;
- 54 - Prohibiting the use of TDRs for additional density on Vashon consistent with
- 55 K.C.C. chapter 21A.37;
- 56 - Prohibiting off-site affordable housing units under the alternative compliance
- 57 section; and
- 58 - Adding parking standards.