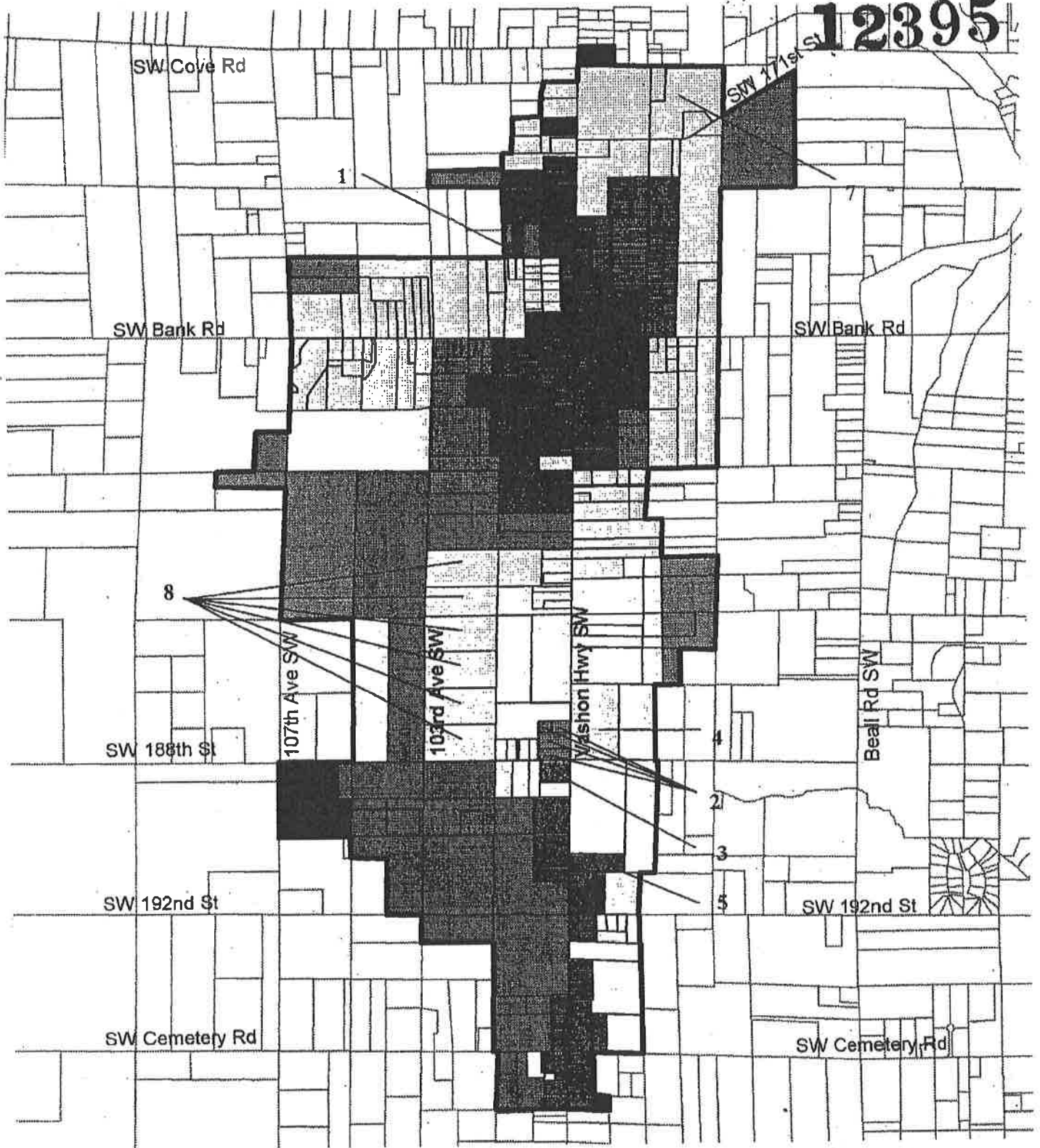


Attachment D

Vashon Town Plan Area Zoning

12395



**Vashon Town Planning Area
Proposed Zoning
(with P-Suffix conditions)**

- CB
- I
- NB
- R-1
- R-12
- R-4
- R-8
- RA-10
- RA-5

P-Suffix Conditions

- 1 - Setbacks shall be those for the R-8 zone.
- 2 - Access restricted to SW 188th. Landscaping shall be as per K.C.C. 21A.16.050(D)
- 3 - Use restricted to existing building. Access parking from SW 188th.
- 4 - One driveway to Vashon Hwy and a maximum of 14 housing units.
- 5 - Use restricted to existing building, parking at rear or sides of building only.
- 6 - See provisions for retention of significant trees.
- 7 - Development restricted to mobile homes, manufactured housing units and accessory support structures.
- 8 - Access restricted to 103rd Ave SW or SW 188th, or, if constructed, SW 183rd or SW 184th.

This map is for planning purposes only and is not guaranteed to show accurate measurements.



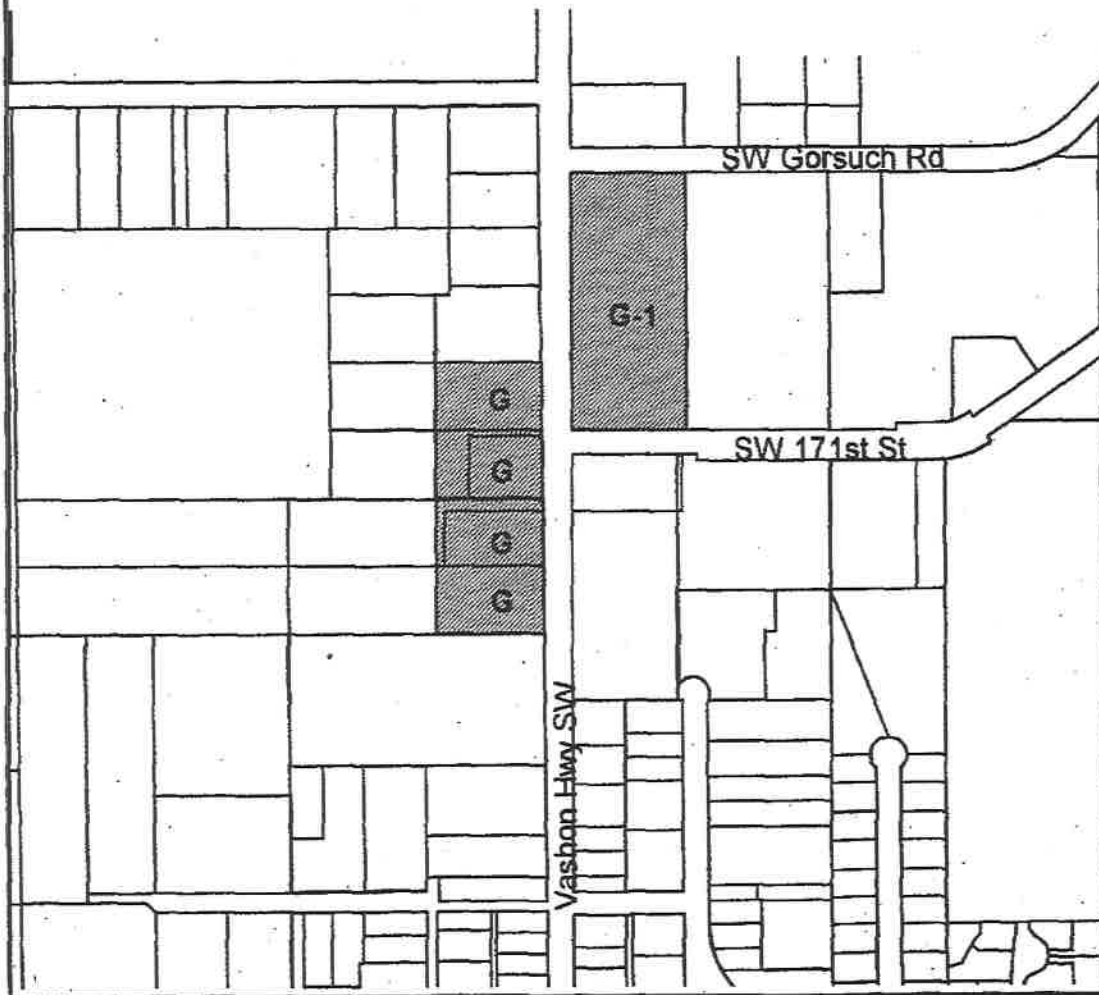
12395

Attachment 2b

Yashon Town Plan
Potential Zoning on R-8 zoned properties

On all property zoned R-8 the density may be increased to that of the R-12 zone if the housing to be developed is designated for low income, elderly or disabled.

(Note: Map shows only those parcels which are included in the Town Plan)



Vashon Town Plan Proposed P-Suffix Conditions

Town Gateway

Purpose: The purpose of the "Town Gateway" P-Suffix conditions is to provide a gradual transition from the north into the commercial core.

The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at about 171st Street, labeled G:

- Buildings shall be set back 40 feet from the property line along Vashon Highway;
- Roof pitch shall be 5 feet in height for each 12 inches in length;
- Parking shall be at the side or rear of the buildings;
- No auto service facilities shall be allowed on commercial parcels; and
- Mixed use housing density is limited to 4 units per acre.

The following P-Suffix condition applies to a parcel on the east side of Vashon Highway, between SW 171st Street and SW Gorsuch Road, labeled G-1:

- Landscaping shall be Type 1 (K.C.C. 21A.16.040A), 20 feet wide.

 Parcels with Town Gateway P-Suffix conditions

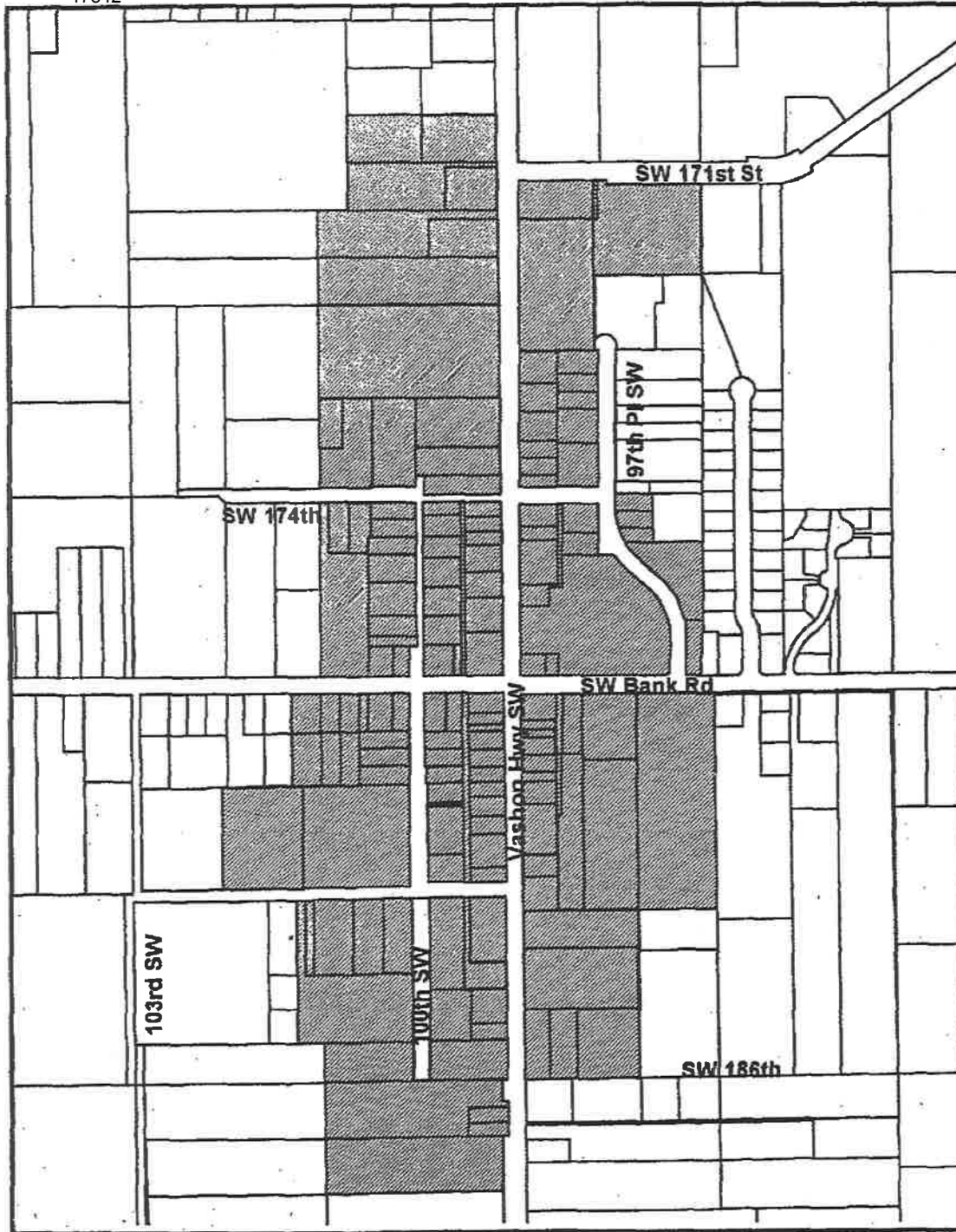
Base map courtesy of Putnam Nespor Architects,
Burton, Washington.

0.37 0 0.37 0.74 1.11 1.48 Miles



12395





Vashon Town Plan Proposed P-Suffix Conditions *Vashon Commercial*

Purpose: The purposes of the Vashon Commercial P-Suffix conditions are to 1) maintain and promote the compact commercial, including infill development that is on an intimate and human scale, and 2) to ensure a safe, convenient walkable Town where visits among places in Town are not dependent on the automobile.

Development Standards: The following P-Suffix conditions shall apply to uses locating within the Vashon Commercial designation.

1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria.

A. Buildings shall not be set back over 10 feet from property lines, except to provide for landscaping, courtyards and other pedestrian or seating areas, and outdoor eating areas.

B. An exterior deck shall be required on the second floor of new mixed use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).

C. Building height shall not exceed two stories or a maximum of 35 feet as measured by K.C.C. 21A.12.050(C).

D. Building wall facing _____, a primary pedestrian street, shall have openings comprising not less than 60% of the width facing the street. No more than 20 feet of continuous width shall be without openings. Eligible openings include windows, doors, or other openings which provide vision through the wall starting no higher than 42 inches and stopping no lower than 72 inches above the adjacent floor line nearest grade.

E. Walkways internal to a private development shall connect to public walkways.

F. Building facades which occupy the full width of street frontages are preferred. Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or entrances shall not occupy more than the lesser of 60 feet or 30% of the lot width in the first 60 feet of streetabutting lot depth, provided this limitation may be increased by up to 15 feet to provide sidewalks and entrance landscaping.

2. New developments or alterations to an existing building which are valued in excess of 50% of the prealteration assessed value, shall provide at least two of the following public features:

A. Street trees with planting areas (spacing and specie consistent with existing street trees).

B. Roof or canopies shall be provided over at least a 5 foot width of building-abutting sidewalk along the full length of at least one facade of the building.

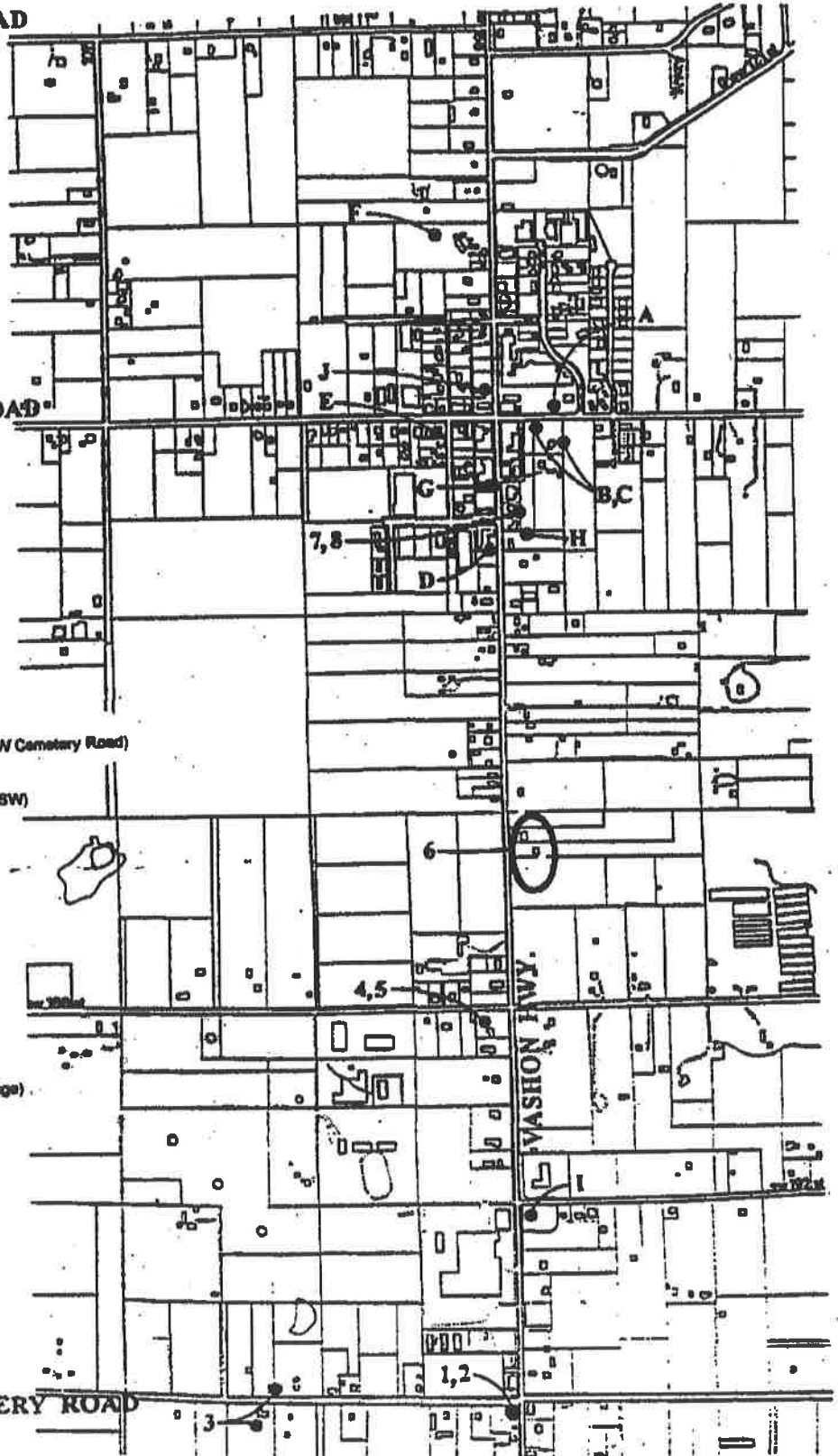
C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50 feet of street frontage and each indentation shall have an area of at least 64 square feet with a depth of at least 6 feet.

D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk with another street, alley or other public space.

E. Street furniture providing at least 4 seats for every 100 feet of frontage.

SW COVE ROAD

SW BANK ROAD



Officially Included in Landmark Tree Program

- 1. Black Walnut (Owen's Antiques)
- 2. Butternut (Owen's Antiques)
- 3. Sassafras, daimyo oak, others (10322 and 10326 SW Cemetery Road)
- 4. Copper Beech (9915 SW 188th Street)
- 5. Pin Oak, others (9915 SW 188th Street)
- 6. Nine Black Locusts (18416 and 18430 Vashon Hwy. SW)
- 7. Coast Redwood (17722 Vashon Hwy. SW)
- 8. Italian Cypress (17722 Vashon Hwy. SW)

Not Yet Officially Included

- a. Silver maple (Seafirst Bank)
- b. Tulp (Eernisee Property)
- c. Monkey (Eernisee Property)
- d. Monkey (Napa Auto Parts)
- e. Monkey (10007 SW Bank Road)
- f. Chestnut (west of Vashon Village)
- g. Norway Spruce (Presbyterian Church)
- h. Western and Eastern White Pines (Kimmoo)
- i. Sequoia (south of Mom's Deli)
- j. Douglas Fir and Western Red Cedar (Santa's Cottage)

SW CEMETERY ROAD



Vashon Town Plan

**NOTABLE
TREES
FIGURE 6**

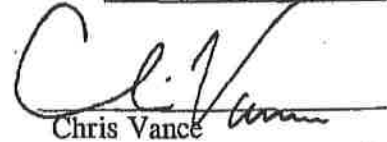
CV - Do Pass
PASSED 10-0, RMK, LP, CS excused

12395

VTP
Amendment
#1

Introduced by:

July 15, 1996


Chris Vance

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Vashon Town Plan - Chapter IV, Policy Recommendations, Land Use

AMENDMENT TO THE VASHON TOWN PLAN, CHAPTER IV, POLICY
RECOMMENDATIONS, LAND USE

Page 8, amend policy L-3 to read as follows:

L-3 The boundaries of the Rural Town land use (Rural Town of Vashon) shall be
as described in Figure 1, amending the 1994 King County Comprehensive Plan
Land Use Map.

Rationale: The Prosecutor's Office recommended that this technical change be made
to policy L-3 in order to make clearer the relationship between the adopted
Comprehensive Plan and land use and the land use map found in Figure 1

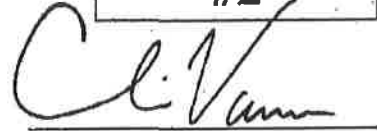
CV - Do Pass
PASSED 8-0 PVR, RMK, CS, RS, LP excused

12395

VTP
Amendment
#2

July 15, 1996

Introduced by:

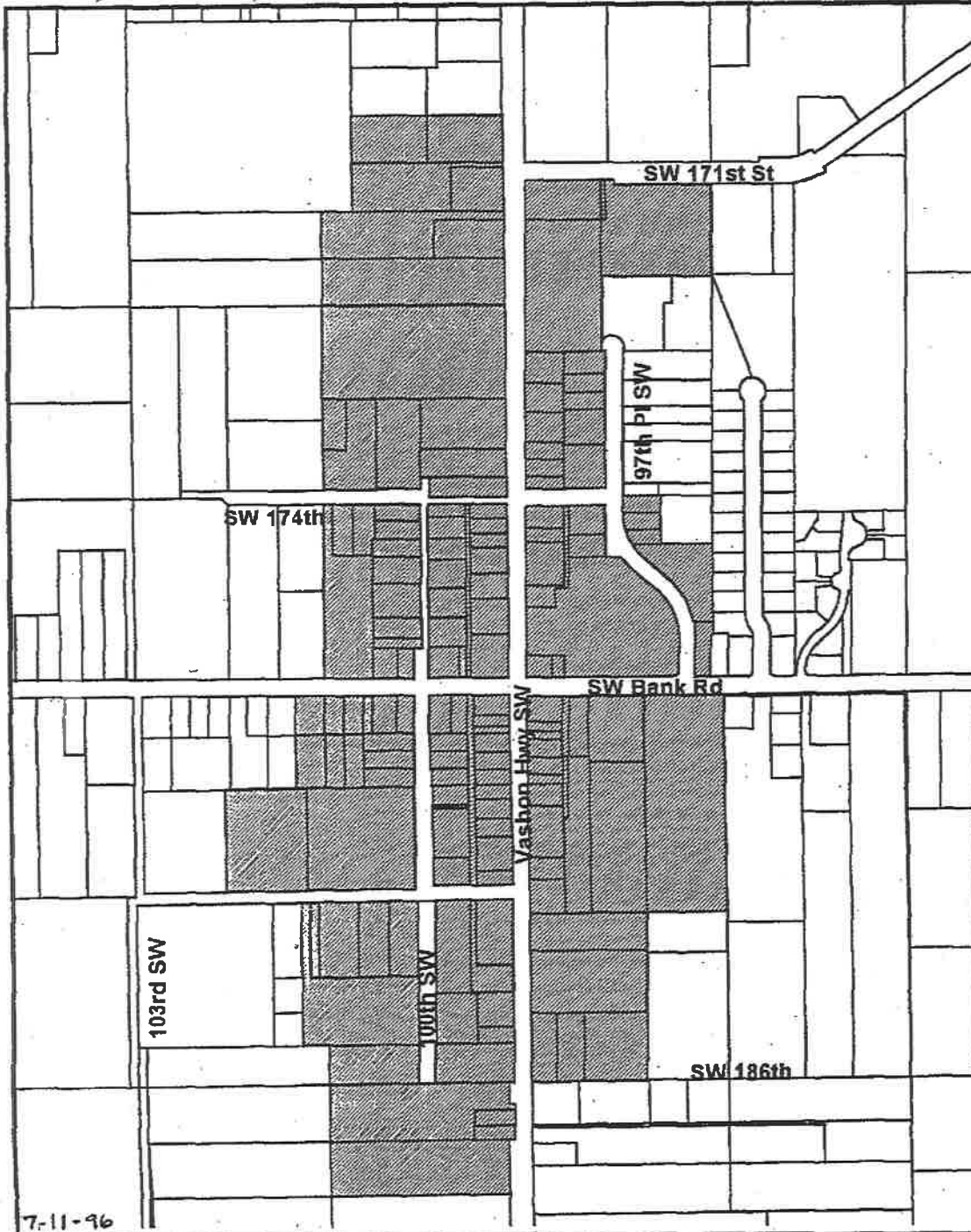

Chris Vance

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AMENDMENT TO THE VASHON TOWN PLAN AREA ZONING

Amend the "Vashon Town Plan Area Zoning, Vashon Commercial P-Suffix Conditions" to read "Vashon Town Plan Area Zoning, Town Core - P-Suffix Conditions" (see attached Map).

Rationale: The Prosecutor's Office recommended this technical change to the title of this area of the Rural Town to clarify that the properties to which these P-Suffix conditions would apply may be zoned other than commercial.



Vashon Town Plan Proposed P-Suffix Conditions *Town Core*

Purpose: The purposes of the Town Core P-Suffix conditions are to 1) maintain and promote the compact commercial, including infill development that is on an intimate and human scale, and 2) to ensure a safe, convenient walkable Town where visits among places in Town are not dependent on the automobile.

Development Standards: The following P-Suffix conditions shall apply to uses locating within the Town Core designation.

1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria.

A. Buildings shall not be set back over 10 feet from property lines, except to provide for landscaping, courtyards and other pedestrian or seating areas, and outdoor eating areas.

B. An exterior deck shall be required on the second floor of new mixed use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).

C. Building height shall not exceed two stories or a maximum of 35 feet as measured by K.C.C. 21A.12.050(C).

D. Building wall facing _____, a primary pedestrian street, shall have openings comprising not less than 60% of the width facing the street. No more than 20 feet of continuous width shall be without openings. Eligible openings include windows, doors, or other openings which provide vision through the wall starting no higher than 42 inches and stopping no lower than 72 inches above the adjacent floor line nearest grade.

E. Walkways internal to a private development shall connect to public walkways.

F. Building facades which occupy the full width of street frontages are preferred. Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or entrances shall not occupy more than the lesser of 60 feet or 30% of the lot width in the first 60 feet of streetabutting lot depth, provided this limitation may be increased by up to 15 feet to provide sidewalks and entrance landscaping.

2. New developments or alterations to an existing building which are valued in excess of 50% of the prealteration assessed value, shall provide at least two of the following public features:

A. Street trees with planting areas (spacing and specie consistent with existing street trees).

B. Roof or canopies shall be provided over at least a 5 foot width of building-abutting sidewalk along the full length of at least one facade of the building.

C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50 feet of street frontage and each indentation shall have an area of at least 64 square feet with a depth of at least 6 feet.

D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk with another street, alley or other public space.

E. Street furniture providing at least 4 seats for every 100 feet of frontage.

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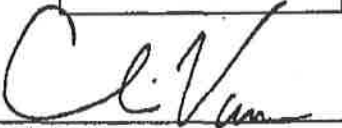
CV - Do Pass
PASSED 8-0 RMK, PVR, CS, RS, LP excused

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VTP
Amendment
#3

Introduced by:

July 15, 1996


Chris Vance

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AMENDMENT TO THE VASHON TOWN PLAN AREA ZONING

Amend the Vashon Town Plan Area Zoning, Town Gateway - P-Suffix Conditions map to include two properties added to the Rural Town Land Use by the Growth Management, Housing and Environment Committee (see attached map of Town Gateway area).

Rationale: The Growth Management, Housing and Environment Committee added back to the Rural Town two properties at the northwest boundary which had been proposed to be deleted by the Vashon Town Plan Committee. These properties would logically fit in the Town Gateway area.

(Note: Map shows only those parcels which are included in the Town Plan)



Vashon Town Plan Proposed P-Suffix Conditions

Town Gateway

Purpose: The purpose of the "Town Gateway" P-Suffix conditions is to provide a gradual transition from the north into the commercial core.

The following P-Suffix conditions apply to 6 parcels on the west side of Vashon Highway at about 171st Street, labeled G:

- Buildings shall be set back 40 feet from the property line along Vashon Highway;
- Roof pitch shall be 5 feet in height for each 12 inches in length;
- Parking shall be at the side or rear of the buildings;
- No auto service facilities shall be allowed on commercial parcels; and
- Mixed use housing density is limited to 4 units per acre.

The following P-Suffix condition applies to a parcel on the east side of Vashon Highway, between SW 171st Street and SW Gorsuch Road, labeled G-1:

- Landscaping shall be Type 1 (K.C.C. 21A.16.040A), 20 feet wide.

 Parcels with Town Gateway P-Suffix conditions

Base map courtesy of Putnam Nespor Architects
Burton, Washington.

0.37 0 0.37 0.74 1.11 1.48 Miles



12395

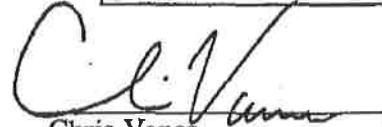
12395

CV - Do Pass
PASSED 9-0 RMK, PVR, CS, LP excused

**VTP
Amendment
#4**

July 15, 1996

Introduced by:


Chris Vance

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AMENDMENT TO THE VASHON TOWN PLAN AREA ZONING

Amend the Vashon Town Plan Area Zoning by deleting the current Attachments 2f and 2g, relating to restricted uses for Community Business and Industrial zoned properties, respectively, and replacing them with the Attachments 2f and 2g dated 7/11/96.

Rationale: The replacement Attachments display the restricted uses under headings of the present King County Code, Title 21A.08 and clarify that the Development Conditions of this Chapter apply. The revised format and introductory language will assist property owners and DDES in identifying permitted and restricted uses.

VS-P29: Vashon Town Plan-Restricted Used for CB Zoned Properties

Restricted Uses for Community Business-Zoned Properties- P-suffix condition (Source: Vashon Town Plan- Ordinance 12395, August 12, 1996, as amended)

Property with Community Business zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owner obtains and submits a No Further Action letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.

Residential Land Uses

DWELLING UNITS, TYPES: Townhouse; Apartment**.

GROUP RESIDENCES: Community residential facility -I; Community residential facility - II; Senior citizen assisted housing.

ACCESSORY USES: Home occupation.

TEMPORARY LODGING: Hotel/Motel, Bed and breakfast guesthouse.

Recreational/Cultural Land Uses

PARK/RECREATION: Park

AMUSEMENT/ENTERTAINMENT: Theater, Plays/Theatrical production, Bowling center, Sports club.

CULTURAL: Library, Museum, Arboretum, Conference Center

General Services Land Uses

PERSONAL SERVICES: General Personal Service; Funeral Home/Crematory; Day care I; Day care II; Veterinary Clinic; Automotive repair; Miscellaneous repair; Churches, synagogue, temple; Social Services; Kennel or Cattery.

HEALTH SERVICES: Office/Outpatient Clinic; Nursing and personal care facilities; Hospital; Medical/Dental Lab,

EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim Recycling Facility.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and courier Service; Self-service Storage; Passenger Transportation Service; Telegraph and other Communications.(excluding towers); General Business Service; Professional Office; Miscellaneous Equipment Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative. offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

Retail/Wholesale Land Uses

Building, Hardware and Garden Materials; Department and Variety Store; Food Stores; Auto Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating and Drinking Places; Drug Stores; Liquor Stores; Uses Goods: Antiques/Secondhand Shops; Sporting Goods and related Stores; Book, Stationery, Video and Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and Electronic Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops.

Recreational marijuana retailer, subject to K.C.C21A.08.070 and applicable state law.

Manufacturing Land Uses

Recreational marijuana processor I, subject to K.C.C.21A.08.080 and applicable state law.

Printing and Publishing.

Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080

Resource land uses

Recreational marijuana producer, subject to K.C.C.21A.08.090 and applicable state law.

Regional Land Uses

Wastewater Treatment Facility; Transit Park and Ride Lot.

**Residential density for mixed use development in Community Business zone shall not exceed eight units per acre.

VS-P30: Vashon Town Plan-, Restricted Uses for I Zoned Properties

Property with Industrial zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owner obtains and submits a No Further Action letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.

Recreational/Cultural Land Uses

PARKS/RECREATION: Park, Campgrounds

AMUSEMENT/ENTERTAINMENT: Theater

General Services Land Uses

PERSONAL SERVICES: Veterinary Clinic; Automotive repair; Automotive Service; Miscellaneous repair; Artist Studios.

HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.

EDUCATION SERVICES: Vocational School; Specialized Instruction School.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Construction and Trade; Trucking and courier Service; Self- service Storage; Freight and Cargo Service; Automotive Parking; Research, Development and Testing; Commercial/Industrial Accessory Uses (Administrative. offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

Retail/Wholesale Land Uses

Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.

Manufacturing Land Uses

Food and Kindred Products; Apparel and other Textile Products; Wood Products, Furniture and Fixtures; Printing and Publishing; Fabricated Metal Products; Industrial and Commercial Machinery; Computer and Office Equipment; Electronic and other Electric Equipment; Measuring and Controlling Instruments; Miscellaneous Light Manufacturing; Movie Production/Distribution.

Recreational marijuana processor II, subject to K.C.C 21A.08.080 and applicable state law.

Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080

Resource Land Uses

Recreational marijuana producer, subject to K.C.C.21A.08.090 and applicable state law.

AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and Small Animals, excluding feed lots and auctions.

FORESTRY: Growing and Harvesting Forest Products.

FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve; Aquaculture.

Regional Land Uses

Public Agency Training Facility; Municipal Water Production; Transit Bus Base.

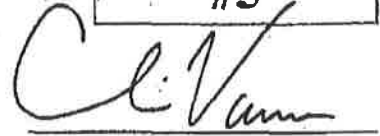
CV - Do Pass
PASSED 9-0 RMK, PVR, CS, LP excused

12395

VTP
Amendment
#5

Introduced by:

July 15, 1996


Chris Vance

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AMENDMENT TO THE VASHON TOWN PLAN AREA ZONING

Amend the Vashon Town Plan Area Zoning, Attachment 2 to Proposed

Ordinance 96-434 to include an index of materials as follows:

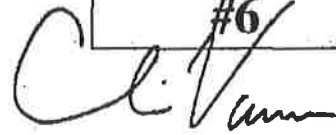
1. Vashon Town Planning Area - Proposed Zoning (with P-Suffix conditions)
2. Potential Zoning on R-8 zoned properties
3. Town Gateway - P-Suffix Conditions
4. Town Core - P-Suffix Conditions
5. Notable Trees - P-Suffix Conditions
6. Restricted Uses for Community Business-Zoned Properties
7. Restricted Uses for Industrial-Zoned Properties

Rationale: The Prosecutor's Office recommended that this technical change be made to clarify the contents of the Attachment 2, Vashon Town Plan Area Zoning.

CV - Do Pass
PASSED 9-0 RMK, PVR, CS, LP excused

12395

VTP
Amendment
#6



Introduced by:

July 15, 1996

Chris Vance

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Vashon Town Planning Area Zoning

Amend Attachment 2 to Proposed Ordinance.96-434, Notable Trees P-Suffix Conditions
by replacing the current Figure 6 with Figure 6-R, attached.

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Rationale: The Growth Management, Housing and Environment Committee approved the content of the P-Suffix Condition regarding Notable Trees. Staff has now revised Figure 6 to reflect this Committee action.

12395

SW COVE ROAD

SW BANK ROAD

NOTABLE TREES

Preserve significant trees as listed per the following list (and shown on figure 6, attached), unless the tree becomes irreparably damaged or diseased, or unless no feasible site design can accommodate its retention:

- i-1. Black Walnut (Owen's Antiques)
- i-2. Butternut (Owen's Antiques)
- i-3. Sassafras, daimyo oak, others (10322 and 10325 SW Cemetery Road)
- i-4. Copper Beech (9915 SW 188th Street)
- i-5. Pin Oak, others (9915 SW 188th Street)
- i-6. Nine Black Locusts (18418 and 18430 Vashon Hwy. SW)
- i-7. Coast Redwood (17722 Vashon Hwy. SW)
- i-8. Italian Cypress (17722 Vashon Hwy. SW)
- i-9. Silver maple (Seafirst Bank)
- i-10. Tulip (Eernisee Property)
- i-11. Monkey (Eernisee Property)
- i-12. Monkey (Napa Auto Parts)
- i-13. Monkey (10007 SW Bank Road)
- i-14. Chestnut (west of Vashon Village)
- i-15. Norway Spruce (Presbyterian Church)
- i-16. Western and Eastern White Pines (Kimmco)
- i-17. Sequoia (south of Mom's Deli)
- i-18. Douglas Fir and Western Red Cedar (Santa's Cottage)

SW CEMETERY ROAD



Vashon Town Plan

NOTABLE
TREES
FIGURE 6R

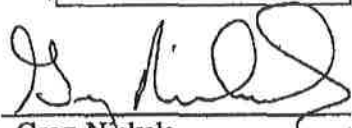
CV - Do Pass
PASSED 9-0 RMK, PVR, CS, LP excused

12395

VTP
Amendment
#7

July 15, 1996

Introduced By:


Greg Nickels

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AMENDMENT TO THE VASHON TOWN PLANNING PROPOSED ZONING

Amend the Vashon Town Plan Proposed Zoning, Attachment 2 to Proposed Ordinance 96-434, by adding the following footnote to the allowed uses listed on Attachment 2f:

DWELLING UNITS, TYPES: Townhouse; Apartment**

**Residential density for mixed use development in Community Business zone shall not exceed eight units per acre.

Rationale:

This further amendment to the P-Suffix conditions for Community Business zoned property was developed in conjunction with the Vashon Town Plan Committee to insure densities in mixed use are consistent with the overall densities proposed for the Rural Town.