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King County

**Amendments to Vashon-Maury Island
Community Service Area Subarea Plan, As Amended**

December 2023

21 ***In Chapter 6 Housing and Human Services, on page 41, amend as follows:***

22

- 23 **H-5** Increasing the inventory of housing that is affordable to extremely-low, very~~((-~~
 24 ~~))_low-, and low~~~~((, and moderate))~~-income populations on the Island is a high
 25 community need and priority. One barrier to constructing affordable housing is
 26 the lack of land suitable and zoned for high density residential. King County
 27 should ~~((support increasing))~~ provide incentives to allow for higher density
 28 residential in the Rural Town, if it meets the following criteria:
 29 a. is within a sewer and water service area;
 30 b. provides a mix of housing that is affordable to families with incomes ~~((ef))~~
 31 between 50 percent and 80 percent area median income (AMI) ~~((or below,~~
 32 and 60 percent AMI or below; and
 33 ~~c. ensures that new ownership units remain affordable for at least 50 years~~
 34 ~~and new rental units remain affordable for at least 30 years)).~~
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36 ***In Chapter 9 Transportation, on page 72, amend as follows:***

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- 38 **T-6** Sidewalks in the Vashon Town Core should facilitate continuous, smooth,
 39 predictable and safe pedestrian travel to key destinations such as grocery
 40 stores, the Post Office, Vashon Landing, the library, and other public services.
 41 New sidewalks and sidewalks addressing gaps in existing sidewalk
 42 connectivity shall be constructed ~~((on both sides of))~~ along the roads identified
 43 on Map 11 as part of permitting and development activity.
 44
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46 ***In Chapter 10 Services, Facilities and Utilities, on page 83, amend as follows:***

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48 Through its designation of the Vashon Rural Town as adopted in the Land Use map of the King
 49 County Comprehensive Plan, ~~((T))~~the County ~~((and the Vashon Sewer District have established))~~
 50 establishes a local service area ~~((for portions of))~~ eligible for sewer service on Vashon-Maury Island.
 51 The purpose and intent of demarcating a local service area for sewer is to provide for a predictable
 52 sewer system over time from a land use perspective. It should be noted, however, that the
 53 identification of this local service area has no connection to sewer service actually being available, or
 54 planned for in the future. Whether or not the District requires annexation of the property to the
 55 District as a condition of service is a decision of the District at the time of a sewer connection
 56 request.
 57
 58

59 ***In Chapter 11 Implementation, on page 89, amend as follows:***

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61 Instead, this Workplan action item directs an Interbranch Team to comprehensively
62 review, and propose updates as appropriate, all p-suffix conditions and special
63 district overlays for Vashon-Maury Island. This review will include: 1) review of the
64 legislative history and current status of each existing p-suffix condition and special
65 district overlay and evaluation of its consistency with the Vashon-Maury Island
66 subarea plan as adopted by the County, as well as other adopted laws, rules and
67 policies, 2) evaluation of any changes needed to accommodate farmer's markets
68 within the Rural Town, and 3) updates to conditions for ((~~marijuana~~)) cannabis uses
69 to reflect consistency with other unincorporated areas of King County and taking into
70 consideration the ((~~marijuana~~)) cannabis industry studies underway by the Executive
71 required by Ordinance 18326. The review of the p-suffix conditions and special
72 district overlays, and any proposed changes shall include community outreach to be
73 completed by the Executive. This outreach shall specifically include notification the
74 property owners impacted by the current p-suffix conditions and special district
75 overlays and any proposed changes – both to the property owners of conditioned
76 parcels and adjacent property owners.

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