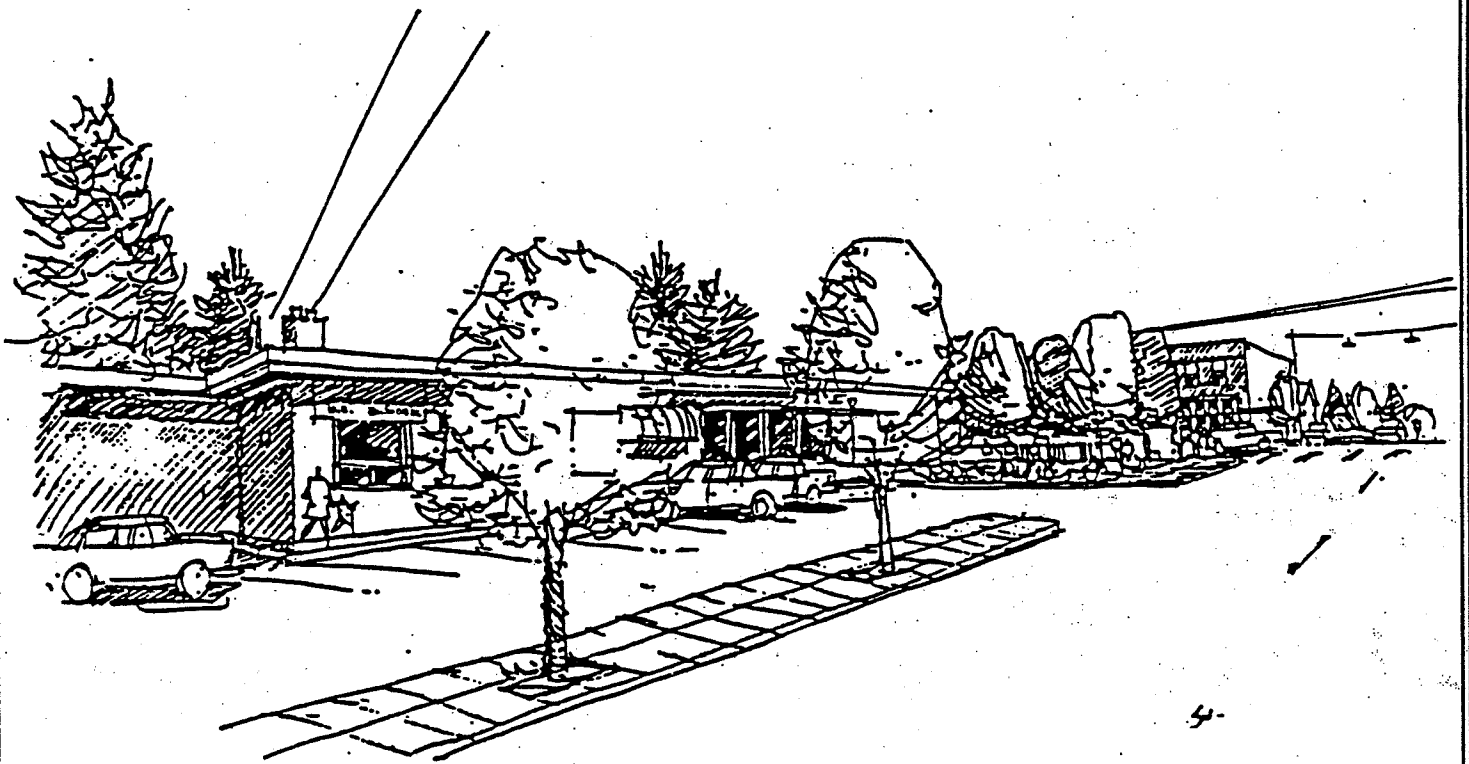


Vashon Town Plan



4-



King County
July 1996

Metropolitan King County Council

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The County Council acknowledges the significant work of the Vashon Town Plan Committee of the Vashon-Maury Island Community Council which proposed the 1994 Vashon Town Plan on which the adopted Plan is based. The Town Plan Committee was assisted by the following consultant team: Bredouw, Public Participation & Planning Services; Tonkin/Hoyne, Architects & Planners; Kasprisin/Pettinari Design; Dennis Tate Associates; Economic Consulting Services; and TDA, Inc.

VASHON TOWN PLAN

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May 8, 1996

Introduced By:

GREG NICKEL

vshp:JC:ac

Proposed No.:

96-434

ORDINANCE NO. **12395**

AN ORDINANCE relating to comprehensive planning; adopting the Vashon Town Plan and Area Zoning; amending the King County Comprehensive Plan, amending the Vashon Community Plan; amending Ordinance No. 263, Section 1, as amended and K.C.C. 20.12.010, Ordinance 11653, Section 6 as amended and K.C.C. 20.12.017, Ordinance 7837, as amended and K.C.C. 20.12.320.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings. For the purpose of effective subarea planning and regulation, the Metropolitan King County Council makes the following legislative findings:

1. The Vashon Town Planning Area is an appropriate subarea planning area as described in King County Comprehensive Plan policies I-215, I-216 and I-209.
2. The Vashon Town Planning Area includes the Rural Town of Vashon and certain immediately surrounding areas.
3. In 1993 and 1994 the county appropriated funds to contract for expert assistance in preparing the Vashon Town Plan. The Plan was guided by the Vashon-Maury Island Community Council through a Town Plan Committee. The proposed Vashon Town Plan was completed in 1994; it contained proposed policies on land use, circulation, parks and open space; a detailed description of the public input; changes to zoning; and a Special District Overlay for the Planning Area.
4. The Plan was transmitted by the executive to the council as part of the 1995 Comprehensive Plan amendment package. The council directed, through a Comprehensive Plan amendment, that the Vashon Town Plan be reviewed and adopted as a subarea plan.
5. After reviewing the proposed Town Plan, the council directed that a revised plan be prepared to comply with the planning structure described in the 1994 King County

1 Comprehensive Plan, as amended; so that the council could adopt the Plan as the initial
2 subarea plan for the Town Planning Area.

3 SECTION 2. Ordinance 263, Section 1, as amended and K.C.C. 20.12.010 are each
4 amended to read as follows:

5 **Comprehensive Plan adopted.** A. Under the provisions of the King County Charter.
6 King County's constitutional authority and pursuant to the Washington State Growth
7 Management Act, RCW 36.70A, the 1994 King County Comprehensive Plan is adopted and
8 declared to be the Comprehensive Plan for King County until amended, repealed or
9 superseded. The Comprehensive Plan shall be the principal planning document for the
10 orderly physical development of the county and shall be used to guide subarea plans.

11 functional plans, provision of public facilities and services, review of proposed
12 incorporations and annexations, development regulations and land development decisions;

13 B. The amendments to the 1994 King County Comprehensive Plan and the 1995
14 area zoning amendments contained in King County Comprehensive Plan 1995
15 Amendments attached as Appendix A to Ordinance 12061 are hereby adopted as
16 amendments to the King County Comprehensive Plan and adopted as the official zoning
17 control for those portions of unincorporated King County defined therein.

18 C. The amendments to the 1994 King County Comprehensive Plan contained in
19 Attachment A to this ordinance are hereby adopted to comply with the Central Puget
20 Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island,
21 et. al. v. King County, Case No. 95-3-0008.

22 D. The Vashon Town Plan, attached to this Ordinance as Attachment I, is adopted
23 as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official
24 County policy for the geographic area of unincorporated King County defined therein and
25 amending the 1994 King County Comprehensive Plan Land Use Map.

26 SECTION 3. Ordinance 11653, Section 6, as amended and K.C.C. 20.12.017 are each
27 amended to read as follows:

28 **Adoption of area zoning to implement the 1994 King County Comprehensive Plan**
29 **and conversion to K.C.C. Title 21A.** A. Ordinance 11653 adopts area zoning to implement
30 the 1994 King County Comprehensive Plan pursuant to the Washington State Growth

1 Management Act RCW 36.70A. Ordinance 11653 also converts existing zoning in
2 unincorporated King County to the new zoning classifications in the 1993 Zoning Code,
3 codified in Title 21A, pursuant to the area zoning conversion guidelines in K.C.C.
4 21A.01.070. The following are adopted as attachments to Ordinance 11653:

5 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December 19, 1994.

6 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

7 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

8 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

9 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

10 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

11 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

12 Appendix H: Amendments to East Sammamish Community Plan P-Suffix Conditions.

13 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix Conditions.

14 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

15 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix Conditions.

16 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

17 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

18 Appendix N: Amendments to Resource Lands Community Plan P-Suffix Conditions.

19 Appendix O: 1994 to Parcel List, as amended December 19, 1994.

20 Appendix P: Amendments considered by the Council January 9, 1995.

21 B. Area zoning adopted by Ordinance 11653, including potential zoning is contained
22 in Appendices A and O. Amendments to area-wide P-suffix conditions adopted as part of
23 community plan area zoning are contained in Appendices B through N. Existing P-suffix
24 conditions whether adopted through reclassifications or community plan area zoning are
25 retained by Ordinance 11653 except as amended in Appendices B through N.

26 C. The department is hereby directed to correct the official zoning map in accordance
27 with Appendices A through P of Ordinance 11653.

28 D. The 1995 area zoning amendments attached to Ordinance 12061 in appendix A
29 are adopted as the official zoning control for those portions of unincorporated King County
30 defined therein.

1 E. Amendments to the 1994 King County Comprehensive Plan area zoning,
2 Ordinance 11653 Appendices A through P, as contained in Attachment A to this ordinance
3 are hereby adopted to comply with the Decision and Order of the Central Puget Sound
4 Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King County,
5 Case No. 95-3-0008.

6 E. The Vashon Town Plan Area Zoning, attached to this Ordinance as Attachment
7 2, is adopted as the official zoning control for that portion of unincorporated King County
8 defined therein.

9 SECTION 4. Ordinance 7873, as amended and K.C.C. 20.12.320 are each amended
10 to read as follows:

11 **Vashon community plan.** A. The Vashon community plan update, together with
12 revised local service area boundaries for sewer service, attached to Ordinance 7837 as
13 Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for
14 King County.

15 B. The revised Vashon community plan area zoning, attached to Ordinance 7837 as
16 Appendix B, as amended, is adopted as the official zoning control for that portion of
17 unincorporated King County defined herein.

18 C. Ordinance No. 4035, previously adopting the King County sewerage general plan,
19 is hereby amended in accordance with Subsection A. The Town of Vashon business district
20 development guide, attached to Ordinance 6386, is adopted as an amplification of the Vashon
21 community plan.

22 D. The revised Vashon community plan area zoning, attached to Ordinance 7837 as
23 Appendix B, as amended, is hereby amended by Ordinance 11653 as follows: Existing
24 zoning and potential zoning are replaced by the zoning and potential zoning contained in
25 Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as
26 amended in Appendix G of Ordinance 11653.

27 E. The Vashon community plan update, attached to Ordinance 7837 as Appendix A, is
28 amended by the Vashon Town Plan, attached to this Ordinance as Attachment 1.

1 E. The revised Vashon community plan area zoning, attached to Ordinance 7837 as
2 Appendix B, as amended, and as amended by Ordinance 11653, is hereby amended by the
3 Vashon Town Plan Area Zoning, attached to this Ordinance as Attachment 2.

4 INTRODUCED AND READ for the first time this 13th day of
5 May, 1996

6 PASSED by a vote of 12 to 1 this 22nd day of July, 1996

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9
10 Jane Hague
Chair

11 ATTEST:

12 Gerald A. Peter
13 Clerk of the Council

14 APPROVED this 2nd day of August, 1996

15 Sam Locke
16 King County Executive

17 Attachments: Attachment 1: Vashon Town Plan
18 Attachment 2: Vashon Town Plan Area Zoning

II. DEVELOPMENT OF THE TOWN PLAN

PURPOSE

Vashon, as it appears today, was never "planned". It evolved due to a combination of geographic, economic and transportation factors. Roads developed along the beach or on section lines between properties. Stores developed along these roads that connected beach landings to inland areas more conveniently accessible to farms or logging operations. The intersection at Vashon Highway and Bank Road is the focal point of Vashon Island. The oldest and most successful business establishments were founded at that intersection and many of today's most successful businesses are located here, the Thriftway shopping center being the primary example. Past fires have wiped out most of the old historic downtown, with the notable exception of Vashon Hardware, which has been in business since 1904.

This evolution has resulted in a typical Pacific Northwest small town, with a mixture of architecture from several eras and haphazard development based on quirks of history and residents' individuality. Vashon Islanders cherish this character and the Town Plan reflects their efforts to maintain it. This preservation consensus does not preclude agreement that the town lacks some important amenities: a permanent home for the outdoor Saturday Market, affordable housing, a performing arts center. All are desired by the community.

Growth pressures in Vashon have illustrated the limitations of the regulatory tools in the Community Plan in achieving its stated goals of maintaining rural character, as opposed to a suburban appearance. Recent development proposals have forced a re-examination of allowable height, scale and parking.

The objective of the plan is to direct gradual growth and infill development so that it best meets the needs of the community and does not over tax infrastructure. The intent is to seek ways to reinforce Vashon's traditional small town values, character and structure. It is also intended that the Plan provide some predictability to Vashon landowners as to future development potential, and give Island residents a description of likely changes which, based on utility availability and market forces, are expected to be gradual. Most important, it provides a blueprint for changes.

MANAGEMENT OF THE PLANNING PROCESS

The 1994 Vashon Town Plan was funded by King County and written by a consulting team under the direction of the Town Plan Committee, a group of volunteer Islanders appointed by the Vashon-Maury Island Community Council.

The Town Plan was designed to develop a land use, design, and implementation plan for the commercial center of Vashon Island, an unincorporated part of King County. The island's population has exceeded County forecasts, and with the passage of the statewide Growth Management Act, the Community Council sought to revisit the island's goals and regulations for its main commercial center.

The Community Council appointed a Town Plan Committee in 1992 to update the Town's 1983 "Business District Development Guide". While this Guide was officially adopted by the County Council, its recommendations had not been implemented. When the 1986 Vashon Community Plan was adopted, much of the island's allowable development density was reduced (due to Islanders' wishes, and water and sewage restrictions), but the zoning in the Town of Vashon was not adjusted to reflect the newly adopted policies.

PUBLIC PROCESS

While the Town Plan Committee (TPC) was charged with hiring the consultant and managing the funds and process, the entire effort was community-directed. The approach used was to involve as many Islanders as possible. Announcements of TPC meetings appeared in *The Beachcomber*, the local weekly newspaper, and were open to the public. Newspaper articles, fliers, and other printed material described the study's progress and its findings.

Among the problems mentioned by the public were lack of local (Island) control, lack of an entity to ensure maintenance of amenities (e.g., public restroom, mini-parks, flower boxes/baskets, clean-up), housing costs vs. lower-income Islanders' needs, lack of commercially-zoned land for sale, parking, and an uncertain availability of drinking water. The opportunities identified by Islanders included local enthusiasm and expertise, a town that has not experienced rapid development, and the natural limitation on growth imposed by an uncertain availability of drinking water.

TPC members worked closely with property owners, and held numerous public meetings to bring owners' goals into the planning process. Every owner's proposal was considered and voted on by the TPC.

Overall, the basic values the community wanted to see reflected in the Plan include:

- A friendly and safe place (where we know each other and frequently talk to people we don't yet know);
- A "small town character" (rural, not suburban);
- A Town to serve Islanders' needs: provide affordable housing; keep the Saturday Market alive and well; don't make Vashon too "cute", and, thus, cater to tourists or upscale folks;
- A Town where pedestrians are more important than cars.

Most people just want Vashon to stay as it is, and not recognize the growth potential under existing regulations.

