

October 29, 1986
0074B/DMO/pc

Introduced by: Paul Barden

Proposed No.: 86-669

ORDINANCE NO. 7870

AN ORDINANCE relating to Comprehensive Planning; amending Ordinance 7837 and amending the Revised Vashon Community Plan Area Zoning.

PREAMBLE:

The King County Council has determined that a technical error was made in Ordinance 7837 passed by the Council on October 27, 1986;

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 7837 is hereby amended as follows:

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

B. The revised Vashon community plan area zoning, attached to Ordinance 7837 as Appendix B as amended is adopted as the official zoning control for that portion of unincorporated King County defined therein((*) with the following Vashon community plan update recommended changes:

- | | |
|---|--|
| <u>1. Issue Paper #1</u>
<u>dated 8/13/86</u> | <u>From RS-9600 (pot. RM-2400) to</u>
<u>A-R 5-P (pot. RD-3600-P).</u> |
| <u>2. Issue Paper #2</u>
<u>dated 8/13/86</u> | <u>From RS-9600 (pot. RM-2400) to</u>
<u>BR-C-P (pot. BC-P).</u> |
| <u>3. Issue Paper #4</u>
<u>dated 8/13/86</u> | <u>From RS-9600 to SR (9600)-P.</u> |
| <u>4. Issue Paper #5</u>
<u>dated 8/13/86</u> | <u>From RS-15,000-P to BC-P. The use</u>
<u>of lots 29, 32 and 44 is limited</u>
<u>to a guest inn/restaurant.</u> |
| <u>5. Issue Paper #9</u>
<u>dated 8/13/86</u> | <u>From RS-9600 to BC-P.</u> |
| <u>6. Issue Paper #10</u>
<u>dated 8/13/86</u> | <u>From RS-9600 to BC-P.</u> |
| <u>7. Issue Paper #11</u>
<u>dated 8/13/86</u> | <u>From A to A-R 5-P.</u> |

8. Issue Paper #12
dated 8/13/86

From RS-15,000 to BN-P. The use
of lot 125 is limited to a fire
station.

9. Issue Paper #16
dated 8/13/86

From CG to RM-1800-P.

C. Ordinance No. 4035, previously adopting the King County
sewerage general plan is hereby amended in accordance with Subsection

A.

INTRODUCED AND READ for the first time this 3rd day
of November 1986.

PASSED this 1st day of December, 1986.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Audrey Singer
Chair

ATTEST:

Gerald C. Polin
Deputy Clerk of the Council

APPROVED this 12 day of December, 1986.

G. Hill
King County Executive

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

ISSUE PAPER #1

Applicant: James P. Koenig

Location: East of 107th Ave. SW, 330 feet north of SW 176th Street.

Size: 4.77 acres

Existing Zoning: RS-9600 (potential RM-2400)

Executive Proposed Zoning: RS-9600-P (potential RD-3600-P)

Applicant's Zoning Request: G-5 (for orchard and select microwinery)

COUNCIL PANEL RECOMMENDATION: Rezone to A-R 5-P (potential RD-3600-P). P-suffix refers to island-wide residential conditions in proposed update.

Basis for Recommendation

Policy:

- Comprehensive Plan policy PC-115 allows resource-based economic uses compatible with rural character.
- Policy V-37 promotes commercial and small scale agriculture with compatible land use designations.
- Policy V-40 states that food processing operations are important to agricultural uses on Vashon and should be permitted.

Other Criteria:

- Surrounding land use is single family residential, pasture.
- Surrounding lot sizes are .5 acre to 10 acres.
- Surrounding current zoning is RS-9600 (potential RM-2400), SR, G.
- Surrounding Executive proposed zoning is AR 5-P, RS-9600-P (potential RD-3600-P).

Additional Information:

- This property is currently within the sewer LSA, but not served by sewers.

VASHON COMMUNITY PLAN UPDATE

ISSUE PAPER #2

Applicant: Margaret Helm
 Location: West of 99th Ave. SW, South of 168th St.
 Size: .74 acres
 Existing Zoning: RS-9600 (potential RM-2400)
 Executive Proposed Zoning: RS-9600-P (potential RD-3600-P)
 Applicant's Zoning Request: BC (for combination personal residence/CPA office/retail shop)

COUNCIL PANNEL
RECOMMENDATION:

Rezone to BR-C-P (potential BC-P)
 (P-suffix refers to island-wide commercial conditions in proposed update)

Basis for Recommendation*Policy:*

- Comprehensive Plan policy PC-117 states commercial development should locate in existing Rural Activity Centers.
- Policy V-16 states intensive commercial uses should be concentrated in the Town of Vashon.
- Policy V-18 states the Town of Vashon should continue to be the major commercial business center.

Other Criteria:

- Surrounding land use is single family residential, commercial, agriculture, community facility (Ober Park).
- Surrounding lot sizes are .25 acre to 5 acres.
- Surrounding current zoning is RS-9600 (potential RM-2400).
- Surrounding Executive proposed zoning is RS-9600-P (potential RD-3600-P).

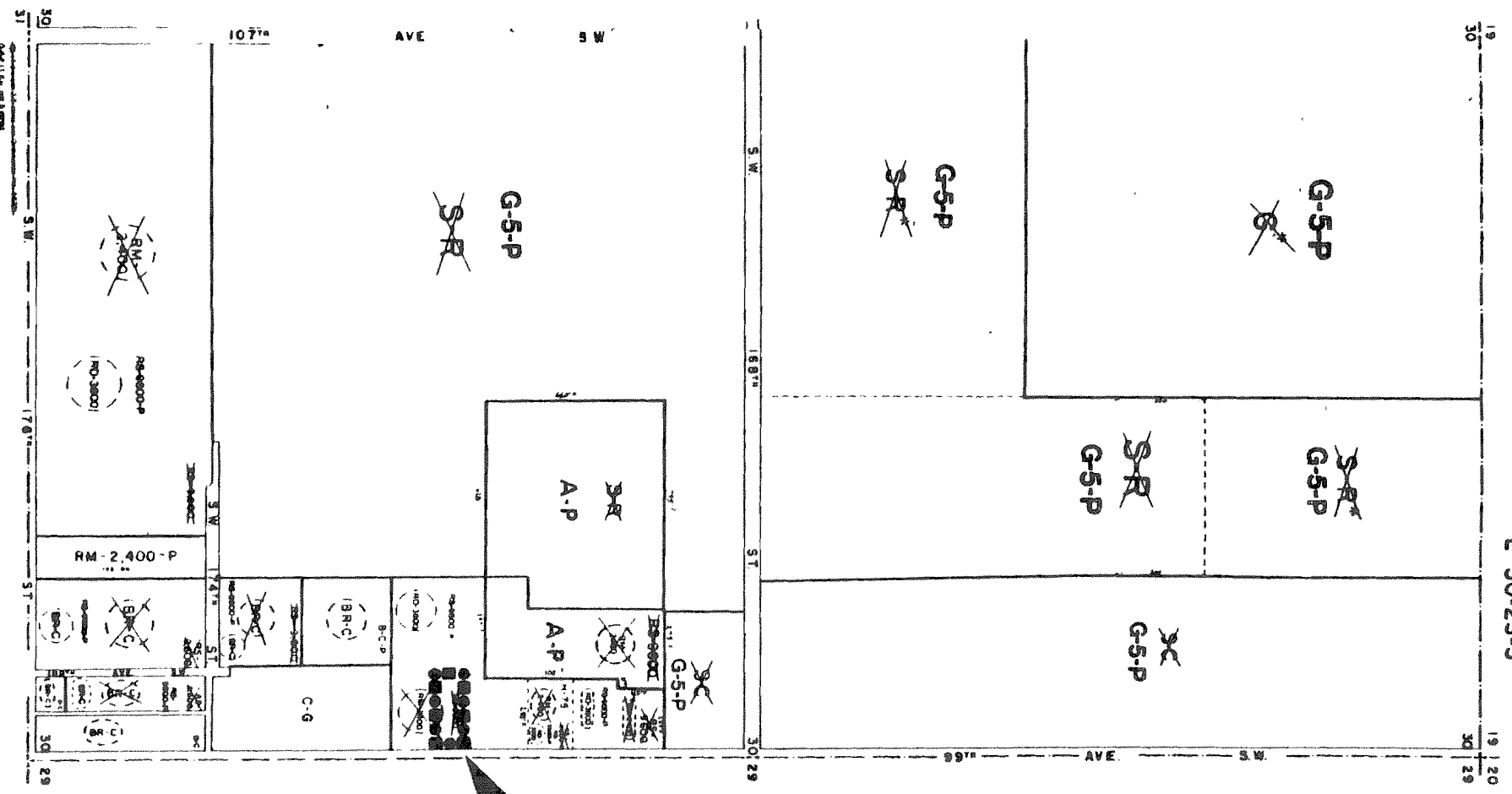
Additional Information:

7870

- This property is within the sewer LSA, 165 feet and one lot away from CG zoning.

E 30-23-3

7870



75

ISSUE PAPER #4

Applicant: L. Carolyn Fletcher
 Location: South of SW 188th St., East of 99th Ave. S.W.
 Size: 9.23 acres
 Existing Zoning: RS-9600
 Executive Proposed Zoning: RS-9600-P
 Applicant's Zoning Request: SR (for nursery, keeping of family horses)

COUNCIL PANEL RECOMMENDATION: Rezone to SR (9600)-P. P-suffix refers to island-wide residential conditions in proposed update.

Basis for Recommendation

Policy:

- Comprehensive Plan policy PC-115 allows resource-based economic uses compatible with rural character.
- Policy V-10 states the Town of Vashon and surrounding area extending to the limits of the sewer LSA is planned for intensive residential development
- Policy V-27 states home occupations should continue to be allowed in residential areas.
- Policy V-37 promotes commercial and small scale agriculture with compatible land use designations.

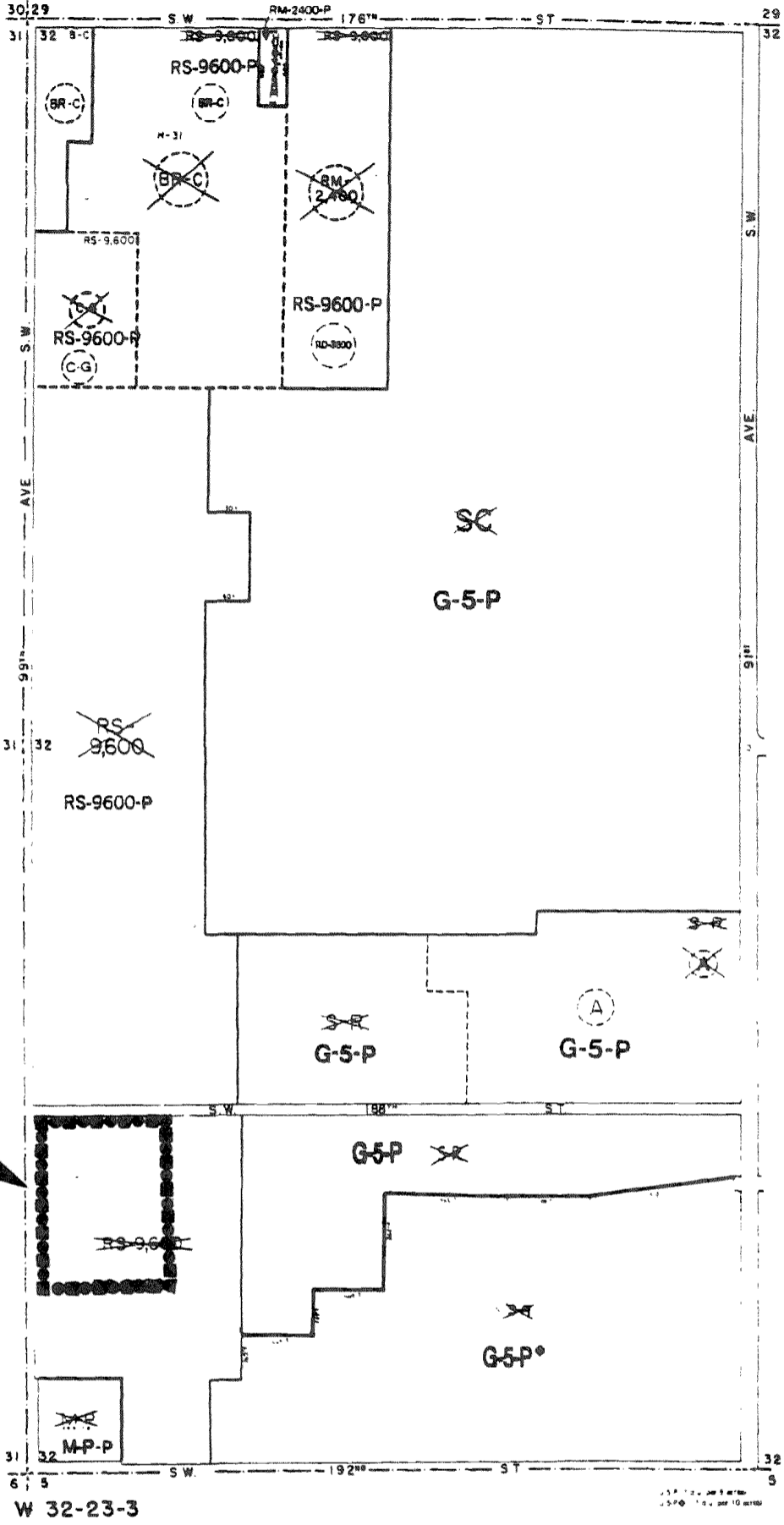
Other Criteria:

- Surrounding land use is single family residential, pastures, woods.
- Surrounding lot sizes are 1 acre to 5 acres.
- Surrounding current zoning is RS-9600.
- Surrounding Executive proposed zoning is RS-9600-P.

Additional Information:

- This property is within the sewer LSA.

W 32-23-3



VASHON COMMUNITY PLAN UPDATE

ISSUE PAPER #5

Applicant: Donald Wolczko
Location: South of SW 240 St., West of 103rd Ave SW
Size: 3 parcels, .17 acre each (.52 acre total)
Existing Zoning: RS-15,000-P
Executive Proposed Zoning: RS-15,000-P
Applicant's Zoning Request: BC (for guest inn offering food and lodging; to be adapted from existing structures).

**COUNCIL PANEL
 RECOMMENDATION:**

Rezone to BC-P (P-suffix refers to island-wide commercial conditions in proposed update) with the following additional condition: the use of lots 29, 32, and 44 is limited to a guest inn/restaurant.

Basis for Recommendation*Policy:*

- Comprehensive Plan policy HS-102 states King County should encourage land uses that retain or enhance historic or scenic settings of landmark districts.
- Policy V-22 states a small expansion of the business district at Burton should be allowed during the life of the plan.
- Policy V-41 encourages the preservation, restoration, and adaptive use of historic sites.

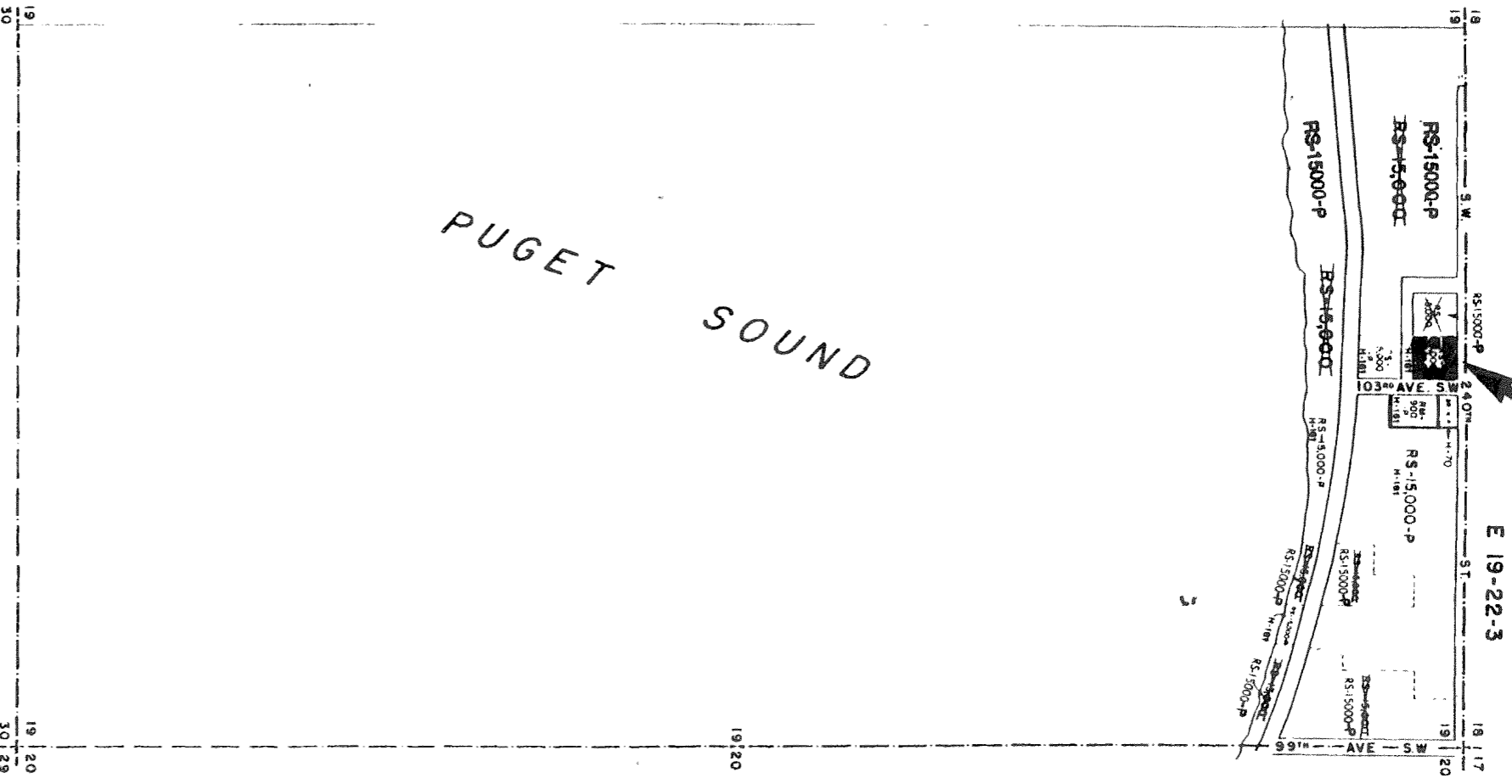
Other Criteria:

- Surrounding land use is single family residential, commercial, community facility.
- Surrounding lot sizes are .3 acre and greater.
- Surrounding current zoning is RS-15,000, RS-15,000-P, RM-900-P, BR-N-P, RM-900.
- Surrounding Executive proposed zoning is RS-15,000-P, RM-900-P, BR-N-P.

Additional Information:

- Properties are within a proposed historic district.

2870



PUGET SOUND

181

E 19-22-3

E 19-22-3

ISSUE PAPER #9

Applicant: Michael Guglomo
Location: 99th Ave SW, south of SW 178th St.
Size: .16 acre
Existing Zoning: RS-9600
Executive Proposed Zoning: RS-9600-P
Applicant's Zoning Request: BC
COUNCIL PANEL
RECOMMENDATION: Rezone to BC-P. P-suffix refers to island-wide residential and commercial conditions in proposed update.

Basis for Recommendation

Policy:

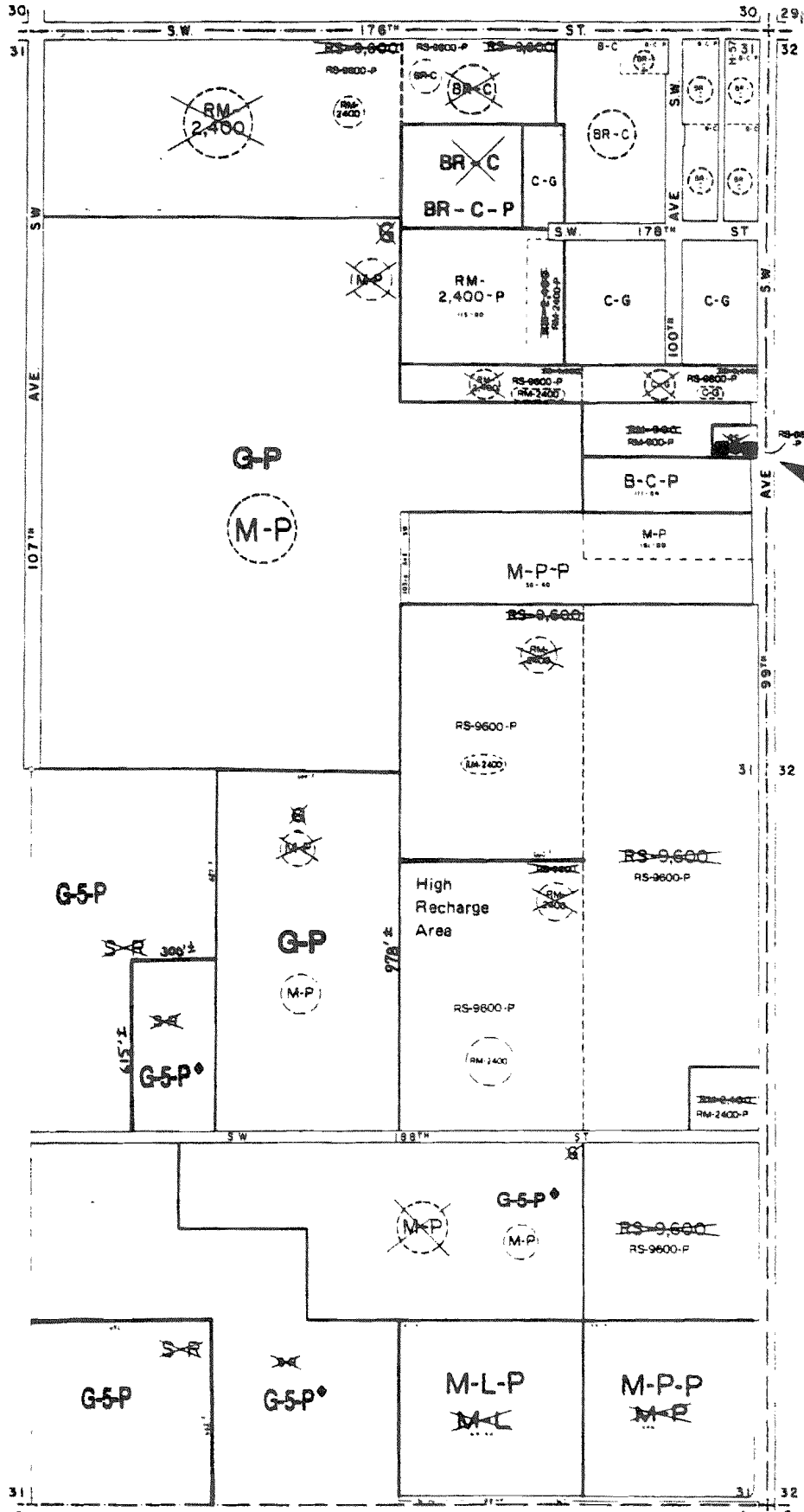
- Policy V-16 states intensive commercial land uses should be concentrated at the Town of Vashon.

Other Criteria:

- Surrounding land use is community facility, commercial, residential.
- Surrounding lot sizes are 4 to 5 acres.
- Surrounding current zoning is RM-900, BC-P.
- Surrounding Executive proposed zoning is RM-900-P, BC-P.

Additional Information:

- No current plans to develop site for which rezone is requested.
- This lot and adjacent lot directly to the north create a small island of single family residential zoning in the midst of a commercial and manufacturing area.



G-5-P 1/4 or 1/2 acre
 G-5-P⁺ 1/4 or 1/2 acre

VASHON COMMUNITY PLAN UPDATE

ISSUE PAPER #10

Applicant: King County Planning Division
Location: 99th Ave. SW, south of SW 178th St.
Size: .16 acre
Existing Zoning: RS-9600
Executive Proposed Zoning: RS-9600-P
Applicant's Zoning Request: RS-9600-P (potential BC-P)

COUNCIL PANEL RECOMMENDATION: Rezone to BC-P. P-suffix refers to island-wide residential and commercial conditions in proposed update.

Basis for Recommendation*Policy:*

- Policy V-16 states intensive commercial land uses should be concentrated at the Town of Vashon.

Other Criteria:

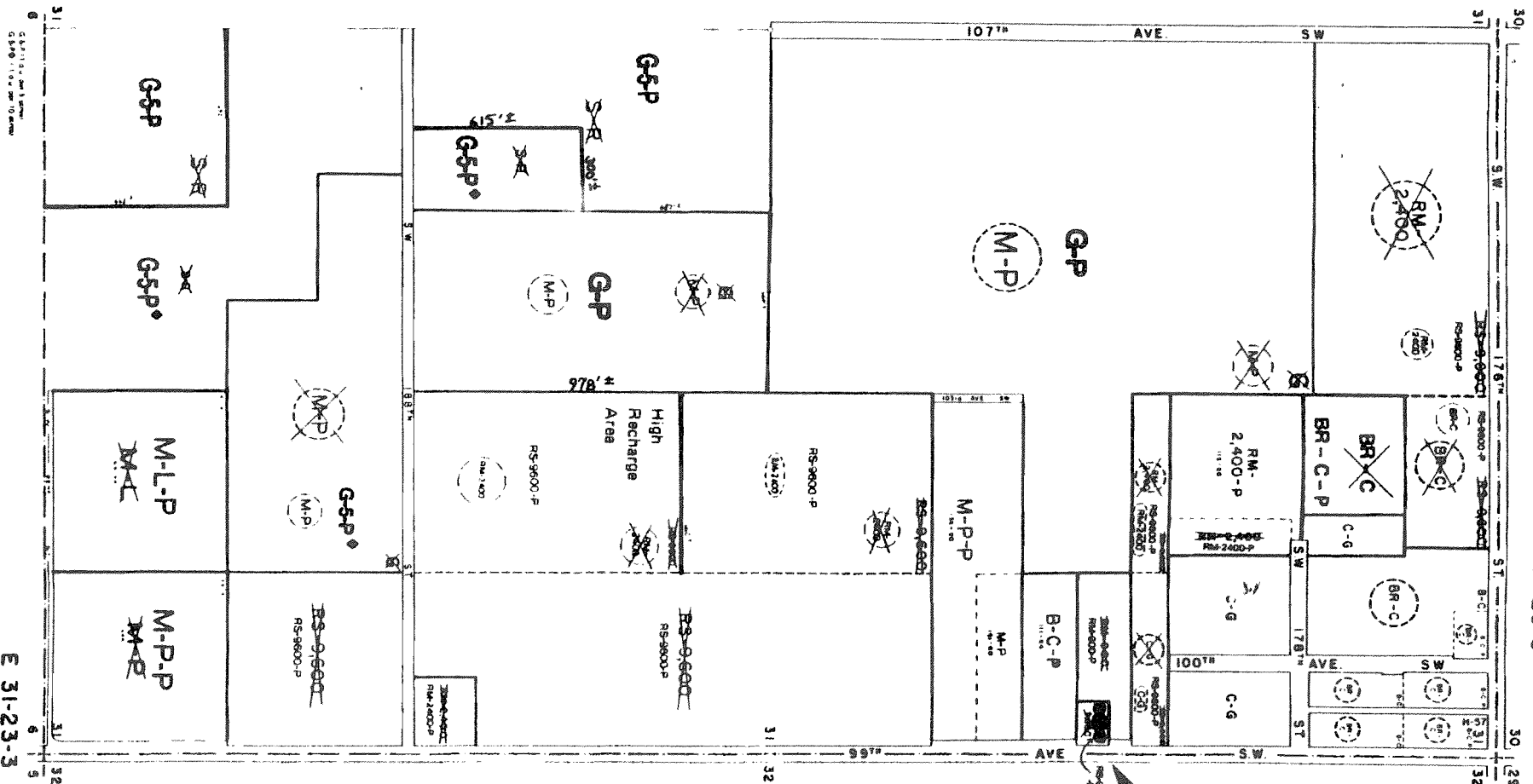
- Surrounding land use is community facility, commercial, residential.
- Surrounding lot sizes are 4 to 5 acres.
- Surrounding current zoning is RM-900, BC-P.
- Surrounding Executive proposed zoning is RM-900-P, BC-P.

Additional Information:

- Property owner has no intention to develop site for commercial use.
- This lot and adjacent lot directly to the south create a small island of single family residential zoning in the midst of a commercial and manufacturing area.

E 31-23-3

7870



93

E 31-23-3

VASHON COMMUNITY PLAN UPDATE

ISSUE PAPER #11

Applicant: Terry Sullivan
 Location: West of 111th Ave SW, South of SW 240th Street
 Size: 9.60 acres
 Existing Zoning: A
 Executive Proposed Zoning: A- P
 Applicant's Zoning Request: G-5-P (applicant intends to short plat property into two lots.)

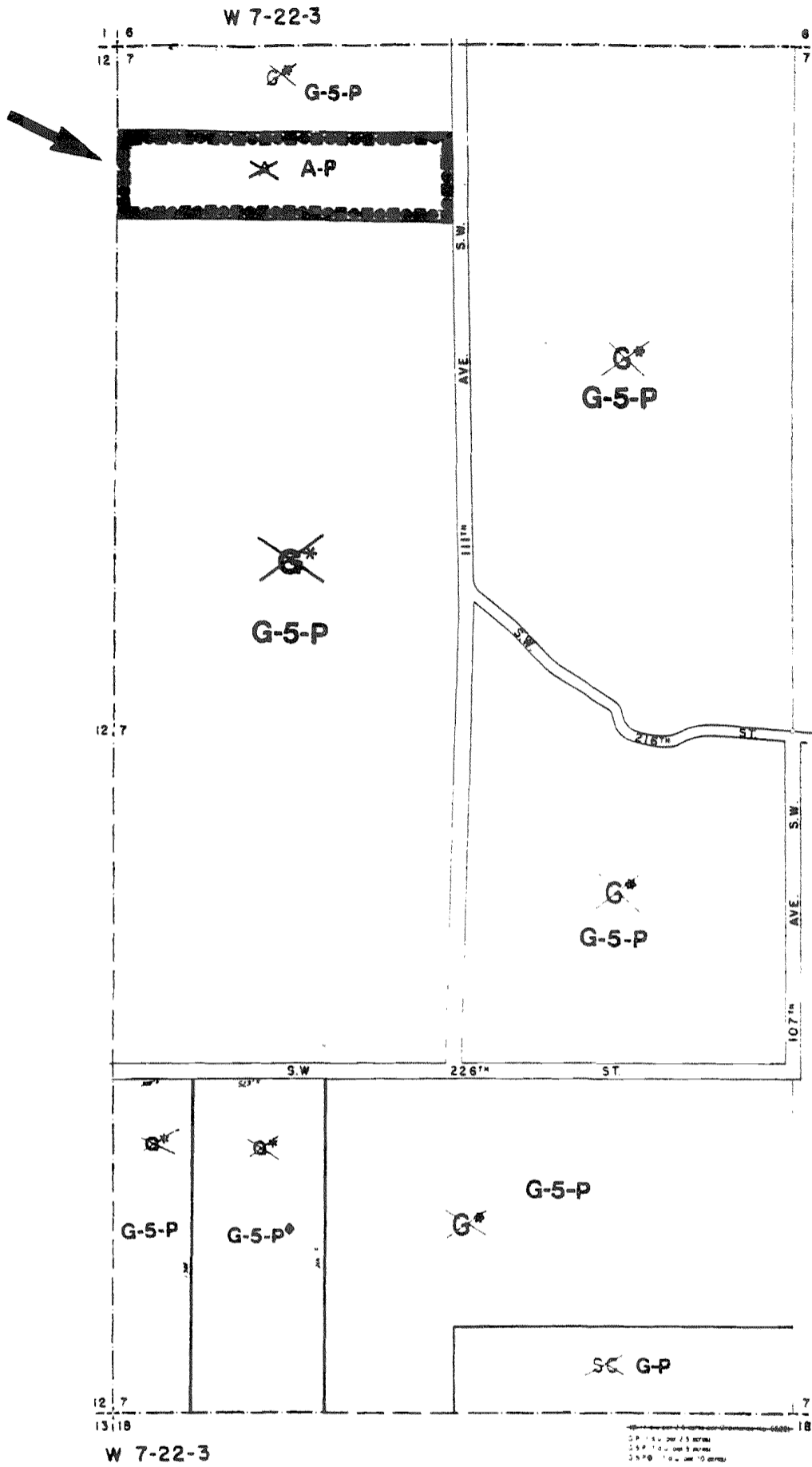
COUNCIL PANEL
 RECOMMENDATION: Rezone to A-R 5-P based on Vashon Panel recommendation of April 24, 1986. P-suffix refers to island-wide residential conditions in proposed update.

Basis for Recommendation*Policy:*

- Comprehensive Plan policy PC-114 states King County should preserve long-term rural areas with low residential densities to provide for a rural lifestyle and protect rural character.
- Policy V-5 states that most of the upper plateau areas are planned for low residential densities.

Other Criteria:

- Surrounding land use is single family residential, vacant forested land.
- Surrounding lot sizes are 2 acres to 10 acres.
- Surrounding current zoning is G* (one d.u. per 2.5 acres per Ordinance 5522)
- Surrounding Executive proposed zoning is AR 5-P.



ISSUE PAPER #12

Applicant: Craig Harmeling, Fire Chief
 Location: SW 240th St. and 104th Ave SW
 Size: .19 acre
 Existing Zoning: RS-15,000
 Executive Proposed Zoning: RS-15,000-P
 Applicant's Zoning Request: BC (to allow expansion of fire services)

COUNCIL PANEL
RECOMMENDATION:

Rezone to BN-P. P-suffix refers to island-wide commercial conditions in proposed update. Add the following additional P-suffix condition: The use of lot 125 is limited to a fire station.

Basis for Recommendation

Policy:

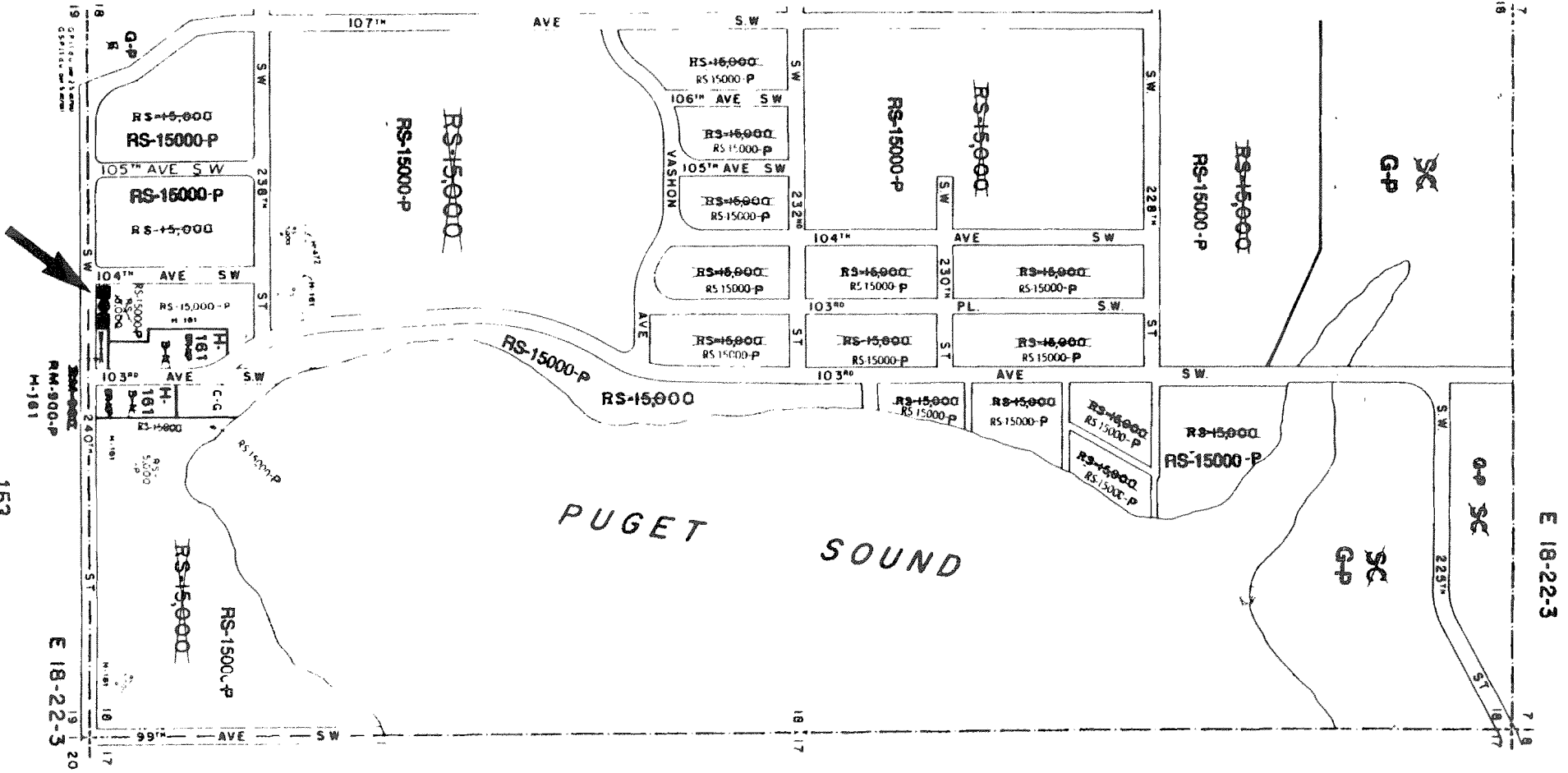
- Comprehensive Plan policy PC-118 states limited services for Rural Area residents should be provided by existing Rural Neighborhood Centers, which should remain small.
- Policy V-22 allows for a small expansion of the business district at Burton during the life of the plan.

Other Criteria:

- Surrounding land use is single family residential, commercial.
- Surrounding lot sizes are less than .5 acres.
- Surrounding current zoning is RS -15,000, B-N, RM-900.
- Surrounding Executive proposed zoning is RS-15,000-P, BR-N-P, RM-900-P.

Additional Information:

- Current plans to expand fire services at this site.
- Site is within the Rural Neighborhood Center of Burton.
- The BN-P zone is more compatible with surrounding use than the B-C zone, and will allow expansion of fire services.



153

E 18-22-3

E 18-22-3

7870

ISSUE PAPER #16

Applicant: King County Planning Division
 Location: West of 98th Ave. SW at SW 174th St.
 Size: .36 acre
 Existing Zoning: CG
 Executive Proposed Zoning: CG
 Applicant's Zoning Request: RM-1800-P

COUNCIL PANEL
 RECOMMENDATION: Rezone to RM-1800-P. P-suffix refers to island-wide residential conditions in proposed update.

Basis for Recommendation

Policy:

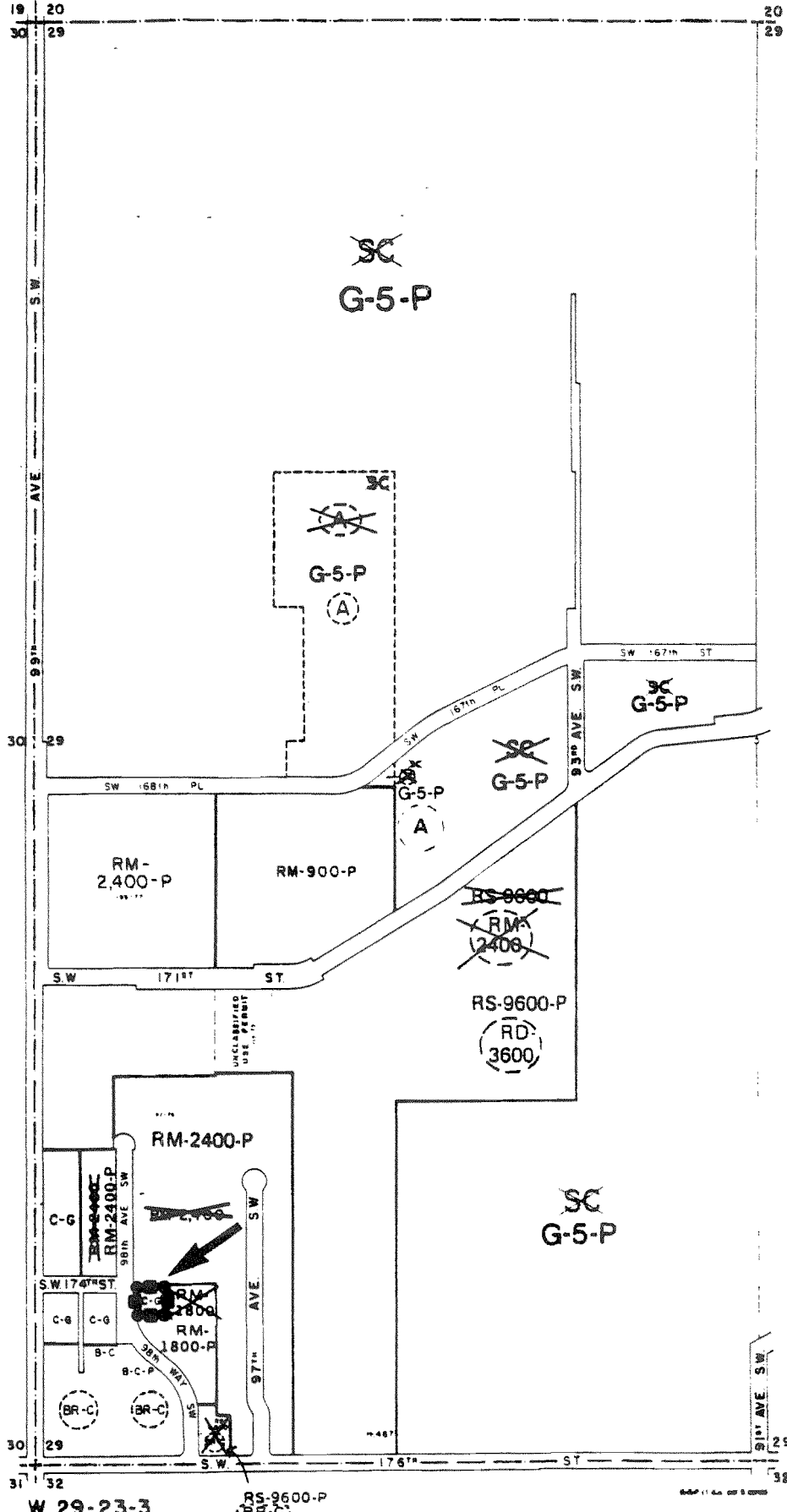
- Comprehensive Plan policy PI-203 states King County should standardize criteria for decision making and apply them consistently and equitably to comparable properties, land uses, and development proposals.
- Comprehensive Plan Policy CI-503 bases location of new uses in Rural Activity Centers on similarity and compatibility of needs and impact of surrounding areas.
- Policy V-11 states new multifamily development is planned within the sewer LSA at the Town of Vashon.

Other Criteria:

- Surrounding land use is single-family and multifamily residential.
- Surrounding lot sizes acre .5 acre and less.
- Surrounding current zoning is RM-2400, RM-1800.
- Surrounding Executive proposed zoning is RM-2400-P, RM-1800-P.

Additional Information:

- These two lots create a small island of commercial zoning in the midst of a multifamily area. 7870
- This site is the subject of a pending rezone application (BALD file No. 114-86-R). While the requested rezone is more compatible with surrounding zoning, the Planning Division technically cannot recommend that it be granted through the BALD rezone process without a plan amendment due to the strict language of the King County Code (10.12.070). Therefore, the Planning Division wishes to support the requested rezone and is acting as sponsor through the Vashon Update Area Zoning process.



W 29-23-3

RS-9600-P
BR-C

644P 11-4-4 001 3 0000