

Vashon Town Plan Committee Minutes
June 20, 2023

Members present

Dianne Emerson: Co-Host

David Vogel: Co-Host

Jacob Middling

John Osborne

Kim Goforth

Kim Kambak

Deborah Reilly

Tanya Roberts

Michelle Ruth Sterns

Morgan Brown

Randall Collins

Tanya Roberts

Agenda

7:00 Start meeting and Introductions

7:20 Review King County's Work Regarding SDO and P-Suffix Conditions

7:50 Brainstorm Purpose and Goals of Committee

8:10 Elect Committee Chair

8:30 Discuss Potential of Particular Parcels for Affordable Housing

8:50 Set next Meeting and Adjourn

Introductions: 7:05-7:15

David Vogel: What is everyone bringing to this committee?

Deborah Reilly: "My home, my community." Background in architecture.

Jake Middling: Whole family still here. Serious need for housing. Want to help fix that.

Kim Goforth: Head of Vashon Household-hoping for greater opportunity to meet unmet needs in the current plan.

Michelle Ruth Stearns: Has built two houses on Vashon. Curious about the issues and the solutions.

Kim Kambak: Affordable housing is the lynchpin to a healthy community. Want to be a part of it.

Morgan Brown: Owns property that is currently part of a walkable plan in the town of Vashon. Helped plan one in Sun Valley. Wants to help the process along.

Robert Collins: New to island. Hopes to help and understands that many funders need to be involved in these projects.

Tanya Roberts: Appreciates high school water projects and how those affect affordable housing

Review of King County's Work Regarding SDO and P-Suffix Conditions

The Charge of the Committee

Kim Goforth: Charge of committee-plan due July 15th?

David: Involvement and hoping to do better than 2017

KG: Comments to King County?

DV: We need to work on projects. We need to be opportunistic.

KG: Are we looking at properties that might be available? Vashon Housing has the ability to do this and has already done this well.

DV: We are looking at helping with zoning changes if necessary. Jake Middling example r-18 on 6 acre project

KG: Vashon Housing does not want to get into zone changes until we have properties purchased. Not in our best interest to help a seller change the zone change.

DV: A zone change might be easier to attain as long as we are going through the comprehensive plan.

Jake Middling: We are not into the zone change concern. The K2 property/ building is 4 million.

DV: We want to see this as beneficial to the entire community. Great

JM: K2 property is already approved by King County for 95 houses/units

DV: If we could rezone it now, that would be assistive.

KG: We are not in a position at this time to go ahead without my board

Diane Emerson: This committee is an advisory committee to the Community Council. So, these suggestions should go through the council but timing wise it might not work.

Michelle Ruth Stearns: What is our charge? County's documents

(Amy Drayer arrived: 7:28)

DV: King County plan changed in 2017 but it hasn't been changed dramatically since 1994. What hasn't worked is the aspect of affordable housing. Special district overlay and P-Suffix are not controversial. On the other hand, it doesn't create opportunities for affordable housing. What parcels are ripe for affordable housing? K2 has the opportunity for 85 to 100 units....We have a process here for a re-zone that could happen more quickly than going through all the King County processes.

Deborah Reilly: Where is the water going to come from for the K2 project?

Jake Middling: K2 owns the water through District 19 and 14/21 water shares. There is water there.

Deborah Reilly: We need a commitment from District 19 for those shares.

JM: We have to bring a set of plans to District 19 and the sewer.

Morgan Brown: Not really getting rid of the special district overlay-now calling it the ? overlay.

They are suggesting an in lieu fee and get the density bonus. Affordable housing Committee took a stance.

Renamed as Inclusionary zoning. Not the last time to comment on this proposal.

Potential new owners of K2 can't commit to cottage zoning.

DV: What constitutes a small home? What is it we are talking about? Will ask Chris Jensen

MB: "Cottage zoning". Must make the case to re-zone from industrial to residential

JM: 45 cottage houses-999 sq ft per unit. We took a plan from Snohomish and it fit perfectly in the 6.5 acres of the K2 property.

Kim Goforth: It might make it difficult if it is limited to cottage housing, water shares availability. Rather see it not just cottage housing. Stronger case if Vashon Households are part of the application for the re-zone.

Why the current overlay isn't working? We know the 188th project was almost derailed by the permitting process. We need the building department to simplify the process. Deal with drainage. Take a look at the permitting department. 188th project had an innovative catchment system but we lost all of it...they didn't like it.

Also, the fee in lieu, we prefer the money come back to the island. We want to make sure the money is returned.

MB: They (KC) basically said the money will come back to the island. Sometimes in lieu fees as used to de-incentivize and sometimes to incentivize.

KG: We want to look at a different scale for affordable housing. R-1 zone can allow larger multi family developments. R-1 wont help Vashon very much. State is looking at the guidelines for income levels...probably won't end up in the plan but we want to call it affordable-teacher, fire fighters, etc.

DV: We need middle housing. Getting the strip along the highway rezoned in this process could backfire if the owners raise their asking prices and make it less affordable.

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DR: The zoning along the highway from Kathy's Corner south is a mix of zoning

MB: No limit to what you can do on it.

DV: Reason for r-1 zoning along the highway between Town and Center was to link Center to the Town of Vashon. That is why it was done in the 1994-96 Plan.

KG: Absolute "no" in 2017 when Vashon Household wanted to do this

Amy Drayer: Fee in lieu-KC said Yes it will be earmarked for Vashon. What happens if those fees don't hit a critical mass? Collection of fee in lieu is very murky about how it can be collected and how it can be used

DE: Even if the money is collected here. It may be used for people on the list in King County not necessarily for people on island.

KG: We need money to develop housing. That is what we need.

We can not turn away someone on the list and you can live off island and ask to be put on the list. At this point we use our list.

DV: Let's look at the available parcels for the next meeting and see if we can move some properties forward.

KG: We have a lot of restrictions and the county delays cost us so much. Tax dollars.
P-suffix: Gateway to Vashon parcels.

DV: Bramble House was proposed to be a gas station in the 1980's, and there was a community uproar because that was the "gateway to Vashon." The name lingered.

KG: The property is burdened by set backs.

DR: My question is "As a committee, are we going to be providing a number of housing units/projects? Or are we going to look at sites?"

DV: Restrictions? Sewer? Lots of issues to consider

8:03 It was agreed by the committee that David Vogel would continue as Chair.

John Osborne: Oz-I think in terms of bigger projects. I want more neighbors. Sidewalks need to be improved. Issue of rural and infrastructure.

Kim Kambak: "Counties and cities are required by law to ensure that sidewalks meet certain standards set by the landmark civil rights bill, the Americans with Disabilities Act or ADA, that includes providing adequate access to sidewalks." <https://www.kuow.org/stories/most-sidewalks-in-wa-are-not-accessible>

DV: Chris Jensen call-Kim Goforth-will be included if the meeting is at 1 pm.

DE: Slow down a bit. The community needs the opportunity to discuss this. KC gave us no lead time.

DV: Chris wanted to be here, but they couldn't meet with us, so we scheduled the call.

Brainstorming the goals of the committee

KG: Documents from KC – we need to review those and have time to add our comments especially the p-suffixes

MB: Ad hoc planning committee-what makes a livable community?

RD: Housing for seniors-we need to address this...

DV: I will ask KC to slow down (it turns out that may not be possible because the July 15TH deadline is to allow feedback for the Executive proposal to the County Council, and the Executive has a tight deadline.

Next meeting Monday June 26th 7 pm by Zoom

Meeting adjourned at 8:28 pm

Respectfully submitted,

Kim Kambak