

## **Land Use Planning on Vashon-Maury Island**

### **WRIA 15 – Ecology Flow Restoration Committee**

**March 7, 2019**

**Eagles Nest Community Center**

- Vashon-Maury Island Community Service Area Subarea Plan was adopted on December 4, 2017.
- A core value of the Vashon-Maury Island community is to maintain and preserve its rural character and small town culture.
- Planning is predicated on the fact the entire island is a recharge area for a single source aquifer.
- Island is isolated geography and is outside any Urban Growth Area designation.
- There is no adopted housing or employment target for Vashon-Maury Island.
- Island population has grown from 7,400 in 1980 to 11,000 in 2016, averaging 80-100 new people each year or approximately 35-44 new households per year.
- Since the mid 1990's, at least 75% of new residential dwellings on Vashon-Maury Island have been built in the Rural Area outside the Vashon Rural Town.
- Water District 19 is the largest water purveyor on the Island and serves the Rural Town plus some portions of the Rural Area.
- There are three Rural Area zones on Vashon-Maury Island – RA-2.5 (one unit per 2.5 acres), RA-5 (one unit per 5 acres), and RA-10 (one unit per 10 acres). The RA2.5 zoning recognizes the existing lot pattern and does not allow subdivision to new 2.5 acre lots.
- Incentive zoning such as Transfer of Development Rights receiving sites or Residential Density Incentives are not available to properties with rural zoning.
- Proportionately, Vashon-Maury Island has a high percentage of acres enrolled in the King County's Public Benefit Rating System, which serves as a financial disincentive for further development.