



King County

**Department of Permitting
and Environmental Review**

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Snoqualmie, WA 98065-9266

206-296-6600 TTY Relay: 711

www.kingcounty.gov

FILE COPY SEPA CHECKLIST

For alternate formats, call 206-296-6600.

Purpose of the checklist

The State Environmental Policy Act (SEPA), RCW Chapter 43.21 C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for the applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

A. Background

1. Name of the proposed project, if applicable:
Raging River Quarry. Extension of Grading Permit (#1592-599).

2. Name of applicant:
Raging River Quarry, John Priebe et al.

3. Address and phone number of applicant and contact person:

Raging River Quarry
3132 NE Harrison St
Issaquah, WA 98029

Contact:
Core Design, Inc
Kevin Vanderzanden
14711 NE 29th Pl. #101
Bellevue, WA 98007

4. Date checklist prepared: August 4, 20155. Agency requesting checklist: King County Dept of Permitting and Environmental Review

6. Proposed timing or schedule (including phasing, if applicable):

The intention of the applicant will be to slowly, over a 1-2 year period to move the mining operation incrementally into the areas currently not permitted for mining. The applicant is proposing to only "open" 5-10 acres at a time with reclamation occurring before and while new areas are opened. 8-10 phases

7. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain.

The extension of this grading permit defines the extents of the initial, expanded, and ultimate grading limits.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

There was an original EIS prepared in December, 1979. An addendum to the FEIS was prepared in May, 1987 in connection with a land use action to rezone a portion of the Raging River Quarry Property.

- A wetlands report updating the existing wetlands rating will be submitted along with this checklist
- A traffic addendum with current analysis will be submitted along with the checklist

9. Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? Yes No If yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known.

1. Grading Permit
2. Drainage Discharge Permit
3. N.O.I. and SWPPP

11. Give brief complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal as presented: To extend the current mining permit (#1592-599) to include the additional parcel to the south (approximately 25.02 acres) of the existing permitted area. The mining activities will include, rock quarrying (drilling and blasting) and processing (primary crushing and screening of rock). Some 50-60 truck trips per day are expected. Consistency with past operations would be expected which would yield 212,000 cubic yards per year based on past production rates.

See attached for continuation...

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site or sites. Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications to this checklist.

The Raging River Quarry is located approximately 1.5 miles south of Fall City off of the Preston Fall City Road, at the western terminus of the A.R. Carmichael Road, in the SW ¼ of Section 22, Township 24 North, Range 7 East. The site address is 32715 Willaim Carmichael Road, TPN No's: 2224079011, 2224079033, and 2224079035, per the enclosed Grading Plans.

To be completed by applicant	Evaluation for Agency Use Only
<p>B. Environmental elements</p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input checked="" type="checkbox"/> Hilly</p> <p><input checked="" type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other: _____</p> <p>b. What is the steepest slope on the site (approximate percent of slope)?</p> <p>The steepest slope on the existing quarry face is vertical.</p> <p>c. What general types of soil are found on the site (i.e., clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>Please refer to the 1987 Addendum to the EIS. All conditions and/or descriptions in the above document will be met.</p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, describe.</p> <p>In the northwest corner of the existing permitted mining area there was evidence of a slide that occurred as a result of uncontrolled drainage discharge from the adjacent property. Plans prepared by Hart Crawser in 2002 detailed the reclamation and restoration of this area. The WA DNR now considers the area completely reclaimed.</p> <p>e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Proposed grading consists of a stepped mining process which would yield approximately 212,000 cubic yards per year. Initial site development may also include grading of approximately 1,000 cubic yards to create a detention/water quality facility. Once mining is completed in an areas, the area will be reclaimed by imported clean material.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>f. Could erosion occur as a result of clearing, construction or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe. The site will implement BMP's for erosion and sedimentation control as shown on attached plans.</p> <p>g. About what percent of the site will be covered with impervious surfaces after project construction (i.e., asphalt or buildings)? Less than 1 percent (0.6%) of the site will be impervious asphalt surface from the entry of Preston-Fall City Road to the Quarry Office and Scale.</p> <p>h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: As part of the Permit extension, drainage plans are submitted to improve/repair eroded channels in roadside ditches to ensure runoff is routed to the project detention and infiltration ponds. Temporary erosion control will be implemented during removal of over burden soils. Remainder of project quarrying has little to no potential for erosion.</p>	
<p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known? Please refer to the 1987 Addendum to the EIS attached. All conditions and or descriptions in the above document will be met.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>N/A.</p> <p>3. Water</p> <p>a. Surface:</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>A Category III Wetland exists in the westerly portion of the existing permitted area. A buffer will be established to protect the wetland. Buffer averaging has been implemented such that the ecological structure function is equivalent.</p> <p>The Raging River is located approximately 1200' to the east. No activity will occur within 200' of the River.</p> <p>2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans.</p> <p>3. Estimate the amount of fill and dredge material that would be placed or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>N/A.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose and approximate quantities if known.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p>	
<p>b. Ground</p>	
<p>1. Will groundwater be withdrawn or will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose and approximate quantities if known. No. Some water will continue to infiltrate to groundwater naturally through the existing sedimentation ponds. This groundwater will be sampled and monitored in accordance with the NPDES general permit.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e., domestic sewage; industrial, containing the following chemicals: . . . ; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans expected to be served by the system or systems. None.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>c. Water runoff (including stormwater):</p> <p>1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any. Include quantities, if known. Where will this water flow? Will this water flow into other waters? If so, describe. The permit extension requires a grading and drainage plans with calculations to facilitate runoff, control, and detention and water quality. Refer to plans for specific information. See Attached.</p> <p>2. Could waste materials enter ground or surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any: The permit extension requires a grading and drainage plan with calculations to facilitate runoff, control, and detention and water quality. Refer to plans for specific information. See Attached.</p> <p>4. Plants</p> <p>a. Check or circle types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other _____</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>b. What kind and amount of vegetation will be removed or altered? Limited clearing associated with grading plans. Brush and timber are present in these areas.</p> <p>c. List threatened or endangered species known to be on or near the site. None.</p> <p>d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any: None.</p>	
<p>5. Animals</p> <p>a. Check or circle any birds and animals which have been observed on or near the site:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, <u>songbirds</u>, other</p> <p><input checked="" type="checkbox"/> Mammals: <u>deer</u>, bear, elk, beaver, other</p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other</p> <p>b. List any threatened or endangered species known to be on or near the site. None.</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any: Please refer to 1987 addendum to EIS. Attached. All conditions and or descriptions in the above document will be met.</p> <p>6. Energy and natural resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electricity and Diesel.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>None.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>7. Environmental health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>1. Describe special emergency services that might be required. None.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any: No hazards are noted as part of this project. However, all onsite equipment will be stocked with a spill response kit.</p> <p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (i.e., traffic, equipment, operation, other)? None.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site. Please refer to 1987 addendum to EIS. Attached. All conditions and or descriptions in the above document will be met.</p> <p>3. Proposed measures to reduce or control noise impacts, if any: Please refer to 1987 addendum to EIS. Attached. All conditions and or descriptions in the above document will be met.</p>	

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<p>8. Land and shoreline use</p> <p>a. What is the current use of the site and adjacent properties? The site is currently used as a Rock Quarry and is bounded by the Raging River and mixed residential uses.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Describe any structures on the site. None.</p> <p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, what?</p> <p>e. What is the current zoning classification of the site? M- Mineral Extraction</p> <p>f. What is the current Comprehensive Plan designation of the site? M- Mineral Extraction</p> <p>g. If applicable, what is the current shoreline master program designation of the site? N/A</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is so, specify. Please refer to 1987 addendum to EIS. Attached. All conditions and or descriptions in the above document will be met.</p> <p>i. Approximately how many people would reside or work in the completed project? 5-10</p> <p>j. Proposed measures to avoid or reduce displacement impacts, if any: N/A</p> <p>k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Meet zoning code. Completion of Permit Extension Application. Drainage Code compliance.</p>	
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. N/A</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. N/A</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>c. Proposed measures to reduce or control housing impacts, if any: N/A</p> <p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure or structures, not including antennas? What is the principal exterior building material or materials proposed? N/A</p> <p>b. What views in the immediate vicinity would be altered or obstructed? None.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any: N/A</p> <p>11. Light and glare</p> <p>a. What type of light and glare will the proposal produce? What time of day would it mainly occur? None.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>	

Evaluation for Agency Use Only

To be completed by applicant

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses?

Yes No If so, describe.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, in any:

None.

To be completed by applicant	Evaluation for Agency Use Only
<p>13. Historic and cultural preservation</p> <p>a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site. None.</p> <p>c. Proposed measures to reduce or control impacts, if any: N/A</p> <p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Access to the site is via AR Carmichael Road and Preston Fall City Road (SR-2).</p> <p>b. Is the site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop? Metro Transit has a bus stop on AR Carmichael Road by entrance to site.</p>	

Evaluation for Agency Use Only

To be completed by applicant

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? Yes No
If so, generally describe (indicate whether public or private).

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? Yes No If so, generally describe.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

A traffic impact analysis (attached) was completed.

The results of the traffic impact analysis provide a much higher volume of trip generations than is anticipated in for the near or long term business plan for the mine.

- g. Proposed measures to reduce or control transportation impacts, in any:

See attache traffic impact analysis (Attached).

To be completed by applicant**Evaluation for
Agency Use
Only****15. Public services**

- a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)?

Yes No If so, generally describe.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

None.

16. Utilities

- a. Check utilities currently available at the site:

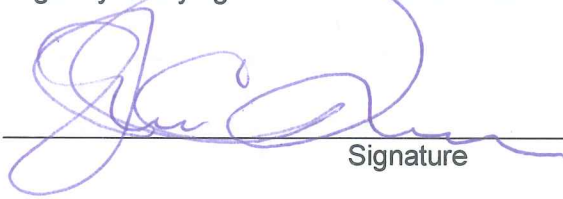
- Electricity
 Natural gas
 Water
 Refuse service
 Telephone
 Sanitary sewer
 Septic system
 Other: _____

- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature

8/10/15
Date submitted

Check out the Permitting Web site at www.kingcounty.gov/permits

...Continuation from **A.11**

The hours of Quarry operation stipulated in the Rezone conditions are from 7:00 AM to 7:00 PM, Monday through Friday, 8:00 AM to 4:30 PM on Saturday only for maintenance of equipment; normal daily operating hours are usually from 7:30 AM to 5:00 PM. These hours of operations will only be modified in the event of an emergency situation, as defined by the manager of King County Department of Environmental Services. The Quarry would employ up to 15 people of the site depending upon the hours of operation and product demand.

The objective of the Quarry development is to establish a series of working benches and faces generally advancing in a southwest direction. The Grading Plans show initial and ultimate phases of the quarry development plans. Expansion of the quarry in this direction will retain a barrier ridge between the quarry and the Raging River, thereby increasing visual and buffering as excavation proceeds into the hillside; this barrier would mitigate some of the quarry's operational impacts. A portion of the eastern parcel would remain as natural buffering, needed for storm drainage detention and water quality.

Quarry extraction would consist of continued development in a southwesterly direction. The Grading Plans demonstrates the progression of the extraction process. The lower level crusher site is developed in the existing quarry floor area. This site contains the product stockpile area and would be the location of the rock screen. The rock crusher would continue to operate at this lower level. As mining progressed, the production facilities would follow into the developing mining envelope.

In conformity with current M zoning criteria, minimum setbacks would be maintained from the property lines of the existing permit area and the proposal extension parcel. Quarry benches and faces would be developed by drilling, blasting and mining. The existing ridge following the east boundary of the existing quarry area and the extension area would remain to provide noise and visual buffering to properties east of the quarry. This ridge would be developed into the east boundary of the "mining envelope" as quarrying advances in a southwesterly direction. Quarrying would then continue in a southwesterly direction by developing several quarry levels. The eastern barrier ridge would remain between the width to conform with shoreline restrictions, and approximately follow the 200' elevation. Figure x shows the ultimate grading plan for the quarry development.

The following describes general processing procedures that would be used at the Raging River quarry. Quarry processing would be consistent with that described in 1987 Final Addendum to the FEIS. For the proposed rezone and to that used over the past several years. The nature of the quarry process and types of equipment to be used would be consistent with past and current mining practices.

Blasting would be necessary to break the rock and to shape the quarry benches. Explosives supplied by the licensed blasting contractor will be used on-site. Quarry benches would be established in conformance with all State and Federal regulations. The first step of the blasting process involves drilling a set of holes for explosives to shape the benches needed to establish the standard method of quarrying. All blasting to be performed at the site would be "confined" blasts and set in accordance with State and Federal regulations. The preparation and actual blasting operation would be conducted under the supervision of licensed blasting personnel. The broken rock would be loaded from the face with a rubber-tired front end loader. At times, the loader would be assisted by a crawler tractor. The loader would also be used to make a preliminary segregation of riprap and rockery products

(greater than 12"), which would be loaded and stockpiled separately. Smaller rock and any surplus large rock would be transported to the primary crusher and screens for processing.

All blasting would be confined to no more than twice a week and only between the hours of 3:00 PM and 4:30 PM, Monday through Friday. Notice would be given to local area residents at least five minutes prior to detonation either by way of bell, siren, or whistle audible within the surrounding area for at least the distance of one mile from the site. Minimal amounts of explosive material could occasionally be stored on site.

The broken rock would be loaded from the face with a rubber-tired front end loader. At times, the loader would be assisted by a excavator and crawler tractor. The loader would also be used to make a preliminary segregation of riprap and rockery products (greater than 12"), which would be loaded and stockpiled separately. Smaller rock and any surplus large rock would be transported to the primary crusher and screens for processing.

The processing facility consists of the primary crusher screen plant to sort rock into various sizes. The rock crusher and screen plant is about 12' in height. Rock would be transferred from the crusher to the screen plant by means of conveyor belts. The quarry would process and separate the rock products into three aggregate stockpiles of various size gradations. All rock processing would use a dry process method; no aggregate washing would occur. Water would be used only for dust control and would be applied at transfer points by a fine spray system.

Raging River Quarry –

- No vesting until a complete application is submitted. 20.20.070
- If intent is to apply for a major revision to include the second parcel, this would be treated as a new application and any vested rights would be lost. 20.20.080
- Do we have to issue the permit? No.
 - See Ord 3108 p. 9 (sec. 5(5)).
 - P-suffix at 17
 - See KCC 21A.04.150; 21A.38.030

21A.38.030 Property-specific development standards - general provisions.

A. Property-specific development standards, denoted by the zoning map symbol -P after the zone's map symbol or a notation in the geographic information system data layers, shall be established on individual properties through either reclassifications or area zoning. All property-specific development standards are contained in Appendix of Ordinance 12824* as currently in effect or hereinafter amended and shall be maintained by the department of permitting and environmental review in the Property Specific Development Conditions notebook. Upon the effective date of reclassification of a property to a zone with a "-P" suffix, the property-specific development standards adopted thereby shall apply to any development proposal on the subject property subject to county review, including, but not limited to, a building permit, grading permit, subdivision, short subdivision, subsequent reclassification to a potential zone, urban planned development, conditional use permit, variance and special use permit.

B. Property-specific development standards shall address problems unique to individual properties or a limited number of neighboring properties that are not addressed or anticipated by general minimum requirements of this title or other regulations.

C. Property-specific development standards shall cite the provisions of this title; if any, that are to be augmented, limited, or increased, shall be supported by documentation that addresses the need for such a condition or conditions, and shall include street addresses, tax lot numbers or other clear means of identifying the properties subject to the additional standards. Property-specific development standards are limited to:

1. Limiting the range of permitted land uses;
2. Requiring special development standards for property with physical constraints (e.g. environmental hazards, view corridors);
3. Requiring specific site design features (e.g. building orientation, lot layout, clustering, trails or access location);
4. Specifying the phasing of the development of a site;
5. Requiring public facility site dedications or improvements (e.g. roads, utilities, parks, open space, trails, school sites); or
6. Designating sending and receiving sites for transferring density credits as provided in K.C.C. 21A.36.

D. Property-specific development standards shall not be used to expand permitted uses or reduce minimum requirements of this title. (Ord. 17485 § 45, 2012: Ord. 17420 § 115, 2012: Ord. 12824 § 21, 1997: Ord. 11621 § 97, 1994: Ord. 10870 § 576, 1993).

21A.04.150 Map designation - property-specific development or P-suffix standards.

The purpose of the property-specific development standards designation (-P suffix to zone's map symbol) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval.

Property-specific development standards are adopted in either a reclassification or area zoning ordinance and are shown in a geographic information system data layer for an individual property maintained by the department. Regardless of the form in which a property-specific development standard is adopted, the P-suffix shall be shown on the official zoning map maintained by the department and as a notation in a geographic information system data layer, which shall be updated as soon as possible after the effective date of the adopting ordinance adopting a P-suffix standard. (Ord. 17485 § 12, 2012; Ord. 12824 § 20, 1997; Ord. 11621 § 17 1994; Ord. 10870 § 36, 1993).

