

2020 King County Comprehensive Plan Update
Amendment Concept – For inclusion in Public Hearing Notice

COUNCILMEMBER: Lambert

Problem Statement/Issue: This item has been identified by the King County Council as a potential land use map and zoning map amendment as part of the 2020 update to the 2016 Comprehensive Plan. The proposal would review the land use designations and implementing zoning on parcels 2224079011 and 2224079033, and the surrounding area, to include potentially modifying the land use designation and zoning classification to Rural Area, and modifying or removing an existing P-suffix development condition.

Property Information:

Parcel 2224079011

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=2224079011>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=2224079011

Parcel 2224079033

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=2224079033>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=2224079033

Background Information: The properties are subject to the following development condition:

- P-Suffix [SV-P31](#) related to the existing on-site quarry:

1. _The quarry operation shall be subject to approval of grading permits which (except as otherwise provided by these conditions) shall be consistent with the operational concept illustrated in the revised plans dated 3-20-86, received July 1, 1986 (Exhibit no. 12).

1A. _The property line between the existing M zoned parcel and the RA zoned 4.5 acre parcel adjacent to the northwest (excluded from this reclassification), shall be fenced in a secure manner, not less than 5 feet in height, and setbacks shall be maintained as required by KCC21A.22.060. This condition shall be of no further force or effect in the event the northwest parcel is subsequently reclassified to M when new area zoning is adopted by King County. In that event, unless otherwise provided by the area zoning, a minimum 150 foot setback shall be maintained from property authorized to be developed for residential use, of which not less than 75 feet shall be on the M zoned property. Except for the required fencing, the 150 foot setback area shall be subject to a native growth protection easement.

2. _The applicant shall obtain a grading permit yearly from the King County Department of Development and Environmental Services (DDes) and be subject to the conditions of King County ordinances 3108 and 1488. Any subsequent modification to equipment due to technology may be subject to additional standards at that time.

3. _In order to insure compliance with the conditions of this permit, the applicant shall post the following bonds and maintain the following insurance: A. Surety bond in the amount of \$25,000,

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B. \$5,000 cash operating bond, C. Site reclamation bond in the amount of \$25,000, These bonds shall be maintained at full value at all times and King County shall be named as an assign. The requirement for posting these bonds with King County may be waived if similar bonds are posted with the State of Washington in an amount at least equal to the monetary requirements stated above and for the purposes intended by King County.

4. _Maximum hours of operation are as follows: 7:00 a.m. to 7:00 p.m. Monday through Friday; provided, however, loading of the trucks shall be restricted to the hours of 7:30 a.m. to 4 p.m., 8:00 a.m. to 4:30 p.m. Saturday, provided, however, that activity shall be restricted to maintenance of equipment. (THESE HOURS OF OPERATION MAY BE INCREASED ONLY IN THE EVENT OF AN EMERGENCY SITUATION AS IDENTIFIED BY THE MANAGER OF THE DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES.)

Maintenance of equipment may occur on the site only during the stipulated hours of operation. Minor maintenance (lube, oil changes, etc.) of equipment is permissible during non-operating hours provided that in no event shall such equipment be started and tested outside the approved operating hours.

5. _The site operators shall insure that no trucks waiting to enter the quarry shall be permitted to park on the Carmichael Road prior to the stipulated hours of operation. At no time shall trucks be permitted to park or queue on the Preston-Fall City Road.

6. _All blasting to be performed at the site shall be "confined" blasts and shall be done in accordance with State and Federal regulations. The preparation and actual blasting operation shall be conducted under the supervision of a licensed blasting contractor. All blasting shall be confined to no more than twice a week and only between the hours of 3:00 p.m. and 4:30 p.m., Monday through Friday. Notice shall be given to local area residents at least five minutes prior to detonation. Notice shall either be by way of a bell, siren or whistle and audible within the surrounding area for at least a distance of one mile from the site. (See Condition No. 28; under "sound/noise".) Explosive materials shall only be stored on the subject property with the prior approval of the Department of Development and Environmental Services.

7. _No removal of vegetation shall be permitted within 200 feet of the Raging River or lower than the 300 foot contour, whichever is greater (except to accommodate the necessary drainage ditches). These demarcation lines shall be clearly staked and maintained during the mining process.

8. _All drainage ditches, interceptors, and holding ponds shall be kept clean and free of obstructions.

9. _Rehabilitation of the subject property shall be done in conformance with the provisions of KCC 16.82.110. Earth material, suitable for use in the rehabilitation of the site, shall be stockpiled in such a manner as to prevent sedimentation from entering the natural drainage system. The site operators shall work in close cooperation with King County Conservation District as rehabilitation work is undertaken. As final topography is progressively achieved, rehabilitation of finished areas/slide shall be undertaken on an ongoing basis.

10. _The applicant shall provide signs indicating truck operations, such as "caution - truck crossing." The specific character and location of the signs shall be determined by the Washington State Department of Transportation or the King County Department of Public Works. A flag shall be affixed to the signs when operations are being conducted at the site and removed when

operations are not being conducted. The King County Department of Development and Environmental Services may require the applicant to provide flaggers when the volume of truck traffic at the site would interfere with the normal traffic flow along the Preston-Fall City Road. The applicant shall notify the Building and Land Development Division at least 48 hours prior to commencing continuous or "highball" trucking operations (continuous operations shall generally mean an average, over a four hour period, in excess of one truck leaving or entering the site every 5 minutes).

11. _The entire length of the Carmichael Road from the Preston-Fall City Road into the quarry working area, at least as far as the quarry office and scale, shall be paved and such paving shall be maintained to the satisfaction of the King County Department of Public Works and Department of Development and Environmental Services to reduce the carriage of direct and debris onto the Preston-Fall City Road, areas of corrugated or corduroy roadway and/or a wheel wash facility may be required.

12. _Berms, solid fencing and landscaping shall be provided on both sides of the Carmichael Road, from the intersection of the Preston-Fall City Road to the quarry office and scale, or for so much of that distance as is necessary to reasonably mitigate noise and visual impacts of the quarry, as they affect persons traveling on the Preston-Fall City Road and adjacent and nearby residents. The design of the berms, solid fencing and landscaping shall reflect analysis of the specific types of vehicles anticipated, their noise sources and intensities, and critical lines of sight. The analysis shall be reviewed by the King County Department of Public Health and Department of Development and Environmental Services, and an opportunity for review shall be provided to adjacent property owners.

13. _The applicant shall construct rock berms or acoustical walls around the rock crusher, screener and other similar types of stationary and semi-stationary noise producers. Said berms or walls shall be constructed to the satisfaction of the King County Department of Health, Environmental Health Division.

14. _No signs, other than signs required by KCC 21A.20 and these conditions, are authorized.

15. _The site operator shall, at all times, comply with King County Ordinance 3139 (noise control ordinance). The King County Department of Health shall have the responsibility of monitoring the applicant's proposed quarry operation and shall make periodic site inspections and noise evaluations, at the expense of the site operators, in order to assure continued compliance with King County Ordinance 3139. The King County Department of Health shall have the authority shall have the authority to require monitoring devices to be located on or adjacent to the site to assure compliance with King County noise regulations. should noise occur in excess of the allowed levels off the site, the operators shall be notified and immediate steps to correct the violation must be taken. Failure to implement corrective measures in a timely fashion may result in the imposition of a Stop Work Order and, if necessary, other enforcement measures.

16. _In the event that extraction activities cease for a period in excess of 120 days, all trucks and equipment shall be stored and maintained in a workmanlike manner to insure the site does not become an unsightly storage facility, until such time as excavations are recommenced. No maintenance of equipment, except as necessary for preservation, shall be allowed during periods that the quarry is inactive for a period of 120 days or more.

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17._The issuance of the grading permit does not relieve the operators from obtaining other required State and local permits. However, the applicant shall be excused from compliance with any condition which is rendered unlawful to perform as the result of denial of a required permit.

18._If for any reason the conditions of the required grading permit are violated, operations on the subject property shall cease and work shall not resume until remedial action has been accomplished to the satisfaction of the King County Department of Development and Environmental Services.

19._The granting of this rezone does not imply approval of any permit(s) which may be required for site rehabilitation.

20._The applicant shall provide quarterly reports to the Department of Development and Environmental Services, indicating the amount of rock removed from the site, the number of truck trips generated and the number, size and dates of all blasts.

21._As the quarry operation proceeds in a southwesterly direct, the processing equipment shall be periodically moved to take maximum advantage of the shielding effect of topography. This condition shall be specifically reviewed at the time of each grading permit renewal.

22._At the time of application for grading permits, the Department of Development and Environmental Services shall cause to be reviewed, by appropriate state and county agencies, the condition of the bridge which provides access to the subject property across Raging River, including measures taken to protect the bridge and their effect on the flow of the Raging River. If corrective actions are required, conditions may be imposed upon the grading permit, or, if necessary, the grading permit may be denied, to assure that the necessary corrections are made.

23._The blast warning signal shall be modulated, directed or otherwise controlled to reduce its impact on adjacent residents to the maximum extent feasible consistent with assuring audibility of the signal for one mile radius area from the location of the blast.

24._The quarry operator shall be responsible for any damage to nearby properties, including domestic water supply wells, attributable to blasting on the subject property. Claims for any such damage shall be the responsibility of the affected property owner and the quarry operator to handle directly between themselves, but a failure of the quarry operator to respond in good faith to any such claim may be cause for denial of future grading permits, or prohibition or restriction upon future blasting.

- There is interest in ceasing the existing quarry use, and purchase of parcel 2224079011 by the Trust for Public Land, a non-profit organization that owns parcel 2224079033.
- There is interest in using the property for search and rescue operations. In order to effectuate this, the appropriate land use and zoning would be Rural Area.

AMENDMENT CONCEPT: The Council is considering the following amendment concepts for the Raging River Quarry and surrounding area.

1. Modify the land use designation to Rural Area and the zoning classification to RA-10, with no P-suffix condition.

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2. Modify the land use designation to Rural Area and the zoning classification to RA-10, with a P-suffix condition that limits the uses in some way and/or addresses the non-conformity of the quarry in the RA-10 zone and requires reclamation of portions of the site.
3. If the land use designation and zoning classification are changed, the Council may also modify the County's Code to explicitly allow a search and rescue operation use.
4. Do not approve any change to the land use designation or zoning classification of the property.

An area land use and zoning study will be issued prior to the public hearing at full Council.