

7/20/2020

PacRac

Sponsor: Upthegrove, von Reichbauer

ea

Proposed No.: 2019-0413**AMENDMENT TO STRIKING AMENDMENT S4.1 TO PROPOSED ORDINANCE****2019-0413, VERSION 1**

In Attachment D, beginning on page 166, strike lines 1080 through 1137 and insert:

"A. The site is limited to racetrack uses only; no other industrial uses are allowed which are not permitted by the SIR Special Use Permit except as noted in this P-suffix condition. The following additional uses may be permitted under King County Permitting Division File No. LUT417-0003 if the area for these uses is equal to or below the square footage limitations in the permit: regional motor sports facility; uses consistent with the project of statewide significance designation on the property and that are related to racetrack uses; uses that research, develop, test, manufacture and distribute new technology in the transportation industry, such as those with an emphasis on projects and innovative technology development, testing and production that reduce greenhouse gas emissions in the automotive and combustion engine sectors; automotive educational institutions; and uses that could benefit from colocation with the existing racetrack for testing of such technologies. These additional uses may be allowed in areas over the square footage limitations in LUT417-0003 if approved via the permit process and environmental review required by K.C.C. 21A.55.105. The Rural land use designation will remain; should the racetrack use be ((terminated)) abandoned, the Executive shall transmit legislation to the Council as part of the next Comprehensive Plan update to ((this property should continue to be designated)) maintain the Rural Area land use designation and ((the zoning shall)) revert the zoning classification to RA-5. After such reversion, the non-racetrack uses shall only be allowed to remain for up to eight years after the abandonment of the racetrack use.

B. Prior to issuance of any development permits for uses allowed by this property-specific development condition, excluding those development and construction permits vested under LUT417-0003, and within six months of the effective date of Ordinance XXXXX (Proposed Ordinance 2019-0413), the property owner shall pay for and record a permanent conservation easement to the satisfaction of King County that meets the following criteria:

1. The conservation easement shall be dedicated to King County;
2. The conservation easement shall include:
 - a. all of the area zoned RA-5 as of the adoption of Ordinance XXXXX (Proposed Ordinance 2019-0413) that is under the ownership of the property owner;
 - b. the entirety of Soosette Creek and its associated buffers that are required by K.C.C. chapter 21A.24 in place at the time the conservation easement is recorded; and
 - c. the entirety of landslide hazard areas and steep slope hazard areas that are required to be protected by K.C.C. chapter 21A.24 in place at the time the conservation easement is recorded;

39 3. The area within the conservation easement shall be revegetated using native
40 tree and shrub species within any currently disturbed areas. Within six months of the
41 effective date of Ordinance XXXXX (Proposed Ordinance 2019-0413), the property owner
42 shall submit either a complete permit application that meets the requirements of this
43 subsection B.3. or documentation that these requirements have been met. If revegetation
44 is required, the property owner shall complete the revegetation on the timeline specified in
45 the permit; and

46 C. If the requirements in subsection B of this P-suffix are not met, the Executive
47 shall transmit legislation to the Council as part of the next Comprehensive Plan update to
48 maintain the Rural Area land use designation and revert the zoning classification to RA-5."
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50 2. Amend the zoning classification from "RA-5" (Rural Area 5, one dwelling unit per five acres) to "I"
51 (Industrial) for a portion of, and add P-suffix condition SC-P02 on that portion the following parcel:

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1021059002

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54 **Effect:** Modifies an existing P-suffix condition limiting the use to racetrack uses, to also allow
55 uses as part of a previously approved Interim Use Permit or as part of a regional motor sports
56 facility master planning demonstration project in K.C.C. 21A.55.105: regional motor sports facility;
57 uses consistent with the project of statewide significance designation on the property and that are
58 related to racetrack uses; uses that research, develop, test, manufacture and distribute new
59 technology in the automotive industry, such as those with an emphasis on projects and
60 innovative technology development, testing and production that reduce greenhouse gas
61 emissions in the automotive and combustion engine sectors; automotive educational institutions;
62 and uses that could benefit from colocation with the existing racetrack for testing of such
63 technologies. As part of the previously approved Interim Use Permit, those new uses would be
64 allowed up to the maximum square footage allowed; additional square footage for those uses
65 would be permitted subject to the requirements for the demonstration project in K.C.C.
66 21A.55.105. Modifies the language for reversion of the property to RA-5 zoning and abandonment
67 of the racetrack use. Repeals a 2012 zoning map change that has not been effectuated. Requires
68 that a conservation easement be dedicated to King County prior to development permit issuance
69 and within six months of the adoption of this map amendment, the extent of which would include
70 the RA-5 portion of the property, Soosette Creek and its buffers, and the geologic hazard areas;
71 and requires revegetation of the currently disturbed areas within the conservation easement area.
72 Provides for reversion to RA-5 zoning if the conservation easement requirements are not met.

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EFFECT: In Map Amendment #9 for Pacific Raceways:

1. Zoning change: removes changes to the zoning for Parcel 0321059190.
2. Permitted uses:
 - a. Ties the new uses permitted in the P-suffix to the Interim Use Permit and regional motor sports master planning demonstration project.
 - b. Removes reference to allowing uses consistent with the innovative partnership zone designation.
 - c. Adds "transportation industry", rather than "automotive industry" to the new technology allowance, and adds "automotive educational institutions" as a permitted use.
 - d. Removes language regarding nonconformance of these new uses if the racetrack use is abandoned, and requires that if the racetrack use is abandoned, the uses allowed with this P-suffix may only be located on-site for 8 years after abandonment of the racetrack use.
3. Conservation easement:
 - a. Removes language authorizing the Executive to include more area in the conservation easement.
 - b. Requires that all landslide hazard areas, and not just those over 40% slope, be included in the conservation easement.
 - c. Requires the area within the conservation easement be revegetated within currently disturbed areas. Within 6 months of the effective date of this ordinance, requires the property owner to submit a permit application to complete the revegetation.
 - d. Removes language that would allow the property owner to have the option to have the King County Hearing Examiner make a decision on the scope of conservation easement.
4. Adds language requiring that the changes made by this amendment be removed and that the zoning be reverted to RA-5 if the conservation easement requirements are not met.