

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

COUNCILMEMBER: Dembowski

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 0321059190, 1021059002, 1021059008, 1021059003, 1021059019, 1021059029, 1121059035, and the surrounding area, to include modifying or removing the existing P-suffix development condition.

Property Information:

Parcel 0321059190

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=0321059190>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=0321059190

Parcel 1021059002

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1021059002>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=1021059002

Parcel 1021059008

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1021059008>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=1021059008

Parcel 1021059003

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1021059003>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=1021059003

Parcel 1021059019

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1021059019>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=1021059019

Parcel 1021059029

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1021059029>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=1021059029

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Parcel 1121059035

- Assessors Information:
<https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1121059035>
- Districts and Development Conditions Report:
http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=1121059035

Background Information:

Property Specific Development (P-Suffix) Condition

The Industrial zoned-properties are subject to the following development condition:

- P-Suffix [SC-P02](#): The site is limited to racetrack uses only; no other industrial uses are allowed which are not permitted by the SIR Special Use Permit. The Rural land use designation will remain; should the racetrack use be terminated, this property should continue to be designated Rural and the zoning shall revert to RA-5.

As part of the Soos Creek Community Plan adopted in 1991 by Ordinance 10197, a P-suffix development condition was added to portions of the property in order to comply with policy F-18 in the Soos Creek Community Plan. This P-suffix condition was updated in 1997 to the current language.

The area impacted by the P-suffix was modified by Ordinance 14044 adopted in 2001. As part of this Ordinance, a portion of the Pacific Raceways property was zoned from RA-5 to I, and another portion was zoned from I to RA-5. The P-suffix designation followed the change of industrial land, and does not apply to the RA-5 zoned area. The land rezoned to RA-5 is near Soosette Creek. A conservation easement was applied to that area at that time, and this rezone has been effectuated.

In 2012, another rezone was approved as part of Ordinance 17485, to essentially swap a different portion of RA-5 zoned property and a different portion of I zoned property. This rezone cannot be effectuated until the property owner records a conservation easement and completes on-site mitigation in the vicinity of Soosette Creek, which runs on the western property line. These steps have not been taken, and the rezone has not been effectuated.

Demonstration project

In 2012, the Council adopted Ordinance 17287, which established a demonstration project for a master planning process for a regional motor sports facility. The purpose of the demonstration project is to test a comprehensive, streamlined permit review process of a major land use proposal that produces a development and operating agreement that governs the development of the site, key requirements to meet through each phase of development, and operating standards to govern the project's operation including impacts of the use (noise, traffic, hours of operation, number and types of special events) and what types of non-racing uses could be permitted. The Ordinance includes a new definition for "regional motor sports facility," which is broader than the previous code, but still consistent with the racetrack limitation in the P-suffix condition.

The demonstration project sets out specific timelines and criteria for the County to review the development and operating agreements, includes public outreach and opportunity for public comment, and includes

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review and recommendation by the King County Hearing Examiner. In order for the demonstration project to inform the Council of the results of the project, the Hearing Examiner will conduct annual monitoring on the development and operating agreement, including opportunity for public comment, and a process by which to modify the agreement. The Permitting Division Director is also charged with submitting a report after adoption of the development and operating agreement evaluating the efficacy of the master planning demonstration project. The purpose of these reports and follow up monitoring is to see if the process has broad applicability elsewhere in the County's development regulations.

In 2015, Ordinance 18184 modified the terms of the demonstration project to allow an interim use permit, which tested the master planning process on a smaller scale, for a discrete portion of the overall project. This interim use allows up to 400,000 square feet of a "regional motor sports facility," and associated excavation and processing of materials. The Ordinance set out a process and criteria by which the interim use could be permitted, with specific timelines for permit review. It includes public notice requirements, and a public hearing and decision by the Hearing Examiner.

State of Washington Actions

In 2014, Ordinance 17761 authorized the transmittal of a letter from King County supporting the designation of the Pacific Innovation Center at the Pacific Raceways property as a project of statewide significance. The letter sent to the Washington State Department of Commerce by the Council supporting the designation of Pacific Raceways as a project of statewide significance noted the potential for legislative changes to KCC 21A.55.105 and the P-suffix governing development of Pacific Raceways. Pacific Raceways has been designated by the Washington state Department of Commerce as a project of statewide significance in accordance with chapter 43.157 RCW.

In October 2019, the Pacific Innovation Center at the Pacific Raceways property has been added to the City of Auburn's Urban Center for Innovative Partnerships and Innovative Partnership Zone authorized by RCW 43.330.270. Designated Innovative Partnership zones are intended to "encourage and support research institutions, workforce training organizations, and globally competitive companies to work cooperatively in close geographic proximity to create commercially viable products and jobs."

AMENDMENT CONCEPT: The Council is considering the following amendment concepts for the Pacific raceway property and surrounding area.

1. Modify the land use designation to Industrial and the zoning classification to Industrial, with no P-suffix condition.
2. Modify the land use designation to Industrial and the zoning classification to Industrial, with a P-suffix condition that limits the uses. Such limits could:
 - a. Prohibit certain types of uses (such as retail uses and general services uses)
 - b. Limit the uses to those allowed in certain tables (such as manufacturing and business services)
 - c. Limit the use to specified SIC or County Code defined uses.
3. 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.