



Conditional Use Permit for Motocross Racetrack Supplemental Checklist

For PDS Use Only

PROJECT FILE NUMBER: _____

PROJECT NAME: _____

This checklist supplements the requirements of the Snohomish County Land Use Permit Submittal Checklist. In addition to the requirements of the Land Use Checklist, please provide the following information in a conditional use permit application for a motocross racetrack:

A. Additional Site Plan Requirements. The proposed motocross racetrack site plan pursuant to subsection shall be clear, precise, and drawn to scale and shall include the following in one or more maps:

- _____ 1. the area and dimension of the proposed motocross racetrack components and perimeter vegetated areas.
- _____ 2. all adjoining rights-of-way and access points.
- _____ 3. the location of all existing and proposed uses, access drives and connections to public and private roads, and perimeter setbacks required by SCC 30.32A.120, as well as the dimensions of any existing or proposed structure, parking area, camping area, or special activity area.
- _____ 4. the location of all signage, including boundary, interpretative, regulatory, safety and directional signage.
- _____ 5. the location of all required on-site waste collection facilities,
- _____ 6. if available, DNR forest grades when located on commercial forest land, depicting how the motocross racetrack is designed so as to minimize the disturbance and conversion of commercial forest land by locating the developed area on the lowest feasible timber land grade on the subject property to the greatest extent possible.
- _____ 7. natural area preserves identified by DNR.
- _____ 8. natural resource conservation areas.
- _____ 9. old growth research areas identified in forest management plans.
- _____ 10. surrounding land uses at a scale no smaller than fifty feet to one inch. Distances from existing residential dwelling units, bed and breakfast inns or guesthouses, schools, resorts, and level I and level II health and social service facilities and identification by name and address on a map of owners of properties located within 2,000 feet of the motocross racetrack boundaries.
- _____ 11. location of any existing residential dwelling unit, bed and breakfast inn or guesthouse, school, resort, or level I or level II health and social service facility located less than 500 feet from the property boundary of the racetrack allowed by submittal of a written affidavit from the current owner of the residence or facility approving of the proposed motocross racetrack.

- _____ 12. a vegetated area providing a visual screen from adjacent properties comparable to the Type A perimeter landscaping requirement of SCC 30.25.020(2), except as provided in SCC 30.28.105(2)(d).
- _____ 13. the number of parking spaces to be required for all types of vehicles determined pursuant to SCC 30.26.035.

B. Supporting Documents. In addition to J(1) in the Land Use Permit Submittal Checklist, provide a narrative text addressing each of the following:

- _____ 1. the name of the applicant and contact person(s)
- _____ 2. the location of the proposed motocross racetrack site and the physical characteristics of the site.
- _____ 3. if the proposed motocross racetrack is to be developed in phases, a description of each project phase, and a timetable for completion.
- _____ 4. the name of the proposed motocross racetrack.
- _____ 5. the name of the property/track owner and operator, with address and phone numbers.
- _____ 6. a legal description of the proposed motocross racetrack site.
- _____ 7. the name, address and telephone number of the firm that prepared the site plan.
- _____ 8. a traffic study providing information on the number of new vehicle trips generated by the racetrack use (both competitive events and daily use), and the distribution and impact of these new vehicle trips on the road system consistent with the requirements of chapter 30.66B SCC.
- _____ 9. a noise study prepared by a qualified professional that identifies projected noise levels at the site's property boundaries. The projected noise levels in the study shall be based upon the worst-case noise generation scenario for the racetrack use. When projected noise levels exceed maximum levels permitted by county code, noise mitigation measures shall be included in the proposal to reduce noise levels to acceptable levels.

C. Motocross Racetrack Operations Plan. Operations plans submitted for a proposed motocross racetrack pursuant to subsection (1) of this section shall be approved by the hearing examiner, consistent with permit conditions imposed pursuant to subsection (2) of this section. A motocross racetrack operations plan must address the following:

- _____ 1. the name, address and phone number of the property owner, or an entity authorized by the property owner, that will be responsible for operation of the proposed motocross racetrack.
- _____ 2. the type and number of annual motocross competitive events that will occur at the motocross racetrack, including the anticipated number of riders and spectators at a typical competitive event.
- _____ 3. a description of the daily use of the motocross racetrack when competitive events are not scheduled.

- _____ 4. best management practices for proposed motocross racetrack, including, construction, and maintenance, as well as forest practices stewardship for perimeter buffer areas when located on designated forest lands.
- _____ 5. environmental monitoring to evaluate environmental impacts of the proposed motocross racetrack, including noise levels at property boundaries, as well as a description of expected impacts on critical areas, visual resources, cultural sites, wildlife and surrounding land uses.
- _____ 6. development and management of the proposed motocross racetrack, including required or proposed insurance policies.
- _____ 7. safety training and education for the proposed motocross racetrack users, to be coordinated with dedicated clubs, associations and user groups.
- _____ 8. security measures to be implemented for the proposed motocross racetrack during competitive events including fencing (if any), boundary protection, accident reporting procedures, spectator management, and trespassing management plans.
- _____ 9. motocross competitive event programming and management at the proposed motocross racetrack, including traffic/access control, sanitary facilities, fire protection devices and equipment, and crowd/spectator control, which must comply with the requirements of chapter 6.37 SCC for public events and assemblies. A separate public event/assembly permit is not required for each competitive event when the conditional use permit includes conditions that will satisfy chapter 6.37 SCC requirements, and the applicant can demonstrate that monitoring for compliance of all conditions will be accomplished for each event. Compliance with the provisions of 30.53A, Uniform Fire Code related to fire safety including, but not limited to emergency vehicle access and water availability shall be required.
- _____ 10. rules and regulations for the proposed motocross racetrack, which must be posted at the entrance to the racetrack. At a minimum, the rules and regulations for a motocross racetrack must address the following:
 - (i) hours of operation for the proposed motocross racetrack and a prohibition on racetrack use outside of those hours.
 - (ii) schedules for facility maintenance, as well as waste collection.
 - (iii) a prohibition on motorcycle use in or upon any waters of any stream, bog, river, creek, wetland, or marsh unless specifically permitted by the motocross racetrack permit.
 - (iv) a requirement that all lighting be directed away from adjoining properties.

D. Indemnification Form. Please complete and submit the attached Indemnification form.

SUPPLEMENTAL SUBMITTAL FOR CU PERMIT APPLICATION
INDEMNIFICATION STATEMENT
FOR
MOTOCROSS RACETRACK CONDITIONAL USE PERMIT
I indemnify and hold harmless the county, its employees, agents, representatives, and elected and appointed officials from any and all claims made against them arising from the operation or use of the motocross racetrack
I, _____, as owner or duly authorized applicant as
(Please Print)
Signed
Dated
I, the motocross racetrack operator designated pursuant to SCC 30.28.085(2)(a), indemnify and hold harmless the county, its employees, agents, representatives, and elected and appointed officials from any and all claims made against them arising from the operation or use of the motocross racetrack.
I, _____, as owner or duly authorized applicant as
(Please Print)
Signed
Dated