

RDem → passed 9-0

2/24/14

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Sponsor: \_\_\_\_\_

Proposed No.: 2014-0088  
\_\_\_\_\_

**STRIKING AMENDMENT TO PROPOSED ORDINANCE 2014-0088, VERSION 1**

Delete all language starting on page 1, line 7 through page 3, line 38 and insert:

1        **SECTION 1. Findings:**

2            A. In 43.157.005 RCW, the legislature declared that “certain investments, such as  
3 investments for industrial development, environmental improvement, and innovation activities,  
4 merit special designation and treatment by governmental bodies when they are proposed. Such  
5 investments bolster the economies of their locale and impact the economy of the state as a whole.  
6 It is the intention of the legislature to recognize projects of statewide significance and to  
7 encourage local governments and state agencies to expedite their completion.”

8            B. Race Track LLC/DBA Pacific Raceways, located in unincorporated King County east  
9 of the city of Auburn, has indicated an intent to apply to the state of Washington for designation  
10 as a project of statewide significance.

11            C. Race Track LLC desires to obtain such designation as part of development of the  
12 Pacific Innovation Center, a unique facility that is expected to attract national and international  
13 companies that specialize in development of innovative automotive technology.

14            D. With the shift in focus towards such a technology center, future upgrades to the

15 facility will be designed to mitigate existing noise levels and traffic impacts associated with the  
16 current use of the property.

17 E. The Race Track LLC proposal is intended to foster innovation and create jobs in the  
18 fields of clean technology and renewable energy, and advance King County and Executive  
19 Constantine's stated goal of bringing these industries to King County.

20 F. In 2011, King County adopted Ordinance 17287, a demonstration project provision  
21 developed in coordination with Race Track LLC that is tailored to provide expedited review of a  
22 modernization proposal for the Pacific Raceways site, yet at the same time ensure that  
23 environmental review and community involvement obligations are satisfied. If the Pacific  
24 Raceways site is designated as a Project of Statewide Significance, unless otherwise amended,  
25 the provisions of the demonstration project legislation would continue to govern development of  
26 the site.

27 G. 43.157.030 RCW states that "development project proponents may provide the  
28 funding necessary for the jurisdiction to hire the professional staff that will be required to so  
29 expedite" and Race Track LLC is obligated under Ordinance 17287 to pay all costs related to  
30 environmental and permitting review of development proposals on the Pacific Raceways site. In  
31 the past, King County has entered into agreements with both public agencies and private  
32 developers to fund dedicated staff, and those experiences have been quite successful, and King  
33 County would consider a similar proposal from Racetrack LLC.

34 H. While King County has not had an opportunity to review a completed Race Track  
35 LLC application, whatever the proposal, it will require project-level review. The County is  
36 committed to timely review of any Racetrack LLC proposal, including evaluating legislative

37 changes and a rezone, which appear may be necessary from Race Track LLC's initial  
38 application.

39 I. The cities of Kent and Auburn, as well as other state legislators have submitted letters  
40 supporting the designation of the Race Track LLC proposal as a project of statewide  
41 significance.

42 SECTION 2. The chair of the metropolitan king county council is authorized sign the  
43 letter attached as Attachment A to this ordinance.”

44

45 Delete Attachment A. Project of Statewide Significance Letter of Approval and insert

46 Attachment A. Project of Statewide Significance Letter of Approval 2-24-14.

**EFFECT:** Satisfies the statutory requirement regarding county support of the Pacific Raceways designation proposal, yet limits the risk that the county's action now will later be construed as being more expansive than the county intended regarding:

- funding for expedited review by applicant, and
- any future need for legislative code and zoning changes.

**ATTACHMENT A**

Dear Director Bonlender:

It is with pleasure that the King County Council joins with Racetrack LLC and supports its application for designation of the Pacific Raceways site as a Project of Statewide Significance. King County has a long history of working with Racetrack LLC on modernization of its historic racetrack operation, and we look forward to continued productive efforts.

In 2011, the County adopted legislation that is tailored to provide expedited review of a modernization proposal for the Pacific Raceways site, yet at the same time ensure that our environmental review and community involvement obligations are satisfied. The County worked closely with Racetrack LLC on the development of this ordinance, and we also had an active process of community engagement. We commonly refer to this ordinance as a demonstration project because if this expedited review process is effective for the Pacific Raceways site, we intend to replicate it on a broader scale. If the Pacific Raceways site is designated as a Project of Statewide Significance, unless otherwise amended, the provisions of the demonstration project legislation would continue to govern development of the site.

At present, Racetrack LLC is required to pay regulatory fees pursuant to the same schedule as any other developer. If, pursuant to RCW 43.157, Racetrack LLC funds additional county staff, that would likely allow review to be further expedited. In the past, King County has entered into agreements with both public agencies and private developers to fund dedicated staff, and those experiences have been quite successful.

The County has not had an opportunity to review a completed Racetrack LLC application and therefore does not have a full understanding its scope. Whatever the proposal, it will require project-level review. Additionally, based on our initial understanding, it appears that it might be dependent on legislative changes and a rezone. King County looks forward to reviewing any such proposals.

The County is committed to timely review of any Racetrack LLC proposal and looks forward to continuing to work with Racetrack LLC. The County joins in the request for designation of the Pacific Raceways site as a Project of Statewide Significance.

Thank you again for your review of this matter.

RDM → passed 9-0

2/24/14

**T1**

Sponsor: \_\_\_\_\_

Proposed No.: 2014-0088  
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**TITLE AMENDMENT TO PROPOSED ORDINANCE 2014-0088, VERSION 1**

On page 1, line 4 of the title, delete "industrial"

**EFFECT:** Reflects approval of Amendment 1