



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

February 25, 2014

Ordinance 17761

Proposed No. 2014-0088.2

**Sponsors von Reichbauer, Dembowski,
Upthegrove, Hague and Dunn**

1 AN ORDINANCE authorizing the chair of the
2 metropolitan King County council to sign a letter joining
3 in the request by Race Track LLC/DBA Pacific
4 Raceways to be designated as a project of statewide
5 significance.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 **SECTION 1. Findings:**

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

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

18 C. Race Track LLC desires to obtain such designation as part of development of
19 the Pacific Innovation Center, a unique facility that is expected to attract national and

20 international companies that specialize in development of innovative automotive
21 technology.

22 D. With the shift in focus towards such a technology center, future upgrades to
23 the facility will be designed to mitigate existing noise levels and traffic impacts
24 associated with the current use of the property.

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

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

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

43 H. While King County has not had an opportunity to review a completed Race
44 Track LLC application, whatever the proposal, it will require project-level review. The
45 County is committed to timely review of any Race Track LLC proposal, including
46 evaluating legislative changes and a rezone, which appear may be necessary from Race
47 Track LLC's initial application.

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

51

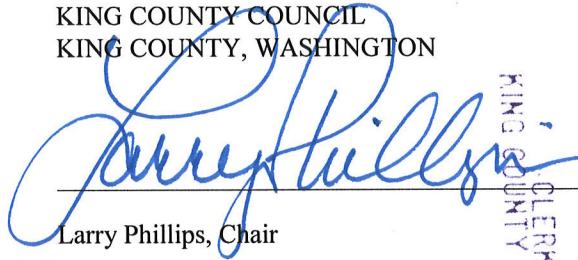
52 SECTION 2. The chair of the Metropolitan King County council is authorized
53 sign the letter attached as Attachment A to this ordinance.

54

Ordinance 17761 was introduced on 2/18/2014 and passed as amended by the
Metropolitan King County Council on 2/24/2014, by the following vote:

Yes: 7 - Mr. Phillips, Mr. von Reichbauer, Ms. Hague, Ms. Lambert,
Mr. Dunn, Mr. Dembowski and Mr. Upthegrove
No: 2 - Mr. Gossett and Mr. McDermott
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Phillips, Chair

RECEIVED
2014 MAR -7 PM 3:29
CLERK
KING COUNTY COUNCIL

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this _____ day of _____, 2013.

**ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE**

Dow Constantine, County Executive

Attachments: A. Project of Statewide Significance Letter of Approval 2-24-14

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.