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

Sponsors: Pete von Reichbauer, Rod Dembowski, Dave Upthegrove, Jane Hague, Reagan Dunn

Indexes:

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Attachments: 1. Ordinance 17761.pdf, 2. A. Project of Statewide Significance Letter of Approval 2-24-14, 3. A. Project of Statewide Significance Letter of Approval, 4. 17761 Amendment package 2-24-14.pdf

Date	Ver.	Action By	Action	Result
2/24/2014	2	Metropolitan King County Council	Hearing Held	
2/24/2014	2	Metropolitan King County Council	Passed as Amended	Pass
2/18/2014	1	Metropolitan King County Council	Introduced and Referred	

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

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

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

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

significance.

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

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

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

F. In 2011, King County adopted Ordinance 17287, a demonstration project provision developed in coordination with Race Track LLC that is tailored to provide expedited review of a modernization proposal for the Pacific Raceways site, yet at the same time ensure that environmental review and community involvement obligations are satisfied. 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.

G. 43.157.030 RCW states that "development project proponents may provide the funding necessary for the jurisdiction to hire the professional staff that will be required to so expedite" and Race Track LLC is obligated under Ordinance 17287 to pay all costs related to environmental and permitting review of development proposals on the Pacific Raceways site. 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, and King County would consider a similar proposal from Race Track LLC.

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

necessary from Race Track LLC's initial application.

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

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