



King County

**Department of Permitting
and Environmental Review**
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 or TTY Relay: 711

Notice of SEPA Threshold Determination

(Type 3)

File No.:	LUT417-0003	
Name:	Pacific Raceways Interim Use Permit	
Applicant:	Race Track LLC, Attn: Jason Fiorito, 31001 144th Ave SE Kent WA 98042 phone # 206-547-4099	
DPER Project Manager:	Ty Peterson, PLM, SEPA Official 206-477-0449 ty.peterson@kingcounty.gov	
Project Location:	31001 144th Ave. SE	Postal City: Kent WA 98042
Parcel #:	1021059003	
Project Description:	Excavation of 1,000,000 cubic yards of gravel and construction of approximately 205,000 sq. ft. of commercial/industrial space contained in six buildings ranging in size from 5,000 sq. ft. to 40,000 sq. ft.	
Permit(s) Requested:	Interim Use Permit	
SEPA Threshold Determination:	Mitigated Determination of Non-Significance (MDNS) issued on April 30, 2018	

The Department of Permitting and Environmental Review (DPER) will issue a written report and recommendation on the related land use application following the conclusion of the SEPA appeal period. Persons wishing to receive a copy of the SEPA MDNS or wishing additional information on this proposed project should contact the Project Manager at the phone number and/or e-mail listed above. Information may also be obtained from the DPER webpage here: <https://www.kingcounty.gov/depts/permitting-environmental-review/info/SpecialInterest.aspx>

The Interim Use Permit (IUP) will require an open record pre-decision public hearing before the King County Hearing Examiner. Public notice of the hearing date, time and location, along with the preliminary staff recommendation, will occur at a future time.

Appeal Procedure on SEPA Threshold Determination:

This SEPA determination is appealable to the King County Hearing Examiner. An appeal must be filed with the DPER at the address listed below prior to **4:00 pm on May 24, 2018**, and be accompanied with a filing fee of \$250.00, payable to the King County Office of Finance.

The appeal statement shall: 1) Include a copy of, or clearly identify, the decision being appealed; 2) Identify the location of the property subject to the appeal, if any; 3) Identify the legal interest of the appellant; 4) Identify the alleged errors in the decision; 5) State specific reasons why the decision should be reversed or modified; 6) State the harm suffered or anticipated by the appellant; and 7) Identify the relief sought.

Failure to timely file an appeal and the appeal fee deprives the Hearing Examiner of jurisdiction to consider the appeal.

Appeals must be submitted to the following address:

**Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266**

Date Mailed: April 30, 2018

If you have any questions regarding the appeal procedures, please contact the Project Manager at the phone number or e-mail listed above. Note: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.

You are receiving this notice because our records indicate that you own property within approximately 2500 feet or because you requested to receive notice of the decision.