



**King County**  
**Department of Permitting and Environmental Review**  
 35030 SE Douglas Street, Suite 210  
 Snoqualmie, WA 98065-9266  
 206-296-6600 TTY Relay: 711  
[www.kingcounty.gov](http://www.kingcounty.gov)

# Notice of Application and SEPA Notice Optional DNS/MDNS

(Type 3)

<b>Applicant:</b> Race Track LLC ATTN: Jason Fiorito 31001 144 <sup>th</sup> AVE SE Kent, WA 98042 206-547-4099	<b>File No.:</b> LUT417-0003  <b>DPER Project Manager:</b> Ty Peterson <b>Telephone No.:</b> 206-477-0449 <b>E-mail:</b> ty.peterson@kingcounty.gov
<b>Engineer:</b> GEO Resources ATTN: Brad Biggerstaff 253-896-9003	<b>Date Application Filed:</b> December 11, 2107 <b>Date Determined Complete:</b> December 18, 2017 <b>Date of Mailing:</b> January 5, 2018
<b>Project Location:</b> 31001 144 <sup>th</sup> AVE SE, Kent WA 98042 (Parcel number: 102105-9003) <b>Project Description:</b> Excavation of 1,000,000 cubic yards of gravel and construction of approximately 205,000 sq. ft. of commercial/industrial space in six buildings ranging in size from 5,000 sq. ft. to 40,000 sq. ft. <b>Permits requested in this application:</b> Interim Use Permit <b>Development regulations to be used for project mitigation, known at this time:</b> Road Standards, Surface Water Design Manual, Health Regulations, Noise Regulations and Critical Areas Protection. <b>Consistency with applicable County plans and regulations:</b> This proposal will be reviewed for compliance with all applicable King County Codes, including those noted above. <b>Other permits not included in this application, known at this time:</b> Grading and Building Permit	

You are receiving this notice because King County property records indicate that you own property within 2500 feet of the proposed project described above or have asked to be notified of development proposals related to this site.

The Department of Permitting and Environmental Review (DPER) will be making a recommendation and issue a written SEPA threshold determination on this application following a **21-day public comment** period which ends **JANUARY 29, 2018**. Written comments on this application and likely SEPA MDNS must be submitted to DPER at the address above. A public hearing before the King County Hearing Examiner is required for this application. Notification of the public hearing date will occur prior to the scheduled hearing date. DPER will issue a report and recommendation to the Hearing Examiner prior to the scheduled public hearing. Following the close of the public hearing, the Hearing Examiner will issue a written decision which may be appealed to the Metropolitan-King County Council. Details of the appeal process will be included in the Notice of Recommendation.

**This may be the only opportunity to comment on the environmental impacts of the proposal.** The responsible official has a reasonable basis for expecting to issue a SEPA Mitigated Determination of Non-Significance (MDNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to WAC 197-11-355. The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

Any person wishing additional information on this proposed project should contact the Project Manager at the phone number and e-mail listed above. Written comments may also be submitted to DPER. You may review the application and any environmental documents or studies in our Snoqualmie office and DPER intends to post application documents to its website at <https://www.kingcounty.gov/depts/permitting-environmental-review.aspx>.

NOTE: To request this information in alternative formats for people with disabilities, please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the DPER Report and Recommendation on this application, complete and return the portion below to the Department of Permitting and Environmental Review at the address listed above.

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Please send me notification of any official notices concerning this application. **(Please print)**

**File No.:** LUT417-0003

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ e-mail (optional): \_\_\_\_\_