

January 17, 2023

To: Warren Clauss, Permitting Project Manager, KC DLS-Permitting wclauss@kingcounty.gov

cc: John Taylor, Director, KC DLS John-Dir.Taylor@kingcounty.gov
Jim Chan, Director, KC DLS-Permitting jim.chan@kingcounty.gov

Re: CHAN Temporary Use Permit (TUP) File No. TEMP22-0008

Mr. Clauss,

Our Joint Team of King County Rural Area UACs / UAAs/ Organizations (*) works on all aspects to the Countywide Planning Policies (CPPs) and the King County Comprehensive Plan (KCCP) including King County Code. Herein we provide Comments on the subject TUP application, for which the open public comment period ends January 19, 2023.

We fully support the Comment Letter submitted on January 11, 2023, by the Friends of Sammamish Valley (FoSV) and Hollywood Hill Association (HHA)—two of the Joint Team’s organizations that would be directly affected should the subject TUP be granted. However, this could be more far-reaching than the Sammamish Valley, as such a TUP would set a dangerous *precedent* for the Rural Area (RA). Consequently, the full Joint Team, which covers the entire King County Rural Area from the Snohomish to the Pierce County Line, has a direct and abiding interest.

We have a fundamental problem with those who, essentially, want to run *Event Centers* in the RA and Agricultural (A) zones as a business. We agree with the following conclusions found in the FoSV/HHA Comment Letter:

A TUP Is Not the Appropriate Permit for an Event Center (KC Code Title 21A.32.100)
Event Centers Do Not Meet Criteria for an Allowable Use in the RA (KCCP Policy R-324)
Event Centers Are Incompatible with Rural Character (RCW 36.70A.030.23 & KCCP Policy R-201)
Event Centers in the RA and A Will Harm Farms and the Environment Including Critical Areas
Event Centers in the RA Would Require Extension of Urban Governmental Services
Allowing Event Centers in the RA is Unfair to Those Already Located in the UGA

We strongly oppose the subject TUP and, in fact, strongly oppose Event Centers in the RA and A zones. The only thing “temporary” about the subject TUP is that it will not be 365/24/7. Clearly, the Subject TUP should be denied. We call on you to follow applicable KC Code, including Title **21A.44.010 Purpose** and **21A.44.020 TUP**, in your denial. Thank you.

(*) *Enumclaw Plateau Community Association (EPCA), Friends of Sammamish Valley (FoSV), Greater Maple Valley Unincorporated Area Council (GMVUAC), Green River Coalition (GRC), Green Valley/Lake Holms Association (GV/LHA), Hollywood Hill Association (HHA), Soos Creek Area Response (SCAR), and Upper Bear Creek Unincorporated Area Council (UBCUAC).*

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