

February 22, 2024

To: Sherie Sabour, KC DLS-P Program Manager

Re: **Temporary Use Permit/TEMP23-0008**

The Joint Rural Area Team (\*), comprised of dozens of rural residents and organizations, urges you to deny a Temporary Use Permit (TUP) for **43010 SE 79th St, Snoqualmie**, requested by Bill Moffet.

King County has many good policies and codes to protect the Rural RESIDENTIAL Area, many of which preclude commercial business operations and businesses that cater to urban residents while protecting traditional rural activities such as agriculture. Yet, King County often fails to uphold its own policies and codes by allowing such uses that violate same. This is extremely frustrating to all of us who seek to protect the rural area from repeated, ongoing attempts by many to exploit rural properties purely for money-making schemes

This application, seeking up to 52 events per year for 200 people per event, violates every King County policy protecting the Rural Area. Clearly, this *"event center"* does NOT support traditional rural activities, but is, instead, yet another attempt by commercial interests to use rural properties for money-making commercial activities catering to thousands of urban dwellers—essentially an urban-serving business. If approved, this application would bring up to 10,000 people and vehicles into a quiet rural area for whatever intrusive, loud, unknown *"events"* might be held! This is NOT acceptable and violates all of the King County goals, codes, and policies documented in the Comprehensive Plan and Countywide Planning Policies.

The proposed level of activity and volume of guests would impose huge, negative impacts on surrounding property owners (noise, traffic, parking, etc.), while also creating a *Disneyland-type* of carnival atmosphere into a quiet, rural neighborhood at the base of Mt. Si and very near to King County's Three Forks Park.

Our Joint Rural Area Team has been terribly frustrated for years by King County's unwillingness to prevent *"event centers"* from locating in the Rural Area. In fact, *"event centers"* that are used for weddings and such are NOT allowed by King County Code and are NOT in the land-use tables. Any of these *"centers"* should, in fact, be shut down as clear violations of King County codes and policies. Thus far, King County has been explicitly unwilling to enforce the code. That needs to change.

We emphasize the requirements for a TUP in King County Code:

*"Temporary Use Permits (TUPs) are required when uses not otherwise permitted in a given zone can be made compatible for periods of limited duration and/or frequency, or to allow limited expansion of any use that is otherwise allowed in the zone but which exceeds the intended scope of the original land use approval (KCC 21.A.32.100)."*

Event Centers CANNOT be made compatible. They require better roads, sewer hookup and other urban infrastructure. They create noise, sully the atmosphere and the Rural Area. They are not compatible with Rural Character. Most importantly, King County's own Comprehensive Plan, codes, and policies make it explicitly clear that such uses are not allowed in the Rural Area.

King County Code also states:

*"Temporary uses are limited to 60 event days occurring within a 365-day time period (one occurrence per calendar year) which begins on the date of the first event within a calendar year. The date upon which the use will be terminated and removed must be specified on the permit."*

Finally, the concept of allowing **60 instances per year** of some 'activity' is NOT TEMPORARY. That is called "*running a business.*" Less than 5 might be considered temporary. King County Code does NOT allow for urban-serving BUSINESSES to set up shop in the Rural Area. TUPs are just a giant loophole to allow *incompatible* urban uses in the Rural Area that violate multiple GMA and King County Policies.

We demand that King County reject this application and, further, take the following steps to rein in the abuse by "event centers" that is ongoing in the rural area:

1. Clearly define what "event center" means. It is currently undefined and open to whatever interpretation someone chooses. What is allowed at such "centers" (weddings, loud music, parties, more)? Why would such activities be allowed anywhere in the RA? How can they possibly comply with existing County codes and policies?
2. If any such facility were to be allowed (despite County codes clearly disallowing such uses in the RA) then the number of events and volume of attendees must be strictly limited to a very few events per year for a very few number of attendees
3. There must be a minimum 20-acre lot size required for such a facility.
4. All impacts to neighbors, roads, and the environment must be evaluated and mitigation measures taken before any such facility is allowed. These should include an extra road-use fee to compensate for the additional traffic put onto rural King County roads, which are already severely underfunded.
5. We urge King County DLS-Permitting to complete a study of existing "event centers," whether approved by TUP now or operating illegally, and to take action to shut down those that are not operating per proper approvals and code requirements. We can easily provide the names and locations of several of these.

In conclusion, we call for REJECTION of this application as a clear violation of all that King County seeks in protecting the Rural Area, our shared environment, and the rights of adjoining property owners to live in peace. To do otherwise would be in direct contradiction of all of the

County's goals. Approving this also would continue to bolster a horrible precedent for more of the same. Please just say "NO."

*(\* Joint Team: Enumclaw Plateau Community Association (EPCA), Friends of Sammamish Valley (FoSV), Greater Maple Valley Unincorporated Area Council (GMVUAC), Green River Coalition (GRC), Green Valley/Lake Holm Association (GV/LHA), Hollywood Hill Association (HHA), Soos Creek Area Response (SCAR), Upper Bear Creek Unincorporated Area Council (UBCUAC), and Rural Technical Consultants—Mike Birdsall (Transportation Focal), Ken Konigsmark (Growth Management Focal), and Terry Lavender (Environmental Focal).*

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