

February 22, 2024

Dear Executive Constantine,

We realize that protection of the environment is your guiding value. The Summer Concert venue proposed by Remlinger Farms in partnership with STG should be revoked per KCC 21A.50.040. The Snoqualmie Valley is a sensitive eco-system of farmlands, wildlife habitat, human and natural forces and cannot handle the demands and stresses that would occur as a result of this venue.

To propose, and for the County to have granted an interpretation of non-conformance (CINT23-0003) for this venue, (based on inaccurate information provided by Remlinger), a project of this scale within a Conservancy Shoreline, sensitive areas and buffers, FEMA floodplain and floodway of the Tolt River, without permits, obviates public and multi-agency review and runs counter to the goals of the County's **2020 Strategic Climate Action Plan**. This interpretation is not legal due to numerous conflicts within the King County Code, as detailed in our attached letter to John Taylor and Jim Chan. It allows STG and Remlinger to play by a different set of rules than everyone else.

Professionals and volunteers have worked for decades through FISH-FARM-FLOOD and other community and agency efforts to balance the needs of everyone who benefits from the natural resources in the Snoqualmie Valley and to ensure its protection for future generations. We cannot allow pressure from lucrative business ventures to derail progress that's been made. We must maintain the health of these precious agricultural lands and watersheds. Communities and ecosystems within this Valley, and the entire County, benefit from the health and vitality present within the Snoqualmie Basin.

The lack of specifics of past use provided by Remlinger, that the interpretation was based on, did not provide an accounting of attendees on a per event basis, but rather on an annual basis and should not have been grounds on which to make the interpretation. It does not account for the immeasurable NEW impacts this venue will have on our towns, watersheds and region.

Without any public review, people directly affected by this interpretation were not allowed to comment, and most are not aware of it, or that this venue is even being proposed. For the venue to start, a building permit would be required for the stage construction, which has not been applied for and would likely not be allowed due to the environmental constraints on this parcel. The vesting does not obviate the need for permits for this stage or adherence to public health and safety codes. Remlinger did not receive building permits for the STG concert last June and it appears they are planning to continue this unpermitted use as early as May of this year, as tickets have already been sold for concerts. This project will have an enormous impact on surrounding neighbors, including traffic, noise, potentially compromised police, fire, and ambulance access. At minimum, a temporary or conditional use permit that includes full environmental and public review as required by law, should be required so that impacts can be identified and addressed.

We ask that the County revoke this non-compliance determination per KCC 21A.50.040 and require permitting for this proposal as required by King County Code through the TUP or CUP process. Through this process, public health and safety concerns can be addressed or mitigated, including noise, traffic, ingress, egress, emergency access, stormwater pollution and runoff, associated environmental impacts to water quality, wildlife, light pollution, policing, security, and firearm control. The stakes are too high to have a "just proceed and ask for forgiveness later" approach that Remlinger is so accustomed to practicing. And history shows that if locals are fully aware of what's coming, the County will be mired in complaints and lawsuits after the fact if proper mitigation is not handled immediately.

We hope you can lead the effort to rectify this situation before irreversible damage is done.

Sincerely,

Jules Hughes, Simone Oliver, Steve Foster

Carnation Community Alliance— carnationcommunityalliance@gmail.com