

# KING COUNTY AGRICULTURE COMMISSION

## MEETING NOTICE

THURSDAY MARCH 14, 2024

6:00-8:00 P.M.

**ZOOM VIDEO CALL**

**CALL IN:**

**One tap mobile: +12532050468,,83316032882#,,,,\*735861#**

**Land line: +1 253 205 0468 US, Meeting ID: 833 1603 2882**

**OR**

**LOG IN FROM A COMPUTER OR SMARTPHONE:**

**<https://us06web.zoom.us/j/83316032882?pwd=ZVd6wjl27RbqGQ2K5SEzIQKvGZXmdW8.1>**

### MEETING AGENDA

<b>6:00</b>	<b>Call to Order</b> <ul style="list-style-type: none"><li>For the public record, please sign in via the chat feature or announce yourself by name and whether you are a commissioner, staff, or member of the public</li><li>Approval of Agenda</li><li>Approval of Meeting Minutes</li></ul>	Kevin Scott, Chair
<b>6:05</b>	<b>Public Comment</b> related to a specific agenda item <i>3 minutes/person</i>	Kevin Scott
<b>6:10</b>	<b>Updates</b> <i>approx. 3 min each</i> <ul style="list-style-type: none"><li>Commission Details, Policy, Ag Education &amp; Events – changing updates to confirmed updates</li><li>King County Ag Program</li><li>King Conservation District</li><li>Local Food Initiative FSAC</li><li>Washington State University CSANR</li><li>King-Pierce Farm Bureau</li><li>Farm Fish Flood</li></ul>	<ul style="list-style-type: none"><li>Patrice Barrentine</li><li>Richard Martin</li><li>Matt Mega</li><li>Mike Lufkin</li><li>Jordan Jobe/Alyssa Bowers</li><li>Leann Krainick</li><li>Richard Martin</li></ul>
<b>6:45</b>	<b>New Business</b> <b>Non-agricultural events in APDs</b> <ul style="list-style-type: none"><li>Carnation Farms Temporary Use Permit Requests: TEMP23-0009, TEMP23-0011 for weddings and concerts</li><li>Remlinger Farms: Planned concert series and code enforcement status</li><li>Q&amp;A, Discussion – non-agricultural activities within APD</li><li>Motion/Vote on Policy Letter</li></ul>	Jim Chan, Director, Permitting Division, Local Services
<b>7:15</b>	<b>Old Business</b> <b>Proposed Ordinance 2023-0310</b> <ul style="list-style-type: none"><li>Update on Commissioner Mtg with CM Perry</li><li>Update on TrEE Committee 2/20</li><li>Draft letter to Council re: proposed amendments for discussion</li><li>Motion/Vote</li></ul>	Kevin Scott, Patrice Barrentine, Commissioners
<b>7:50</b>	<b>General Public Comment</b> <i>3 minutes/person</i>	Kevin Scott
<b>7:55</b>	<b>Concerns of Commissioners</b>	Kevin Scott
<b>8:00</b>	<b>Adjourn</b>	Kevin Scott

**Next Meeting: April 11, 2024**



# Commission Admin, Policy & Legislation, Events & Funding Opportunities

---

REGARDING KING COUNTY  
*AGRICULTURE*

MARCH 2024

# This Month's Staff Liaison Update

---



FINANCIAL DISCLOSURE  
FORMS, AGCOMM EMAILS



POLICY UPDATES



EVENTS AND FUNDING  
OPPORTUNITIES

# Annual Financial Disclosure Forms and AgComm emails

---

Disclosure forms are due March 31

- I've received two so far
- Please get yours to me or Rick Ybarra asap

AgComm emails

- Thanks to those of you who have logged in and set yours up

# King County Council

## Local Services and Land Use Committee

---

### March 20 Meeting on the 2024 Comprehensive Plan

#### Committee Briefing – Wednesday, March 20

The Council's [Local Services and Land Use Committee](#) will hold a briefing on the Executive's transmitted 2024 Comprehensive Plan on **Wednesday, March 20th, beginning at 9:30 a.m.** The meeting will be in a hybrid format; public comment will be accepted submitted in writing, in person in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle, WA, or through the Zoom webinar. Information on how to participate in Committee meetings is available on the Committee website.

The 2024 Comprehensive plan is items 7, 8, and 9 on the Committee [agenda](#), and will include a discussion of:

- **Chapter 3, Rural Areas and Natural Resource Lands**

A written staff report will be provided and will be posted to the [website](#) when it is available.

#### Public Comment Opportunities

Written comments on the proposed plan are welcome at any time during the Council's review. Comments can be submitted electronically by emailing [CouncilCompPlan@kingcounty.gov](mailto:CouncilCompPlan@kingcounty.gov). The Council looks forward to your involvement in the review of the proposed 2024 Comprehensive Plan.

The Flood Management Plan guides how King County manages flood risks along our rivers, creeks, and shorelines. The new plan is in the final stages of development and [open for comments until March 15.](#)

---

During the public comment period, King County is hosting two online public meetings to share information about the draft Flood Plan and to hear from you. Follow the link for your preferred date below and register today.  
[Thursday, February 15](#), from 6:30 to 8:15 p.m.  
[Thursday, March 7](#), from 1:30 to 3:15 p.m.





WA State Legislative Session  
ended March 7

- Major topics
  - Spending Washington's carbon tax
  - Tweaking the cap-and-invest program
  - Taking a stab at utility rebates

# Final Cutoff - 2024 Bills Passed 7th Cutoff: Sine Die (379)\*

---

## Agriculture related

SHB 2147          Agriculture pests & diseases          Del to Gov

- **Concerning agriculture pest and disease response.**

2EHB 1757          Farmers/sales tax remittance          Del to Gov

- **Providing a sales and use tax remittance to qualified farmers.**

SSB 6121          Ag. and forestry biomass          Del to Gov

- Concerning biochar production from agricultural and forestry biomass.

\*This is a list of House and Senate Bills that passed the legislature during the 2024 regular session. This list does not include resolutions, memorials, gubernatorial appointments, etc.. only House and Senate Bills.



# Mobile Pork 300

**When:** March 21, 22, and 23, 2024  
**Where:** WSU Extension Skagit  
11768 Westar Lane, Suite A  
Burlington, WA 98233

**What:** The 300 series of producer and processor species specific educational events are back. This course will be taught using the WA Meat-Up mobile education unit. Attendees will participate in a learner engaged program that will span the following topics: selection, marketing, harvest, sensory evaluation, carcass evaluation, fabrication and further processing, etc.

**Why:** This program is offered in partnership between Washington State University Extension and Washington State Department of Agriculture through WA Meat-UP <https://wameatup.com>. This is a grant supported program through USDA – NIFA (National Association Food and Agriculture) - Western Extension Risk Management Education Program

**Registration:** \$125 per participant and can be paid on-line by clicking this link [Pork 300 Registration](#) it will redirect you to Simpletix and will ask for approval. Or you can access registration by going to this website <https://www.simpletix.com/e/mobile-pork-300-tickets-154669> you can register by paying with a check by filling out registration form for each participant. Please make checks out to WSUE Spokane County and with "Pork 300 program" in the memo line. Mail registration and checks to:

WSUE Spokane County Pork 300  
c/o Bob Kestell  
222 N Havana Street  
Spokane, WA 99202

Any online or mailed in registration will have to be either in the online system by **Friday March 8, 2024**, or post marked by that date when the registration window closes. Please reach out after the deadline if interested, we want to fill all open spots. There's room for 16 participants and it will be a first come first served event so register early. **Registrations received after Friday March 8, 2024 will be late and will be charged a fee of \$175/per person.**



## Schedule of Tentative Topics – Location WSU Extension - Skagit County Classroom

### Day 1: Thursday March 21, 2024

12:30 pm – Registration and Team Assignments  
1:00 pm – Welcome/Outline of Mobile Pork 300 Program and Funding/Data Collection and Use  
1:30 pm – Hog Evaluation and Value Based Pricing Discussion - Live and Carcass  
2:15 pm – Practice Estimation of Live Hog and Carcass Value  
3:00 pm – Break  
3:00 pm – Ultrasound Evaluation of Hogs and Discussion of Estimates  
3:45 pm – Grid Pricing with Examples  
4:30 pm – Hog Auction – Teams will Gather for Viewing Videos and Purchasing of 4 Hogs  
5:30 pm – Hog Harvest Video Presentation and Discussion  
6:30 pm – Dinner with WSU Wine and Brews Pairings  
7:00 pm – Panel Presentation on Marketing and Distribution Opportunities and Challenges

### Day 2: Friday March 22, 2024

8:30 am – Pork Carcass Grading  
9:30 am – Carcass Fabrication Demonstration  
10:30 am – Participant Split Group A (Team 1 and 2) and Group B (Team 3 and 4):  
A) Innovative Pork shoulder primal breakdown in mobile fabrication unit and trailer  
B) Pork Processing (Sausage, restructuring, curing, smoking, etc.) in WSUE Skagit Kitchen  
12:30 pm – Lunch  
1:30 pm – Participant Split Group A (Team 1 and 2) and Group B (Team 3 and 4):  
A) Pork Processing (Sausage, restructuring, curing, smoking, etc.) in WSUE Skagit Kitchen  
B) Innovative Pork fresh ham primal fabrication in mobile fabrication unit and trailer  
3:30 pm – Feeding and Managing hogs for a nutritional value resulting in a quality product  
4:30 pm – Sensory evaluation of pork (nutritional and location of muscle differences)  
5:30 pm – A Chefs Perspective  
6:30 pm – Dinner  
7:30 pm – Pork Industry Knowledge Bowl

### Day 3: Saturday March 23, 2024

8:00 am – Farm to Table Approach – WSDA Regional Markets Resources  
9:00 am – An Introduction to Resources: WAMeat-up, Producer Organizations, NWMPA, AMSA, etc.  
10:00 am – Hog Selection Tools for Quality and Value  
11:15 am – Tools to Measure Pork Carcass Quality and Palatability in the Retail Case  
12:15 pm – Lunch and discussion (Items made in Fridays product development sessions)  
1:00 pm – Survey data collection from all participants  
1:15 pm – Review Live, Carcass and Retail Values and Awards  
1:45 pm – Adjourn



WASHINGTON STATE UNIVERSITY  
EXTENSION



Washington  
State Department of  
Agriculture

# 3-day Pork 300 course: \$125

<https://www.simpletix.com/e/mobile-pork-300-tickets-154669>



# Produce Safety Program

## In-Person Produce Safety Alliance Grower Trainings

### Who should attend?

Fruit and vegetable growers interested in learning about produce safety, the Food Safety Modernization Act (FSMA) Produce Safety Rule, Good Agricultural Practices (GAPs), and co-management of natural resources and food safety. At least one supervisor or responsible party for every **covered farm** must attend the Produce Safety Alliance Grower Training. Check out our Produce Safety Rule Status Tool to determine your regulatory status.

[Produce Safety Rule Status Tool](#)

### 2024 Dates and Locations

January 26: Tri-Cities - [Register Here](#)  
March 12: Bellingham - [Register Here](#)  
March 14: Olympia - [Register Here](#)  
March 26: Yakima (English) - [Register Here](#)  
March 27: Yakima (Spanish) - [Register Here](#)  
March 28: Wenatchee (Spanish) - [Register Here](#)  
March 29: Wenatchee (English) - [Register Here](#)

Exemptions are based on farm sales, products and markets (where farms are selling their produce). Generally, farms that sell less than \$500,000 annually and sell primarily through direct-to-consumer market (i.e. CSA, farmers markets, online sales, etc.) are likely eligible for an exemption and should consult the resources below for clarification.



## LOCAL FOOD SYSTEM INFRASTRUCTURE GRANTS

Next grant round opening March 18, 2024

### **Purpose**

To support local food supply chains and market access for farms, ranches, food processors, and food distributors. This includes planning, equipment, and facilities that support on-farm post-harvest handling, aggregation, processing, manufacturing, storing, distribution, and sale of Washington grown, caught, and raised foods.

### **ABOUT THE SPRING 2024 GRANT ROUND**

In the Spring 2024 round, WSDA anticipates awarding approximately \$2 million in grants. The next application round is anticipated in the summer/fall of 2025.

### **THE SPRING 2024 GRANT ROUND HAS ONE PROJECT CATEGORY:**

---

**Rapid and Ready: \$10,000 up to \$75,000**

Rapid & Ready grants are for straightforward projects and equipment purchases that can be completed on a relatively short timeline. Proposed projects that involve construction or building improvements should have current quotes from contractors and clear plans for all necessary building permits. Applicants should have up-front funds in place to start and finish a *reimbursement style* grant within a short timeline.

There is no requirement for matching funds.



**King County**  
**Permitting Division**  
 Department of Local Services  
 919 SW Grady Way, Suite 300  
 Renton, WA 98057  
 206-296-6600  
<https://kingcounty.gov/depts/local-services/permits>

# Notice of Application

(Type 2 Decision)

<b>Project Name: Carnation Farms</b>	<b>File No.: TEMP23-0011</b>
<b>Applicant:</b> Paul Shoemaker 28901 NE Carnation Farm Rd Carnation, WA 98104	<b>Permitting Project Manager:</b> Fereshteh Dehkordi <b>Telephone No.:</b> (206) 477-8479 <b>E-mail:</b> fdehkordi@kingcounty.gov
	<b>Date Application Filed:</b> 11/21/2023 <b>Date Determined Complete:</b> 1/17/2024 <b>Date of Mailing:</b> 2/2/2024
<b>Project Location:</b> 28908 & 29005 NE Carnation Farm Rd.	
<b>Project Description:</b> To host up to 60 private and public events annually. Events will take place on two locations on the farm. Private events such as weddings will range from 50 to 500 guests. Public events such as music performances will range from 50 to 4,000 guests.	
<b>Permits requested in this application:</b> Temporary Use Permit	
Relevant documents are available online at <a href="http://www.kingcounty.gov/permits/">www.kingcounty.gov/permits/</a> , or at the address above.	
<b>Consistency with applicable County plans and regulations:</b> This proposal will be reviewed for compliance with all applicable King County Codes, including Roads Standards, Surface water Design Manual, Zoning, Grading and Critical Areas Codes.	
<b>Other permits not included in this application, known at this time:</b> N/A	

The Department of Local Services, Permitting Division will issue a decision on this application following a **14-day public comment period which ends February 26, 2024**. Written comments on this application must be submitted to Permitting Division at the address above or emailed to the Project manager. A public hearing is not required for this application prior to the Permitting Division's decision. However, the decision may be appealed to the King County Hearing Examiner, who would conduct an appeal hearing prior to making a decision on the appeal. Details of the appeal process will be included in the notice of decision.

Any person wishing additional information on this proposed project should contact the Project Manager at the phone number or e-mail listed above. You may review the application and any documents or studies in our Snoqualmie office, or at [www.kingcounty.gov/permits/](http://www.kingcounty.gov/permits/).

**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 Permitting Division's Report and Decision on this application, complete and return the portion below to the Department of Local Services, Permitting Division at the address listed above.

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

**File No.:** TEMP23-0011

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

Email: \_\_\_\_\_

Address: (optional): \_\_\_\_\_  
*Notifications will be sent via email unless hard copy is requested*



Garden Center

TUP Boundary

Lake

Wetland B

Wetland A

1600± parking spaces

Private

Parking Ingress/Egress

Critical Area Buffer

Wetland C

North Fields

1600± parking spaces

Performance Area, incl staging and food concessions

Main Campus

Parking Ingress/Egress

Notes:

# Public Comments on Events sent to Ag Commission

- This does not include all comments submitted to Permitting
- Comments reflect the individual, group or association that submitted them and not King County or the Agriculture Commission

February 9, 2024

John Taylor, Director, Department of Local Services  
Jim Chan, Division Director for Permitting  
King County Department of Local Services  
Sent via email: [john-dir.taylor@kingcounty.gov](mailto:john-dir.taylor@kingcounty.gov) and [jim.chan@kingcounty.gov](mailto:jim.chan@kingcounty.gov)

REFERENCE: Remlinger/STG Music Venue – CINT23-0003 – Parcels 222507-9012, 9013, 9027  
SUBJECT: Summary of Teams Meeting on 2-2-2024 and Non-conformance Code Interpretation

Dear John and Jim,

Thank you both for meeting with us (Simone Oliver, Jules Hughes, Marc McGinnis along with Steve Foster, who was not present at the meeting, but has been following this process thoroughly), and three representatives of the Snoqualmie Tribe (Matt Baerwalde, Jaime Martin and Kelsey Payne) last Friday (2-2-2024) regarding the final code interpretation dated 9-1-2023 for CINT23-0003. You requested we provide a summary of that meeting along with any additional information related to this code interpretation and the music venue change of use. Our issues are summarized in Table 1, below. This is not an exhaustive list, but we believe it adequately supports our request that you revoke the code interpretation referenced above and require a permit for this proposed concert venue. Each item is addressed following the table.

Table 1. Summary of issues.

Code section	Issue	Comment
21A.32.100	Temporary uses requiring permits	This activity appears to require a permit, as it is not an allowed use in the zone.
21A.50.040	Revoking permits	This activity appears to meet the requirement for revoking the land use certification as it was based on inaccurate information and conflicts with existing laws and regulations, an error of procedure occurred which prevented consideration of the interests of persons directly affected and may be detrimental to public health and safety.
16.82.130	<b>Violations - corrective work required</b>	Allowing these large concerts to proceed on a site with a recent unresolved code enforcement case is inconsistent with how King County treats every other permit applicant.
21A.25	Shoreline Code	Commercial uses are not allowed in the Conservancy or Resource Shoreline, nor is building of new non-residential structures.
21A.24	Critical Areas Code	Inconsistent with channel migration, flood, and potentially aquatic and wetland sections.

**KCC 21A.50.040 Permit suspension, revocation, or modification.**

A. Permit suspension, revocation, or modification shall be carried out through the procedures set forth in King County Code (KCC) Title 23. Any permit, variance, or other land use approval issued by King County pursuant to this title may be suspended, revoked, or modified on one or more of the following grounds:

1. The approval was obtained by fraud;
2. The approval was based on inadequate or inaccurate information;

*Based on our long-term residency in Carnation, we know that the information provided on the application was inaccurate. It did not provide a count of attendees on a per event basis, but rather on an annual basis. Many of the events put on at Remlinger Farms are on land within the City of Carnation, not in unincorporated King County. Only events held on the subject parcel should be considered. Additionally, while Remlinger may have had events, for example, a harvest festival during the month of October, which have a high total attendance, these occur over a longer duration, and none have had anything close to the concentration of people in such a brief time span. We can all testify that they have **not** held public events of up to 6,000 people up to 34 times per year since 1991 and the data they provided in no way confirms this. There are no events to our knowledge that had 6,000 people in the course of a few hours in the three decades we have lived in the valley. We request you require Remlinger to provide more accurate data (i.e., proof of ticket sales) on the number of people at specific events with duration of said events.*

*Additionally, the non-conformance code interpretation states ‘there is no record of code enforcement complaints having been received by King County.’ Per a records request, we discovered an active code enforcement case (ENFR23-1289) regarding construction of a permanent concrete stage in the floodplain of the Tolt River that was constructed in the fall of 2023. Additionally, according to King County public records, there have been several enforcement cases on Parcel 22250079016 also part of Remlinger Farm, that have all been closed. You both stated in the meeting that upon a site review for the current active enforcement case, unpermitted buildings, rides, and grading have occurred in addition to construction of the permanent stage foundation. Remlinger has a history of conducting unpermitted work (grading, dredging) and building unpermitted structures. The lack of permits for the single larger outdoor concert held last June is another example. Since this statement in the vesting interpretation is inaccurate, the vesting document should be revoked.*

King County policy has been to not allow permits to be issued with an unresolved enforcement action on the parcel per 16.82.130, “If clearing or grading inconsistent with the purposes and requirements of this chapter in effect at the time of the action has occurred on a site the department shall not accept or grant any development permit or approval for the site, except any permit or approval necessary for the correction of code violations, until the applicant:

1. Completes restoration of the site or the appropriate corrective actions to bring the site into compliance; or
2. Obtains department approval of a permit for the appropriate restoration or corrective action and posts any required financial guarantee.

*This would therefore require the enforcement case to be resolved prior to acceptance of any new permits, including a wetlands review, a building permit or a TUP or CUP. STG is already selling tickets online for concerts this summer season starting in May. We request you uphold the current standards and require issuance and final inspection of building permits for new structures prior to any concerts. Allowing an unreviewed structure to be used for a large commercial enterprise may compromise public safety.*

3. *The approval that has been given conflicts with existing laws or regulations applicable thereto; Parcel -9012 is located entirely within Conservancy Shoreline and is therefore subject to the provisions of 21A.25, the Shoreline Code, which significantly limits allowed uses, especially structures (definition from 21A.06.1255 - anything permanently constructed in or on the ground, or over the water; excluding fences six feet or less in height, decks less than 18 inches above grade, paved areas, and structural or non-structural fill), which the new stage would be considered (see*



photo of June 2023 concert stage, below). The structure is over 6' tall and would require a building permit to construct regardless of the vesting of the activity.

A massive crowd traveling on small rural roads to hear amplified music is incompatible with rural character. However, per the Shoreline Code, commercial development is not allowed in a conservancy shoreline. The only allowed recreation is parks and trails are allowed and must meet the standards in KCC 21A.25.140.



4. The activity would most likely fall under the category of “commercial development”, per 21A.08.040. (amusement/entertainment use). Commercial development is not an allowable use in either the Conservancy or Resource Shoreline per KCC 21A.25.100.
  5. The site is entirely within the 100-year flood plain of the Tolt River. Placement of structures and associated fill should be reviewed for consistency with 21A.24 and federal flood regulations.
  6. The entire parcel is within the channel migration hazard area, including both severe and moderate. Activity in this area is severely restricted per KCC 21A.24, and the structure has not been reviewed for compliance.
  7. Parcel -9012 has also benefited from reduced taxes by participating in the Open Space Taxation Program. This was approved by King County Council as it presumably met the criteria in WAC:  
To be classified as farm and agricultural conservation land, the land shall be:  
(a) Previously classified as farm and agricultural land under RCW 84.34.020(2), that no longer meets the criteria for classification under RCW 84.34.020(2), and that shall be reclassified as open space land under RCW 84.34.020(1); or  
(b) Traditional farmland that is not classified under chapter 84.33 or 84.34 RCW, that has not been irrevocably dedicated to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agricultural purposes.
- We request that the proposed conversion of this property to high use commercial activity be reviewed by the King County WLRD staff for consistency with the open space taxation program.
8. An error of procedure occurred that prevented consideration of the interests of persons directly affected by the approval;

*Without any public review, people directly affected by this determination were not allowed to comment, and most are not aware of this determination. We request you revoke the vesting and require the applicant to go through the standard TUP or CUP process. Because this project will have an enormous impact on surrounding neighbors, including traffic, noise, potentially compromised police, fire, and ambulance access, a public comment period should be held so that impacts to neighbors can be identified and addressed.*

9. The approval or permit granted is being exercised contrary to the terms or conditions of such approval or in violation of any statute, law, or regulation;  
*Per KCC 21A.32.065 **Nonconformance - expansions of nonconforming uses, structures, or site improvements.** A nonconforming use, structure, or site improvement may be expanded as follows:*
  - A. *The department may review and approve, pursuant to the code compliance process of K.C.C. 21A.42.030, an expansion of a nonconformance only if:*
    1. *The expansion conforms to all other provisions of this title, except that the extent of the project-wide nonconformance in each of the following may be increased up to **ten percent**:*
      - a. *building square footage,*
      - b. *impervious surface,*
      - c. *parking, or*
      - d. *building height; and*
    2. *No subsequent expansion of the same nonconformance shall be approved under this subsection if the cumulative amount of such expansion exceeds the percentage prescribed in subsection A.1;*
  - B. *A special use permit shall be required for expansions of a nonconformance within a development authorized by an existing special use or unclassified use permit if the expansions are not consistent with subsection A. of this section;*
  - C. *A conditional use permit shall be required for expansions of a nonconformance:*
    1. *Within a development authorized by an existing planned unit development approval; or*
    2. *Not consistent with the provisions of subsections A. and B. of this section; and*
  - D. *No expansion shall be approved that would allow for urban growth outside the urban growth area, in conflict with King County Comprehensive Plan rural and natural resource policies and constitute impermissible urban growth outside an urban growth area. (Ord. 15606 § 23, 2006; Ord. 13130 § 5, 1998).*

*This music venue has not been regularly used for large outdoor concerts, and therefore does not meet the criteria for either non-conformance or an expansion of the non-conformance, so we request the vesting be revoked.*

10. The use for which the approval was granted is being exercised in a manner detrimental to the public health or safety;  
*Since the proposal is not going through a conditional or temporary use permit process, as would normally be required, public health and safety concerns have not been addressed at all. These include noise, traffic, emergency access, stormwater pollution and runoff, associated environmental impacts to water quality, wildlife, light pollution. Per the King County noise code, in the rural residential zone, a decibel limit of 52 is required, which is compared to moderate rainfall. Outdoor concerts typically range between 90-120 dB(A) with over 85 dB(A) being harmful to human hearing.*

*We consulted with land-use attorney, Alan Wallace, who informed us that the vesting does not immunize Remlinger or STG from these public safety issues and codes and from nuisance law pertaining to public health and safety. He also represented wineries in Woodinville related to abiding by the noise codes in which the maximum noise range cannot leave the property line. This is impossible with the use of an amplifier. During the unpermitted June 2023 concerts held at Remlinger, there were many complaints regarding noise, traffic, lack of camping facilities that even resulted in illegal camping at Tolt McDonald Park and the alleys within Carnation. We request that you contact the King County Sheriff's office for a list of complaints made during last June's concerts relating to public health, safety, and noise.*

*Ingress and egress on a rural two-lane road (NE 32<sup>nd</sup> Street) with 6,000 concert goers will affect the ability of Carnation and unincorporated King County residents to travel on SR 203 and will increase emergency response times. The intersection of SR-203 and NE 32<sup>nd</sup> Street is notorious for accidents and discussions are ongoing regarding construction of a roundabout to assuage safety concerns at that intersection. At a minimum, a comprehensive traffic study should be required, and potential mitigation measures implemented prior to these events.*

*In 1995, Remlinger applied for a permit to have music on their City parcel, 3-4 events with 3,000 people max. per event. During SEPA review, 5 groups appealed the project including the Girl Scouts of Western Washington, Tolt Community Club, Swiftwater HOA, Indian Creek HOA, and local residents. Due to the appeals, Remlinger withdrew their application. Once the vesting decision on the current proposal becomes mainstream public knowledge, opposition will be significant.*

*The Girl Scout Camp located next door utilizes NE 32<sup>nd</sup> Street for emergency vehicle access during their summer camp session. They have not been notified of this new concert series. These concerts will impact their access and have the potential to cause many safety concerns for the girls at the camp.*

B. Authority to revoke or modify a permit or land use approval shall be exercised by the issuer.

*Jim, you have the authority, based on the above information, to revoke this decision or at minimum request more information on the historical use, to ensure that the proposed use is not an illegal expansion of a nonconforming use.*

### **Project Background**

We are Carnation residents who have lived in the area for decades. We heard about the attempt to utilize Remlinger property as a music venue from a Seattle Times article dated 11-6-2023. We were also very aware of the negative effects of the concerts that occurred without permits on Parcel 222507-9012 on June 16-18, 2023. Due to concerns related to this new use, we started investigating the likelihood of permitting within unincorporated King County. In our research, we came across the above-referenced code interpretation by Jim Chan. Needless to say, with our history of living in the Carnation area, we were incredibly surprised by this interpretation of Remlinger's historical use. So, we contacted King County Councilmember Sarah Perry's office who put us in touch with you to set up this meeting.

Thank you again for meeting with us and reviewing our concerns and providing your understanding of the background of this interpretation. You both told us how Remlinger applied for a permit for the June 2023 shows, but was not granted the permit in time, therefore hosted the show with STG with no permits in place. You said they then followed up with a meeting to discuss how to permit shows such as these (up to 6,000 people) in rural zoned parcels they own. Jim, you said you directed them to the

John Taylor and Jim Chan

February 9, 2024

Page 6 of 6

Conditional Use Permit. Carnation Farms is currently under review for a Temporary Use Permit for similar concert events. This process is the legal way to permit change of use and allows for full public review and evaluation under the State Environmental Policy Act (SEPA) to occur to fully evaluate and address the impact of the proposal.

You both said that Remlinger's attorneys then produced the idea of permitting this use through a non-conformance interpretation, which would allow them to hold these concerts with no further permitting required for this new use. In the documentation, they provided total attendees to the farm on an annual basis from 1991-present, rather than on a by event basis. Jim, you gave us the example of 44,000 people on the farm in one year. Remlinger has historically utilized Parcel -9012 primarily for company picnics and small private events, outside of the Carnation 4<sup>th</sup> of July event and the unpermitted June 2023 concert. There have never been regular concerts of 6,000 people within the whole of Snoqualmie Valley. Those are reserved for venues like Marymoor Park and Chateau Ste. Michelle Winery that have capacity, permits, parking, police support, and street infrastructure to manage those crowds. This proposal for the Remlinger property even exceeds the capacity of those two other venues by 1,000 and 2,000 people, respectively.

The vesting you certified allows for an unlawful expansion of the existing non-conformance on the parcel and violation of numerous code sections as defined above and should be revoked or at minimum modified to realistic vested use in terms of type of use and quantity of attendees. We have a meeting with Councilmember Sarah Perry on 2-22-24 and would like to receive your response to these requests by then. Thank you for your willingness to re-review this important project.

Sincerely,

Simone Oliver, Jules Hughes, Marc McGinnis, and Steve Foster

Attachment: Non-conformance Code Interpretation dated 9-1-23

cc:

Matt Baerwalde – Environmental Policy Analyst – Snoqualmie Tribe [mattb@snoqualmietribe.us](mailto:mattb@snoqualmietribe.us)

Patrice Barrentine, Ag Policy Project/Program Manager, King County Agricultural Commission, [patrice.barrentine@kingcounty.gov](mailto:patrice.barrentine@kingcounty.gov)

Joe Burcar – Section Manager, WA State Dept. of Ecology, [joe.burcar@ecy.wa.gov](mailto:joe.burcar@ecy.wa.gov)

Thomas Buroker – Shoreline Director, WA State Dept. of Ecology, [thomas.buroker@ecy.wa.gov](mailto:thomas.buroker@ecy.wa.gov)

Danielle de Clercq, Deputy Director, King County Department of Local Services, [danielle.declercq@kingcounty.gov](mailto:danielle.declercq@kingcounty.gov)

Kayla Eicholtz - WA State Dept. of Ecology, [KEIC461@ECY.WA.GOV](mailto:KEIC461@ECY.WA.GOV)

Nichole Franko, Chief Operations Officer – Girl Scouts of W. WA [nfranko@girlscoutswa.org](mailto:nfranko@girlscoutswa.org)

Doug Gresham, WA State Dept. of Ecology, [DGRE461@ECY.WA.GOV](mailto:DGRE461@ECY.WA.GOV)

Jaime Martin, GASP Executive Director – Snoqualmie Tribe [jaime.martin@snoqualmietribe.us](mailto:jaime.martin@snoqualmietribe.us)

Neil Molstad, WA State Dept. of Ecology, [NEMO461@ECY.WA.GOV](mailto:NEMO461@ECY.WA.GOV)

Kelsey Payne, Water Quality Manager – Snoqualmie Tribe [kelsey.payne@snoqualmietribe.us](mailto:kelsey.payne@snoqualmietribe.us)

Councilmember Sarah Perry – King County District 3 [sarah.perry@kingcounty.gov](mailto:sarah.perry@kingcounty.gov)

Ted Sullivan, King County Farmland Preservation Program Manager, [ted.sullivan@kingcounty.gov](mailto:ted.sullivan@kingcounty.gov)



## King County

### Permitting Division

Department of Local Services  
919 SW Grady Way, Suite 300  
Renton, WA 98057  
**206.296.6600** TTY Relay: 711  
[www.kingcounty.gov/permits](http://www.kingcounty.gov/permits)

SEPTEMBER 1, 2023

### FINAL CODE INTERPRETATION CINT23-0003 (Nonconformance)

#### Background

The Department of Local Services, Permitting Division, received a code interpretation application dated June 16, 2023 from Cheryl Paquette representing Remlinger Farm, LLC, concerning whether holding live events at Remlinger Farm would be considered a nonconforming use under King County Code.

Remlinger Farm is located on multiple parcels near the City of Carnation, and events have taken place on parcel 2225079025 (which is located in the City of Carnation) and parcels 2225079012, 2225079027, and 2225079013 (which are located in unincorporated King County and are in the RA-10 zone) every year since at least 1991. Parcel 2225079012 has been used for the events themselves, while Parcels 2225079027 and 2225079013 have been used for parking. There have been 6-34 events per year, with 20 or more events held most years. The events have included private live music events, public live music events, private corporate events, public corporate sponsored events, concerts, and theater and in 29 of the past 32 years, there have been at least 20 events per year. Events have had 100 to 6,000 attendees per event.

Event management provided by Remlinger Farm has typically included: access to restrooms, staff attendants, and setup and clean up services. There is no record of code enforcement complaints having been received by King County.

#### Code Sections Subject to Interpretation:

KCC 21A.06.800 Nonconformance: a use, improvement or structure established in conformance with King County's rules and regulations and other applicable local and state rules and regulations in effect at the time the use, improvement or structure was established that no longer conforms to King County's rules and regulations or other applicable local and state rules and regulations due to changes in the rules and regulations or their application to the subject property.

#### Discussion & Analysis

The applicant is seeking a code interpretation to determine whether the events that have been held since at least 1991 are a nonconforming land use. The applicable code standards for determining whether a land use is a nonconformance would be those adopted at the time the use began. The zoning code in place prior to 1993 was adopted by Resolution 25789<sup>1</sup>, which is therefore understood to be the applicable code.

According to Article 11 of Resolution 25789, permitted uses at the time included "Unclassified Uses as provided in Article 22". Among the uses in this list are "Commercial establishments or enterprises involving large assemblages of people or automobiles as follows... open-air theatres". The use "open-air theatres" fits the live events use Remlinger Farm has been holding.

To be considered a nonconformance, a land use must have been established in conformance with King County's rules and regulations in effect at the time the use was established. Under the zoning code adopted by Resolution 25789, uses such as open-air theatres would not have been permissible if the "intended use would create an incompatible or hazardous condition".

---

<sup>1</sup> <https://kingcounty.gov/~media/depts/records-licensing/archives/researchguides/environmental/RES25789-opt.ashx?la=en>

Final Code Interpretation – CINT23-0003

September 1, 2023

Page 2

Remlinger Farm has provided services through its event management to mitigate impacts and avoid creating an incompatible or hazardous condition. Mitigation has been effective enough to have garnered no code enforcement complaints throughout Remlinger Farm’s history of holding events. Therefore, the use appears to have conformed with King County’s rules and regulations in effect at the time the use was established, consistent with the definition of Nonconformance.

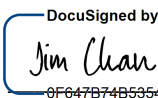
**Decision**

The demonstrated unique historical use that has occurred is consistent with “open-air theatre” involving large assemblages of people or automobiles and qualifies as a nonconforming use on Remlinger Farm on parcels 2225079012, 2225079027, and 2225079013 and this use may continue, provided that:

- Events are of a similar size (i.e., up to 6,000 people);
- Events take place only on Parcel 2225079012, and Parcels 2225079027 and 2225079013 are used to support the use only by providing temporary associated event parking;
- Events take place at a similar frequency as they have historically (i.e., up to 34 per year);
- Impacts continue to be mitigated to a level consistent with past use;
- Any modification or expansion of the use complies with nonconformance standards in K.C.C. 21A.32; and
- Larger or more frequent events must be authorized through a Temporary Use Permit.

**Finality of Code Interpretation**

Pursuant to K.C.C. 2.100.050.A, the director’s decision is the county’s final decision, and there is no administrative appeal.

DocuSigned by:  
  
0F647B74B5354F8...

9/1/2023

**Jim Chan**  
Director, Permitting Division  
Department of Local Services

**Date**

From: **Stacey Smith** <[harvoldberryfarm@gmail.com](mailto:harvoldberryfarm@gmail.com)>

Date: Mon, Feb 19, 2024, 1:08 PM

Subject: TUP 23-0011 Carnation Farms

To: <[fdehkordi@kingcounty.gov](mailto:fdehkordi@kingcounty.gov)>

Hi,

This comment is in regards to TUP 23-0011. Without a site plan and based upon the sign posting we have concern that on event days the traffic could affect our Upick customers coming to our farm to pick berries and veggies. Between large concerts and Remlinger Farms and potentially at Carnation Farms many farms open to the public on the weekends may be affected by excessive traffic and the expected traffic jams. Additionally there is concern that if this TUP is approved for the larger events nearing 4000 people that other farms in the local Agriculture Production District will expect to apply and be approved for similar events therefor again affecting those of us who are farming and are open to the public.

We recommend approving only for the amount of people up to 500 for wedding events etc. And that council instate a 6 month to 12 month moratorium to determine what events and size of events should be allowed in APD that are outside of agritourism events. Agritourism do draw a large number of people to farms examples are Bob's Corn, Muddy Boots in Duvall, Remlinger, Two Brothers, ourselves and many others.

Thank you,

Scott Harvold and Stacey Smith

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).*

Peter Rimbo  
Coordinator, Joint Rural Area Team--KCCP, CPPs, and VISION 2050  
Greater Maple Valley Unincorporated Area Council (GMVUAC)  
[primbos@comcast.net](mailto:primbos@comcast.net)

March 9, 2024

To: Fereshteh Dehkordi, KC DLS-P Program Manager

Re: **Temporary Use Permit/TEMP23-0011**

The Joint Rural Area Team (\*), comprised of dozens of rural residents and organizations, urges you to deny a Temporary Use Permit (TUP) for **28908 and 29005 Carnation Farms Road** and the large volume of events and number of attendees proposed.

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 60 events per year for up to 500 people for weddings and 4,000 for music events, violates every King County policy protecting the Rural Area. Clearly, these activities do NOT support traditional rural activities but, instead, are 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 tens of thousands of people and vehicles into a quiet rural area for whatever intrusive, loud, "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 area next to the Snoqualmie River.

Of particular alarm, this proposal is within a zoned Agricultural Production District. King County Residents have voted and approved taxes to buy development rights to ensure Agriculture is the primary focus and will continue. It was not protected (i.e., development rights removed) to create pretty scenery for Event Venues. This proposal has significant impacts on the ability of agriculture to function. These roads move equipment and sometimes livestock. They provide access to u-pick and local farm stands. Farmers and employees use these roads to move within the District and come and go to get supplies. Agricultural fields are not for parking for events. One of King County's six Guiding Principles (ref.: *2024 KCCP Major Ten-Year Update*) is: "*Preserve irreplaceable resource lands, parks and critical areas.*" Agriculture and its ability to thrive are a high priority for all of King County.

Further, the volumes of traffic generated on a substandard County Road would create significant safety hazards for both vehicle drivers and the hundreds of bicyclists that heavily use these rural roads. It is infeasible to believe that thousands of added vehicles, equivalent to the fully loaded capacity of a two-lane state highway, could be added onto narrow, curving, substandard roads in any reasonably safe manner. To be clear, the access roads to even get to Carnation Farm Road also are inadequate and substandard.

Carnation Farms directly abuts King County's Chinook Bend Natural Area and prime chinook spawning habitat on the Snoqualmie River. One cannot add such huge events, traffic, parking, and use without negatively impacting this natural area, the river, and salmon. King County has spent a lot of money and effort in restoration work at Chinook Bend that could all be negatively impacted. Attendees at events would no doubt flock to the rivershore in this natural area and create huge impacts from partying, camping, swimming, etc. There also is a Baptist youth camp, Camp Gilead, immediately to the east of Carnation Farms and increased traffic would create increased risks for youth near the road and/or for being able to access the camp.

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. King County must not approve any new uses that violate its very own codes and should take action to shut down those in existence that already are violating your codes.

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

***"21A.32.100 Temporary use permits - uses requiring permits. Except as provided by K.C.C. 21A.32.110, a temporary use permit shall be required for any of the following:***

- A. A use not otherwise permitted in the zone that can be made compatible for a period of up to sixty days a year;*
- B. The expansion of an established use that: 1. Is otherwise allowed in the zone; 2. Is not inconsistent with the original land use approval; 3. Exceeds the scope of the original land use approval; and 4. Can be made compatible with the zone for a period of up to sixty days a year; or*
- C. . . ."*

Per "Temporary Use Permit: General Information" published by KC DLS-Permitting:

*"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 and Carnation Farm's proposed events 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.

Again, per "Temporary Use Permit: General Information" published by KC DLS-Permitting:

*"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.

Clearly, King County must REJECT Carnation Farm's application and, further, take the following steps to rein in the abuse by other "event centers" 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 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).*

Peter Rimbos  
Coordinator, Joint Rural Area Team--KCCP, CPPs, and VISION 2050  
Greater Maple Valley Unincorporated Area Council (GMVUAC)  
[primbos@comcast.net](mailto:primbos@comcast.net)

**From:** [Robert Gilliam](#)  
**To:** [Barrentine, Patrice](#)  
**Subject:** Concerns Regarding New Concert Venues at Remlinger Farms & Carnation Farms  
**Date:** Thursday, March 14, 2024 1:44:38 PM

---

[EXTERNAL Email Notice! ] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Members of the King County Agriculture Commission,

I am writing to you as a concerned resident of unincorporated King County, located just outside of Carnation, to express my serious concerns regarding the proposed large-scale concert events at Remlinger Farms and Carnation Farms. These events, which are anticipated to draw up to 6,000 attendees per concert, with plans to host up to 34 concerts annually, pose significant and unsustainable impacts on our small community, its infrastructure, and the surrounding environment.

Carnation, with a modest population of approximately 2,200 residents, is ill-equipped to support such large influxes of visitors. The infrastructure, particularly our road systems, is not designed to handle the substantial increase in traffic these events would bring. The prospect of stop-and-go traffic throughout the summer months is alarming, particularly given that the intersection at Tolt Hill Rd and Hwy 203 to access Remlinger Farms, is one of the most dangerous intersections in the valley. This not only poses a significant inconvenience to local residents but also raises serious safety concerns for emergency vehicle access to residents.

Furthermore, the absence of camping facilities for concert attendees significantly increases the risk of driving under the influence incidents, further compromising the safety of our community members. The amplified music projected during these events, scheduled from 6 pm to 10 pm, is another major concern, as it disrupts the peace and tranquility that our community values. The answer is not increased enforcement. Carnation residents don't want more traffic and more police; we want our quality of life.

It is particularly disconcerting that King County has indicated that no permits are required for these events, despite their considerable size and impact. This seems to be a glaring oversight, considering the rigorous permitting process typically required for developments and events of this scale within the county. The fact that these plans have proceeded without a formal environmental review is also troubling, especially given the location's proximity to the Tolt River and Snoqualmie River floodplain, which presents significant environmental and safety risks.

The planned concerts at Remlinger Farms and Carnation Farms set a concerning precedent, suggesting that certain entities may be exempt from the regulations and scrutiny that others are subjected to. This undermines the principles of fairness and due process and erodes community trust in our regulatory systems.

I urge the King County Agriculture Commission to intervene and advocate for a comprehensive review of these proposed events, including a thorough environmental assessment, community impact analysis, and public review process. It is imperative that the

necessary permits be obtained, and that community concerns are fully addressed before any such events are allowed to proceed.

Our community is not opposed to development or events that promote local agriculture and businesses. However, these activities must be sustainable, safe, and in harmony with the needs and well-being of the residents and the environment. I implore you to take immediate action to ensure that the proposed concert events at Remlinger Farms and Carnation Farms undergo the appropriate and necessary scrutiny to safeguard our community and its future.

Thank you for your attention to this matter. I look forward to your prompt response and action on this issue.

Sincerely,  
Robert Gilliam  
8014 361st Ave NE  
Carnation, WA 98014

**From:** [Jenn Dean](#)  
**To:** [Barrentine, Patrice](#); [Chan, Jim](#)  
**Cc:** [Matthew Baerwalde](#); [Sullivan, Ted](#); [Perry, Sarah](#); [Carnation Community Alliance](#); [Harold Erland](#)  
**Subject:** Public comment for tonight's Ag Commission Meeting!  
**Date:** Thursday, March 14, 2024 5:14:07 PM

---

[EXTERNAL Email Notice! ] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

I'm a longtime resident, opposed to the proposed concerts at Remlinger and Carnation Farm. Both areas are sensitive wildlife areas. I'm concerned about both the impact to people, the impact on our rural roads (concerns include traffic, and DUI's), the impact to agricultural lands, and the impact to wildlife from high decibel concerts and crowds. (Please forgive any typos, I'm writing this in a hurry, so some of it may sound like bullet points).

I'll start with Carnation Farm. ***Carnation Farm is—or was--the only sanctuary elk have in our lower valley where they can propagate and spread out.*** While the proposed concert parking is on a field used by our Lower Snoqualmie Valley elk herd, that won't drive the elk away permanently. What is going to drive them away permanently is Carnation Farms recently filed to take their land out of Game Preserve Designation (no hunting allowed). By doing so, they are helping to thwart a 109 year effort to bring elk back to western Washington. Our elk at Carnation Farm area came from the Upper Valley, specifically Snoqualmie (and those elk came from Rainier, and ultimately Yellowstone in a rewilding effort started back in 1914). I'm very familiar with the history of elk here, and the upper valley herd, having written about and tracked collared elk with Harold Erland, a wildlife biologist. Harold runs the Upper Snoqualmie Elk Management group. They have successfully mitigated wildlife interactions so that farms and people and elk can co-exist in the upper valley. Carnation Farm made no effort to reach out to Harold for mitigation strategies. I know because I talked with him this afternoon. I was surprised, as Carnation Farm knows Harold. They even let him collar some elk on their property. I believe they have the money for mitigation. The point is they never investigated that avenue, nor did they understand the full context of the desire of the rewilding effort. And why taking it out of game reserve matters to the entire region. Because the long-term hope of both multiple tribes and other groups was that the Lower Snoqualmie herd, at Carnation Farm, would split off and begin to populate the Stilliguamish and Pilchuck drainages. This would have brought wild elk into all the major western WA drainages. That hope is now in danger.

Now that their preserve status is in danger, the elk if hazed or shot at, will move onto other farms who may not have the funds to mitigate like Carnation Farms does. They won't feel safe enough to grow the herd wherein enough animals can split off into a new herd. In addition, elk won't overgraze an area—again, they will split off and populate elsewhere. This non-game reserve designation will make it harder for other landowners, and the elk may eventually leave



here altogether. They were a real tourist draw, we know for a fact. Bottom line: Carnation Farm lacks an understanding of the context in which their farm exists. Now they want to bring thousands of people to our area multiple times a year. Very few people in Carnation want this to happen. Our roads can't handle it. The farmlands sit in ecologically sensitive areas. It's on the Washington State birding trail. The noise from the concerts will disrupt the rhythms of the myriad things that live here besides humans, especially owls, raptors, and many other bird species.

Which brings me to Remlinger's plan, which is even worse: more concerts, on a hugely sensitive area along the Tolt River (and another place where elk roam). There's a popular swim hole on the Tolt, adjacent to Remlinger property. When they have their corporate parties, the bands are so loud that you can't use the swimming hole, which isn't on Remlinger property. Their concert last year brought hoards of people, who ended up trying to camp illegally throughout our town. Traffic, DUI's, etc. are a huge concern if they are allowed to have these concerts. But the noise level was the worst. I could hear it loud and clear .6 miles away where I live.

The bottom line: having these concert series on ecologically sensitive lands, in a rural, agricultural valley doesn't fit with the character of our town, will be damaging to wildlife (again, tons of critical species live along the Tolt), and negatively impacts the quality of life for humans. It will also negatively impact agricultural lands through pollution from traffic, parking on fields, etc.

I am not opposed to music—but we have myriad music festivals and venues throughout the valley that don't put the stresses on humans or wildlife they way these concerts will.

Thank you,

Jenn Dean, Carnation (Tolt) resident  
PO Box 926, Carnation, WA 98014  
425.791.5250

***I live and work on unceded lands of the sduk<sup>w</sup>albx<sup>w</sup>.***

# Proposed Ordinance

2023-0310:

Ag Commission  
draft advisory  
letter

**My name is Kevin Scott. I am Chair of the Ag Commission and I am a real estate broker at Coldwell Banker Bain specializing in .... In this meeting, each Commissioner will emphasize one sentence from the Commission's letter and then share a personal example.**

**Nearly all of the approximately 2,000 commercial farms in King County are located in the unincorporated area.**

*My personal experience in agricultural real estate is that there is little to no interest in purchasing commercial farmland for farming. King County has done a lot of good in protecting farmland, but needs to do more to protect the farmer and farm viability. An example is an Afghan Community member, who I helped buy a property in the Enumclaw APD. Even with due diligence, this family cannot operate the Halal slaughter facility they dream to operate for their community due to zoning restrictions.*

---

**My name is Janet Keller. Our family own and operate Keller Dairy, a 5<sup>th</sup> generation farm in Fall City.**

**Raising the minimum wage in King County would mean that farms in other counties in the Puget Sound region would have an economic advantage over King County farm businesses.**

*My personal experience is that we are reconsidering farming in King County due to the costs relative to anywhere else – land, supplies, labor. We also provide housing to our employees due to the expense of housing and lack of transit in our area, and that value to employees is not accounted for in the proposed minimum wage increase.*

---

**My name is Leann Krainick. My husband and I operate Krainick Dairy...in Enumclaw.**

**This creates an uneven playing field for the agriculture sector and will drastically impact farm competitiveness and viability in King County.**

*My personal experience is how to remain financially competitive considering we have to take the Federal Milk Market Price. Currently, we farm on a lot of Farmland Preservation Program ground, if this ordinance passes, we may reduce the size of our farms in King County and/or relocate. We farm 1400 acres that are in the County's Farmland Preservation Program. That's 9% of the County's total FPP acreage.*

---

**My name is Henna Khan. Our family operates Henna Blueberry Farm, a u-pick operation on X acres in in Carnation.**

**Because of the complex nature of agriculture sector labor allowances under federal and state law, the Commission urges Council to slow down this legislation and properly study the impacts to the agriculture sector.**

*My personal experience is how to remain financially competitive considering our smaller scale of production. Raising our prices even 10 cents makes customers calculate the value in comparison to*

*larger scale blueberry farms in Snohomish, Skagit and area grocery stores. While our whole family works on our farm, including our children, my son wants to work on a neighboring farm, too. For many youth, agriculture provides their first job experience. By raising the minimum wage, it is likely that fewer youth will be hired and/or their hours reduced so that farms like mine operate only when the most sales are generated.*

---

**Possible addition in the Q/A:**

**Short of further study, and a clear understanding of the impacts to farm businesses in King County, the Commission advises creating an exemption from this ordinance for employers of agricultural employees as defined in King County code. - Kevin**

**Thank you for this time.**



**King County**

**Agriculture Commission**

201 South Jackson Street, Suite 5600

Seattle, WA 98104-3855

206.477.4800

March XX, 2024

The Honorable Girmay Zahilay  
516 Third Avenue, Room 120  
Seattle, WA 98104

Dear Councilmember Zahilay:

I am writing on behalf of the King County Agriculture Commission (Commission) regarding King County's Proposed Ordinance 2023-0310, establishing an hourly minimum wage for employees of employers in unincorporated King County. The Agricultural Commission provides the agriculture sector with the opportunity to take an active role in the development and evaluation of policies, regulations, and programs that affect commercial agriculture in King County. The Commission is made up of representatives within the agricultural sector, including commercial producers, agricultural real estate, food and feed processing, wholesale and retail marketing, produce buying, direct marketing, supply and finance.

In a January 23, 2024 letter to Council, the Commission requested that Council consider providing an exemption from Ordinance 2023-0310 for employers of agricultural employees. Farms in King County have many financial challenges and although most farms pay above the proposed minimum wage, the upward pressure on farmworker pay will add to those financial challenges.

We understand that our request for an exemption is not being considered at this time so we would like to offer several amendments to the Ordinance that can help lessen the burden. These include support for agricultural businesses in relation to housing, transportation, and a reimbursement grant program. Please find details of each proposed policy or program below.

1. Housing

Many farm owners provide housing for farm workers, and that contribution is not considered in the County's proposed new minimum wage. Additionally, farm owners that are not able to provide housing are challenged to find and retain farm workers because of the high cost of housing in this area. The following actions can help address farmworker housing issues:

- Add housing assistance as a key policy priority for permanent and seasonal farm employees particularly in unincorporated areas and cities adjacent to Agricultural

Production Districts within King County housing assistance programs and the Housing Planning and Development Program.

- Provide housing vouchers for rural housing.
- Support temporary housing at private or King County campgrounds.
  - Extend maximum stay length at King County's Tolt MacDonald Park and Campground for farm employees to match the seasonal vegetable and fruit growing season from April 1 – October 31.
  - Create expanded or designated camping sites at Tolt MacDonald Park for seasonal farm employees – Chelan County Housing Authority provides an example how management of public parks can be modified to house seasonal farm employees.
  - Add housing facilities at Tolt MacDonald Park for seasonal farm employees - Growers League Bender Creek housing complex in Cashmere provides an example [[LINK](#)].
- Expedite process of permit requests for new farmworker housing (2-3 months maximum from current of several months).

## 2. Transportation

Ensure County transportation programs add farm businesses as eligible entities so they can transport employees to and from affordable housing to the farm, since current public transportation schedules and routes are not aligned with farm locations and work hours.

- Add farm businesses as eligible entities to receive surplus County vans at no-cost.
- Add farm businesses and their farm employees as eligible entities for Metro DART service on-demand.
- Add farm businesses and their farm employees as eligible entities for reduced rate/low-income Metro Vanpool (perhaps vans with rubber floor mats to keep them cleaner from farm dirt).

## 3. Agricultural Employer Reimbursement Grant Program

Establish a King County agricultural employer reimbursement grant program. With grant funds of

- \$1M/year for each of the next 3-5 years.
- Reimburse agricultural employers to support employee recruitment and retention as they transition to this higher minimum wage rate.
- Based on L&I's Stay at Work wage reimbursement program [[LINK](#)], utilize L&I quarterly reporting submitted of total labor hours by farm businesses to qualify for a percentage of wages to be reimbursed quarterly or annually. Establish interlocal agreement with L&I so that employer reports can be shared with King County. Suggest a system such as the total amount of hours divided by total grant funds to create a weighted average of what each business could claim.

- Consider including tools and equipment, training, and clothing as other allowed reimbursable expenses.

In addition to the recommendations above for this Council ordinance, we recommend these two further actions be pursued by DNRP.

4. Education and Outreach

Add or target resources for education and outreach for farmers on:

- Farmworker housing options for farm owners such as Farm King County's Farmworker Housing Fact Sheet [[LINK](#)].
- WA State's Farm Internship Program on Small Farms (farms with annual sales of less than \$265,000 per year are eligible to apply) [[LINK](#)].

5. Public Awareness Campaign

Establish a public information campaign that advocates for King County producers, their King County farm products and tells the story of quality and cost.

- Utilize public service announcements,
- Social media campaigns,
- Programmatic internal and external newsletters.
- Explain why groceries cost so much. Because farms large and small face higher costs to grow high quality food due to:
  - Some of the highest farmland costs and rental rates in the nation.
  - Some of the highest labor rates in the nation.
  - Inflation for utilities, fuel, construction materials, inputs such as seed or feed.
  - Improved animal welfare standards.

As mentioned in our January letter, in the last three years, multiple business pressures have challenged King County farms to remain competitive and viable. Elimination of the overtime pay exemption for agriculture in 2021, a highly competitive labor market, Covid recovery, high inflation for inputs, high land prices, and regional/national/global pressures on supply chain demand and pricing have been devastating for many farms in King County.

The United States Department of Agriculture (USDA) National Agricultural Statistics Service (NASS) 2022 Census of Agriculture was released in February 2024 and shows that between 2017-2022, King County lost 192 farms. 174 of those were farms of 1 to 9 acres in size, often viewed as the new and beginning farmer demographic, the "next generation" of farmers who will likely scale up in the next 5-10 years to larger acreage farms, generating more food, more land conservation and valuable productive open space. This segment of farmers is the canary in the coal mine, so to speak.

King County's Comprehensive Plan includes many valuable policies that recognize the importance of maintaining a productive and viable local food system. Collaboration among

Council, Executive departments, and the private sector is required if those policies are to be effective.

Please take action to support agricultural employers by including King County policy and programmatic support for agriculture in this ordinance.

Thank you for your consideration,



Kevin Scott-Vandenberg, Chair  
King County Agriculture Commission

cc: King County Councilmembers  
King County Agriculture Commission Members  
Christie True, Director, King County Department of Natural Resources and Parks  
(DNRP)  
Josh Baldi, Division Director, Water and Land Resources Division (WLRD),  
DNRP  
Ashley Evans, Policy Director, WLRD, DNRP  
Joan Lee, Manager, Rural and Regional Services (RRS), WLRD, DNRP  
Richard Martin, Manager, AFI, RRS, WLRD, DNRP  
Patrice Barrentine, Staff Liaison, Agriculture Commission, AFI, RRS, WLRD, DNRP