

# **Sammamish Valley Draft Statement :**

## **Ambience, Appellation, Cultivation, Tilth and Terroir**

### **1. Code Enforcement and *Ambience*.**

Ambience : from French *ambiant* : existing or present on all sides : encompassing a feeling or mood associated with a particular place, person, or thing : atmosphere

*flowers and clean air      protecting uniqueness of  
place      respecting laws and codes*

The attractive natural ambience of the Sammamish Valley is essential for the economic development of our vital agriculturally related activities.

Zoning Code regulations should and often do enhance and protect this natural ambience. Un-enforced regulation and deregulation of code enforcement supports the destruction of ambience through inaction. Unenforced noise ordinances do not contain loud music and speeding traffic generates traffic noise. Like other laws, Code Enforcement is essential for economic development and needs to be implemented immediately to return and to protect ambience in the Sammamish Valley.

**New valley plans or public actions are futile and meaningless without the enforcement of codes and laws.**

**Code Enforcement is a vital element of Zoning.**

## 2. Zoning and *Appellation*

Appellation : A legally defined and protected geographical indication used to identify where types of cultivation take place.

*leaves open to the sun      appreciating zoning  
opportunities      planning for compatibility*

An appellation identifies and encourages the appreciation of the uniqueness of place. The unique environments of legally defined and protected agricultural, residential, commercial and industrial zones are essential for the prosperity and growth of a community.

Some aspects of cultivation are not compatible with others. Farmers zone their properties to protect farmland. Crops cannot be grown under a barn, a farmhouse, outbuildings, a road or market stand parking lot. Likewise, a vineyard cannot exist inside a winery where wine is made or in a tasting room where wine is sold. Vineyard, Winery and Tasting Room are uniquely zoned functions where limits are placed on their interaction. Winery operations are harmful to Vineyards and unsafe for Tasting Room customers who are at risk during times of production and cultivation and whose foot traffic packs and kills the roots of vines in the vineyard. Governmental agencies regulate zoning as a restrictive process and so is criticized by the few for restricting freedoms and rights. Zoning is beneficial and should be promoted as is Appellation. Zoning positively generates opportunities for the many.

**Activities improperly zoned damage their own uniqueness  
and the uniqueness of others in neighboring zones.**

**Zoning...protecting the process of Economic Development**

### 3. Economic Development and *Cultivation*

Cultivation : preparing and growing on land. Horticulture is the branch of and Viticulture a stem of agriculture that deals with the art, science, technology, and business of growing plants.

*vines with fresh vitality    encouraging  
growth    expanding opportunities*

Preparing ground for sustainable organic growth requires a holistic view and engagement with systems at many levels.

Economic opportunities in agriculture begin with resources and a cooperative community of supported emergent individual entrepreneurs. Wineries are the outgrowth of inspired individuals, artisans who sense and adapt to the nature of their environment. Encouraging new small winemakers is economic development. Vineyard cultivation begins with seeds and seedlings. Older vines and unrestricted growth often need to be pruned back. Allowing unrestricted growth of large competitors inhibits new economic growth. Cultivation of mono-crop plantations, although temporarily more efficient and profitable, are naturally more at risk than those which are more diverse. Customers and neighbors have a variety of needs. Ignoring these is poor business preparation. eventually producing economic deserts of any commercial district.

**Cooperation cultivates exchange of ideas  
and encourages the sharing of community resources.**

**Economic Development...unsuitable without Urban Growth Management**

## 4. Growth Management and *Tilth*

Tilth : cultivated land : the state of aggregation of a soil especially in relation to its suitability for crop growth.

*soil rich with nutrients    providing resources  
connecting processes*

The urban surface of our region is built on a deep rural soil of farmland and forests. Protecting this relationship is vital for our survival. We cannot grow without nutritious food, clean air and safe water.

Regenerative farming practices are now capable of lowering co2 emissions, reducing global warming for the benefit of all. Orderly delivery of public services and resources to unique zones creates an enabling atmosphere for innovation and sustainable growth. Tools to encourage appropriate growth and location of urban and rural activities include appropriate use of the Public Benefit Rating System , Transfer of Development Rights and Allowable Zoning Uses. When protected, crops, communities and commerce flourish. Urban growth is a result of resource management. Urban growth creates economic Wealth. The wealth of a farm is not the crop, but the soil. The crop elements must return to the soil as nutrients for future growth.

Aggregated economic wealth inhibits natural growth through competitive, exclusive practices breaking the growth cycle. Affordability of land and resources for emergent farmers is threatened by wealth and land speculation. When public servants and agencies orient efforts and attention toward the product, the urban wealth, the Tilth of our wealth generating rural resources suffer.

**An Urban Growth Management Line  
to be effective, must be understood holistically by the people  
living on it.**

**Urban Growth Management...protecting Community**

## 5. Community and *Terroir*

Terroir : (French from terre, "land" is the set of all environmental factors that affect a crop's epigenetic qualities. Collectively, these environmental characteristics are said to have a character; terroir also refers to this character. As an organism grows and develops, carefully orchestrated reactions activate and deactivate parts of the genome at strategic times and in specific locations. Epigenetics is the study of these reactions and the factors that influence them.

*fruit full of flavor    creating character  
growing community*

Communities are living, changing organisms with diverse characteristics. The essence of a place improves when there is a balance of flavors of human interactions and the sense of deep connection to the natural world.

A Unique District is akin to a characteristic Terroir. Customers are attracted to unique wines and community experiences. Likewise Tasting Rooms benefit greatly from operating within unique, well defined and encouraged districts. One bad apple may ruin a cider or if caught in time, make it a memorable experience. Traffic and parking are urban elements in the rural Terroir of the Sammamish Valley. Farmers know that limiting tracks in the field is essential for successful cultivation. A Transportation Plan which reduces the need for auto trips needs to be implemented immediately.

**The Sammamish Valley Community supports  
the attributes of**

**Ambience, Appellation, Cultivation, Tilth and  
Terroir.**

**We believe strongly these attributes describe a  
path into the future for our community.**

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to add your comments**



Hollywood Hill Home Wineries.



Warehouse Tourist District





Hollywood Tourist District



Heart of Woodinville Tourist District



West Valley Riverfront Tourist District



Sammish Valley Agricultural Production District





Stinson Regional Tourist District