

King County

Sammamish Valley Wine and Beverage Study

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Presented to:



King County

Prepared by:

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FEHR  PEERS

*Community Attributes tells data rich stories about communities
that are important to decision-makers.*

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INTRODUCTION

Background and Purpose

The Sammamish Valley, located primarily in unincorporated King County adjacent to Redmond and Kirkland, contains portions of the City of Woodinville, one of the state's major wine tourism destinations, as well as one of the county's designated Agricultural Production Districts (APD). APD's are intended to support the continuing presence of agriculture in the county. Agricultural uses in the Sammamish APD mostly involve sod farming and growing produce and flowers for commercial sale.

This agricultural activity adds to distinctive character in the area, particularly for visitors to the more than 100 wineries and tasting rooms in Woodinville and nearby unincorporated areas. It attracts hundreds of thousands of wine tourists annually, partly due to its proximity to the greater Seattle area. Nearly all of the Woodinville area wineries grow their grapes in Eastern Washington.

The wine industry is a fast growing industry in Washington, supporting broad-based economic activity. Wineries support local economic development through both the production and sale of wine as well as through tourism, the latter drawing visitors from outside the region who spend on not just wine but also restaurants, hotels, and related expenditures. With growth has come concerns about enforcement of current land use regulations and the overall impact of the wine and beverage industry on quality of life and sense of place in the Sammamish Valley.

Study Purpose

The primary objectives of the study are to develop policy and code recommendations for King County in the areas of economic development, transportation (including circulation, parking, and access), land use, and agriculture that support the following guiding principles:

- > Nurture the burgeoning wine and beverage industry in King County
- > Improve the interface of the wine related businesses with the surrounding communities
- > Honor the requirements of the Growth Management Act and the policies of the County's Comprehensive Plan as it relates to urban growth areas, farmland preservation and rural areas

Methods

The approach to this work leverages Community Attributes' extensive experience in economic development and land use analysis throughout the state of Washington. The study is rooted in a quantitative and data driven assessment of existing conditions, with a focus on the growth of the wine and beverage industry in the region. The analysis is leveraged to inform an assessment of opportunities and constraints related to land use in the Sammamish Valley. The approach provides an informed process to develop policy recommendations for County policy makers to consider.

The analysis draws from data compiled specifically for this analysis, including:

- King County Parcel Data
- State covered employment data provided by the Washington State Employment Security Department

- Hoovers Business Data
- Winery data available through the Washington Wine Commission
- Washington State Liquor and Cannabis Board
- Washington Department of Revenue
- Agriculture data available through the County and National Agricultural Statistical Services

Key Tasks and Approach

The following is an overview of the study and the major tasks associated with the project.

Approach

- I. Project Framing
 - Clear project plan developed collaboratively with County staff
 - Alignment of project plan with County goals
- II. Constraints and Opportunities Analysis
 - Identification and validation of existing constraints and opportunities
 - Critical review of current policy and regulatory framework
 - Analysis tailored to support and inform stakeholder working group
- III. Public Outreach and Stakeholder Engagement
 - Focus on the stakeholder group and finding areas of common interest
 - Facilitate an open forum for project stakeholders to engage each other and the project team
 - Process framed by an economic understanding of the constraints and opportunities facing the area
- IV. Policy Recommendations and Final Report
 - Actionable policy recommendations to guide King County

- A streamlined final report that can be leveraged for future decision making

Organization of this Report

- **Existing Conditions Assessment.** A detailed assessment existing industries, land use and transportation in the Sammamish Valley
- **Stakeholder and Public Engagement.** A review of the methodology and findings collected through the stakeholder workshops and various public comment channels.
- **Policy Recommendations.** Policy recommendations developed by the stakeholder working group and project team.

Existing Conditions Assessment

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EXISTING CONDITIONS ASSESSMENT

The existing conditions assessment focuses on understanding current opportunities and constraints as they relate to the following categories:

- Industries in the Sammamish Valley
- Land Use and Regulations
- Transportation

The analysis is focused on identifying current opportunities and constraints and is oriented towards informing policy discussions with the stakeholder working group.

Study Area: Sammamish Valley

The area of interest for the study consists of a unique mix of jurisdictions and land uses centered on the border of Woodinville and unincorporated King County (along Highway 202).

Incorporated areas

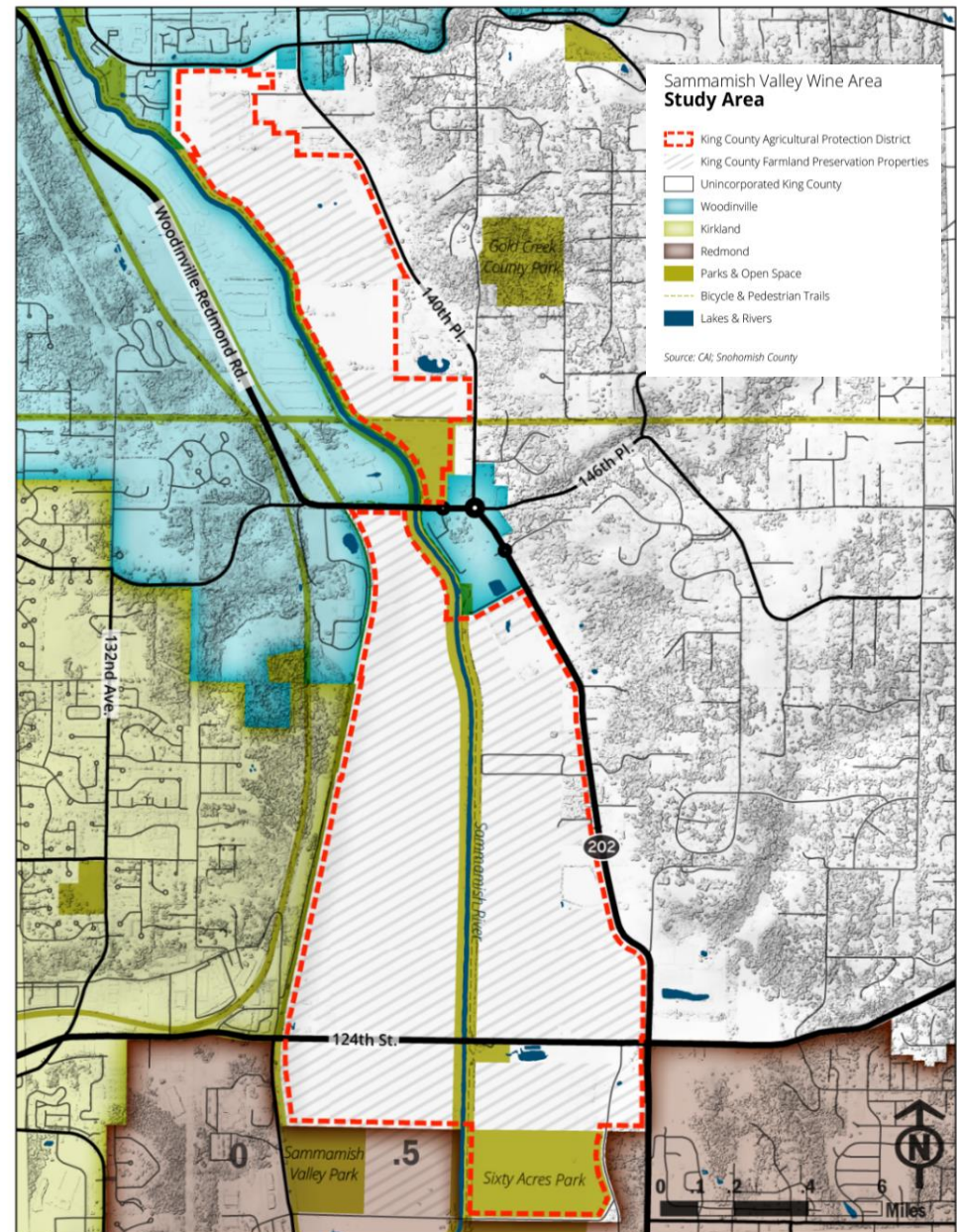
- Woodinville
- Kirkland
- Redmond

Unincorporated King County

- Rural Areas
- Agriculture Areas (APD)

The study area boundary is loosely defined by the area shown in **Exhibit 1** and focuses on those areas located in unincorporated King County adjacent to the City of Woodinville. The study area boundary provides a general area of focus, but policy discussions and recommendations are not limited to this area alone.

Exhibit 1. General Study Area, Sammamish Valley, 2016



Wine and Beverage Industry

The assessment begins with an overview of current industries in the Sammamish Valley. The wine and beverage industry is the focal point of the analysis and overall study. A common perception is that recent growth has led to both a variety of opportunities for the local business community but also negative pressure on the local quality of life. The industry serves as a major driver of employment and economic activity and has grown exponentially in the Sammamish Valley over the last decade, taking form in a variety of wineries and tasting rooms located in Woodinville and unincorporated King County.

IMPLICATIONS FOR POLICY DEVELOPMENT

OPPORTUNITIES

- Prosperous industry with growth opportunities
- Woodinville cluster is an important asset to the statewide industry

CHALLENGES

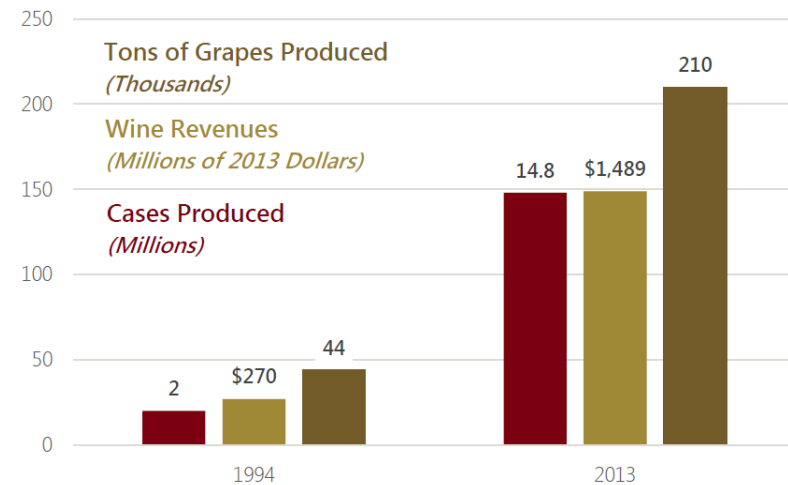
- Lack of suitable space for growth
- Compatibility with surrounding uses
- Impacts of growth on surrounding area

Wine in Washington

A Growing Industry

Between 1994 and 2013, Washington's wine industry grew by three key measures: wine grape production, wine production, and wine revenues. They grew at Compound Annual Growth Rates (CAGRs) of 8.6%, 9.4%, and 11.1% respectively (Exhibit 2).

Exhibit 2. Cases Produced, Wine Revenues, and Wine Grapes Harvested, 1994 and 2013, Washington State

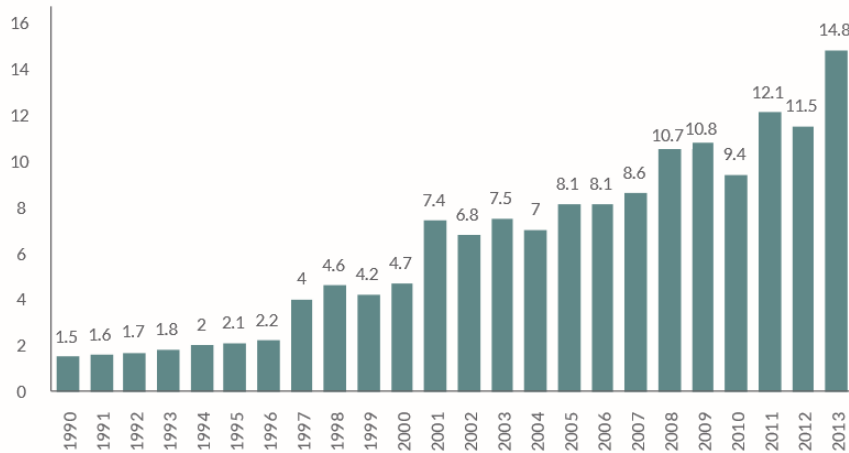


Sources: Washington State Department of Revenue, 2015; Altria Group, 2014; United States Department of Agriculture National Agricultural Statistics Service, 2015; Community Attributes Inc., 2015.

From a historical perspective, wine production has steadily grown since 1990 in Washington State (**Exhibit 3**), with even more rapid growth over the last decade. This growth has been experienced across the state and is representative of the growth in wineries and tasting rooms in and around Woodinville.

Exhibit 3. Cases of Wine Produced, 1990-2013, Washington State

MILLIONS OF CASES OF WINE PRODUCED



Sources: Washington State Wine Commission, 2014; Bureau of Alcohol, Tobacco, and Firearms, 2015; Community Attributes Inc., 2015.

Locally, King County is the second largest producer of wine in the state (**Exhibit 4**). Notably, King County is not a grape growing region and the wineries and tasting rooms in King County are largely representative of wineries using grapes from eastern Washington. Alternatively, Benton and Walla Walla counties are major producer of grapes and supply a majority of the grapes use in producing wine in King County.

Exhibit 4. Top Washington Counties by Wine Production, 2014

Rank	County	Cases
1	Benton County	9,477,000
2	King County	2,208,000
3	Walla Walla County	1,610,000
4	Snohomish County	259,000
5	Klickitat County	179,000
6	Thurston County	168,000
7	Grant County	84,000
8	Chelan County	78,000
9	Yakima County	68,000
10	Spokane County	63,000

Sources: Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Community Attributes Inc., 2015.

Economic Impacts

King County produced the second-largest amount of wine in Washington in 2014, exceeding 2.2 million cases. Wine production activities in King County are primarily concentrated in the Woodinville region, though there are wineries in both urban and rural areas across other regions of the county.

The largest segments of the wine cluster in King County are in wine production and distribution, with a significant share of total mark-up revenues generated through the sale of wine occurring within the Seattle region as the largest metropolitan region of the Northwest.

In 2013, an estimated \$357.6 million in business revenues were generated by wine and related final demand activities in King County. A further \$314.9 million in revenue was supported through related income expenditures and inter-industry purchases. These activities directly employed 1,900 workers. The industry supported an additional 1,900 jobs through indirect and induced economic impacts.

Exhibit 5. Economic Impacts of Wine in King County, 2014

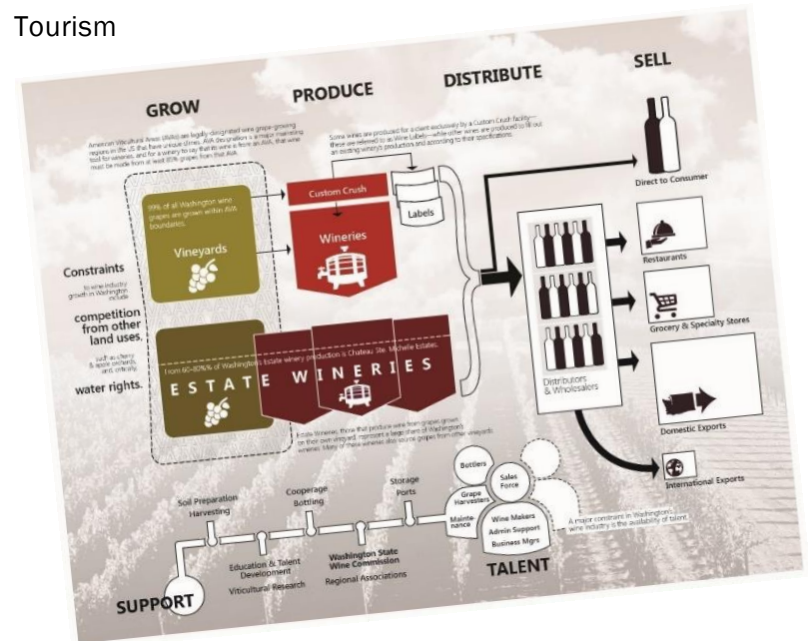
	Direct	Indirect	Induced	Total
Jobs	1,880	780	1,080	3,740
Labor Income (mils 2013 \$)	68.8	45.6	52.7	167.1
Revenues (mils 2013 \$)	357.6	152.8	162.1	672.5

Sources: Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Community Attributes Inc., 2015.

Understanding the Wine Industry

With a significant economic footprint in King County it is important to understand how wineries operate and produce revenues. The following provides a brief overview of the operations and key considerations wineries often must consider when establishing a presence in Woodinville and the Puget Sound region.

- > Plan for production, distribution, tasting & sales
- > Understand segmentation of producers
 - Stair-step curve of growth due to capital investments
- > Provide a mix of activities around tasting rooms
 - Lodging, entertainment, shopping, activities
- > Foster a bucolic setting
- > Provide for parking and circulation
- > Facilitate and leverage eastern Washington connections
- > Understand different sales components:
 - Retailer
 - Restaurant / tasting
 - Distributor
 - Tourism



As previously discussed, the wine industry in Woodinville and the Sammamish Valley is a key economic driver and important epicenter of the wine industry in King County and the State (Exhibit 6). Relative attributes of the industry locally include the following:

- The Wine and Beverage industry generated \$2.4 billion in revenue within the State of Washington in 2014.
- Woodinville is one of two hubs in Washington for wine-related retail.
- Wine *production* in Washington is predominantly located along the Columbia River valley, in Benton and other counties.
- The Sammamish Valley accounts for about 6.2% of wine and beverage jobs in Washington, and King County accounts for about 16.7% of wine and beverage revenues.

Exhibit 6. Wine Related Metrics by Geography, 2014

Geography	Jobs	% of WA Jobs	Approx. Revenues	% of WA Revenues
Sammamish Valley	750	6%	N/A	N/A
King County	1,882	16%	0.4B	17%
Washington State	12,100	100%	2.4B	100%

Sources: Washington State Liquor and Cannabis Board, 2016; Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Puget Sound Regional Council, 2016; United States Census Bureau, 2016; Community Attributes Inc., 2015.

Wine-related employment in the Sammamish Valley totaled 750 in 2014, including covered employees, sole proprietorships, and partnerships. This employment total is a headcount total, not full-time equivalent. This represents just under 40% of total King County wine-related employment (Exhibit 7).

Exhibit 7. Wine Related Workers by Employer Type, Sammamish Valley, 2014

Type	Jobs
Covered Employment	608
Nonemployers	142
Total	750

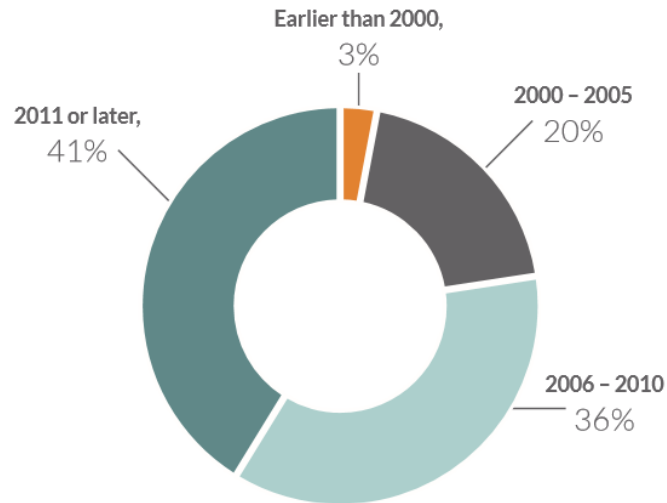
Sources: Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Puget Sound Regional Council, 2016; Washington State Liquor and Cannabis Board, 2016; United States Census Bureau, 2016; Community Attributes Inc., 2015.

A large number of wineries and tasting rooms in the Sammamish Valley are co-located. This includes when multiple tasting rooms are located in the same business park or building, the multiple licensed wineries at Chateau Ste. Michelle, and when a single winery lists its tasting room as a separate establishment when they share a street address.

Exhibit 9 illustrates the location and relative concentration of wineries in the Sammamish Valley. Note that the inventory distinguishes between wineries and tasting rooms as well as other wine and beverage industry uses. Tasting room only facilities for example, make up a significant portion of the wine and beverage businesses in this portion of Woodinville.

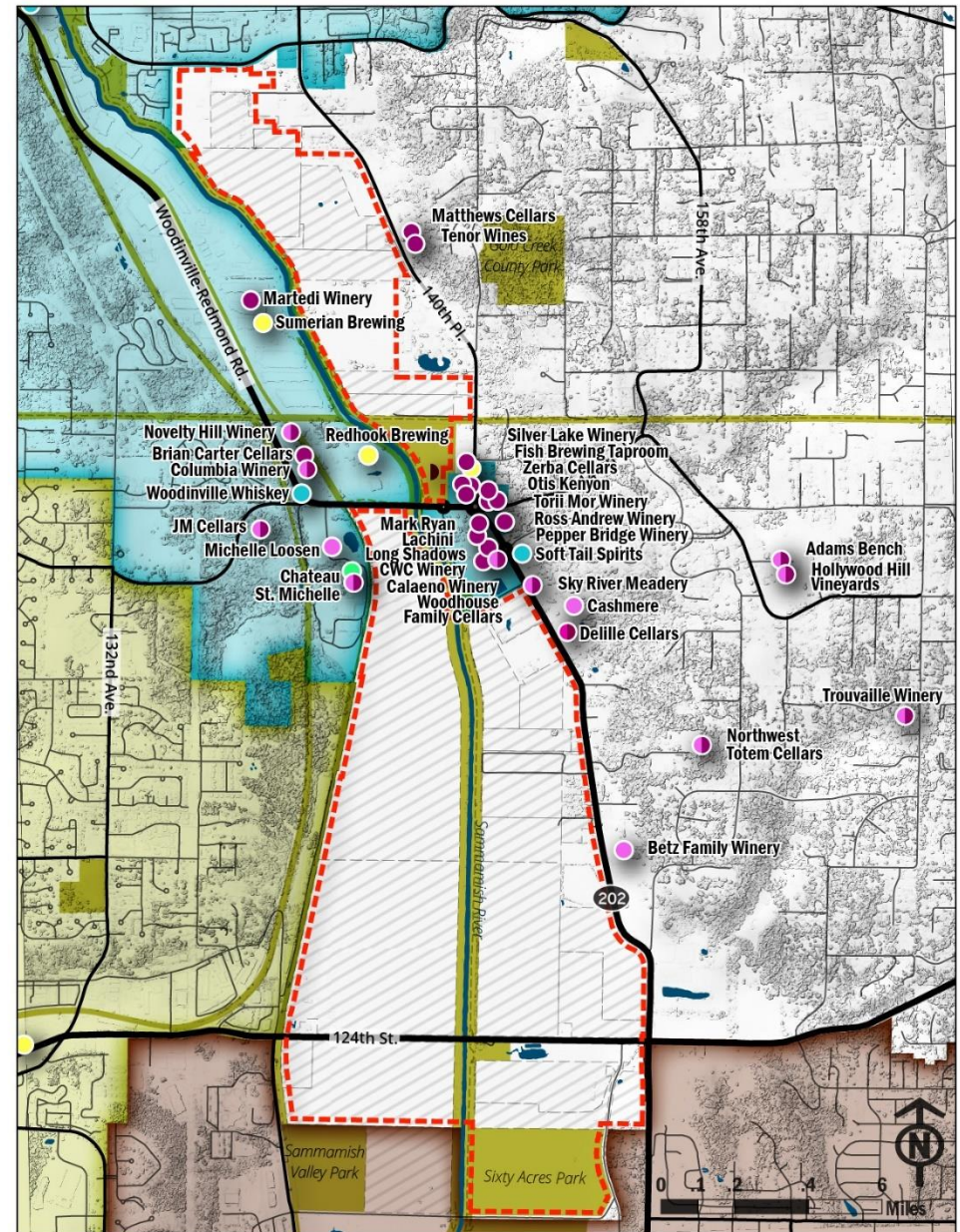
The majority of licensed wineries operating in the Sammamish Valley area were licensed in the past few years: more than three quarters of currently active wineries were licensed in 2006 or later. Exhibit 8 illustrates the relative distribution of wineries in the Sammamish Valley by year established.

Exhibit 8. Licensed Wineries by Year Licensed, Sammamish Valley, 2016



Source: Washington State Liquor and Cannabis Board, 2016; Community Attributes Inc., 2016.

Exhibit 9. Inventory Map, Sammamish Valley, 2016



Growth Statewide

In addition to the Woodinville area, King County’s alcoholic beverage manufacturers are also clustered in Seattle. In particular, a large number of breweries and craft distilleries call Seattle home, compared to the higher concentration of wineries in the Woodinville area. Overall, of the approximately 863 wineries in the state, 198 are located in King County, with the large majority of those located in the City of Woodinville. (Exhibits 10 and 11).

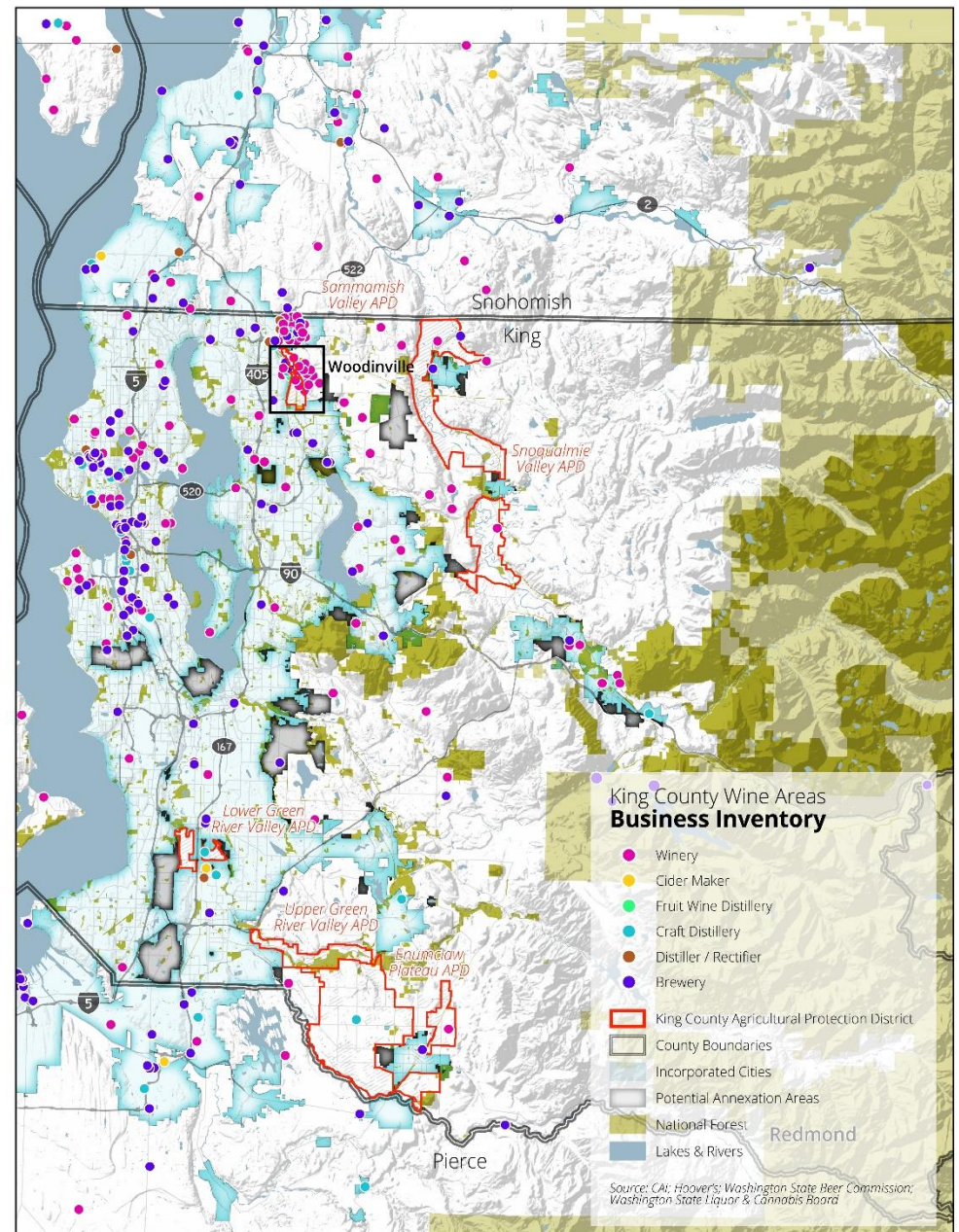
Exhibit 10. Licensed Wineries and Alcoholic Beverage Producers, King County and Washington, 2016

Geography	Wineries	Other Alcoholic Beverage Producers
King County	198	169
Elsewhere in Washington	665	307
Washington Total	863	476

Sources: Washington State Liquor and Cannabis Board, 2016; Community Attributes Inc., 2016.

There are also a small number of distiller/rectifiers in the county. Rectifiers are businesses that buy distilled spirits from other manufacturers and blend or rebottle them. This category typically includes the largest manufacturers. Note that this data represents all licensed beer, wine, and distilled spirits producers in the region.

Exhibit 11. Inventory Map, Sammamish Valley, 2016



Agriculture in King County

Agriculture in the Sammamish Valley has long history and has been identified as a priority industry and land use by both policy makers and local residents. **Exhibit 12** illustrates the types of agriculture uses found in the Sammamish Valley. The area is one of King County’s designated agriculture production districts (APD) and is largely protected via past preservation efforts (see section on land use in the Sammamish Valley for more details).

IMPLICATIONS FOR POLICY DEVELOPMENT

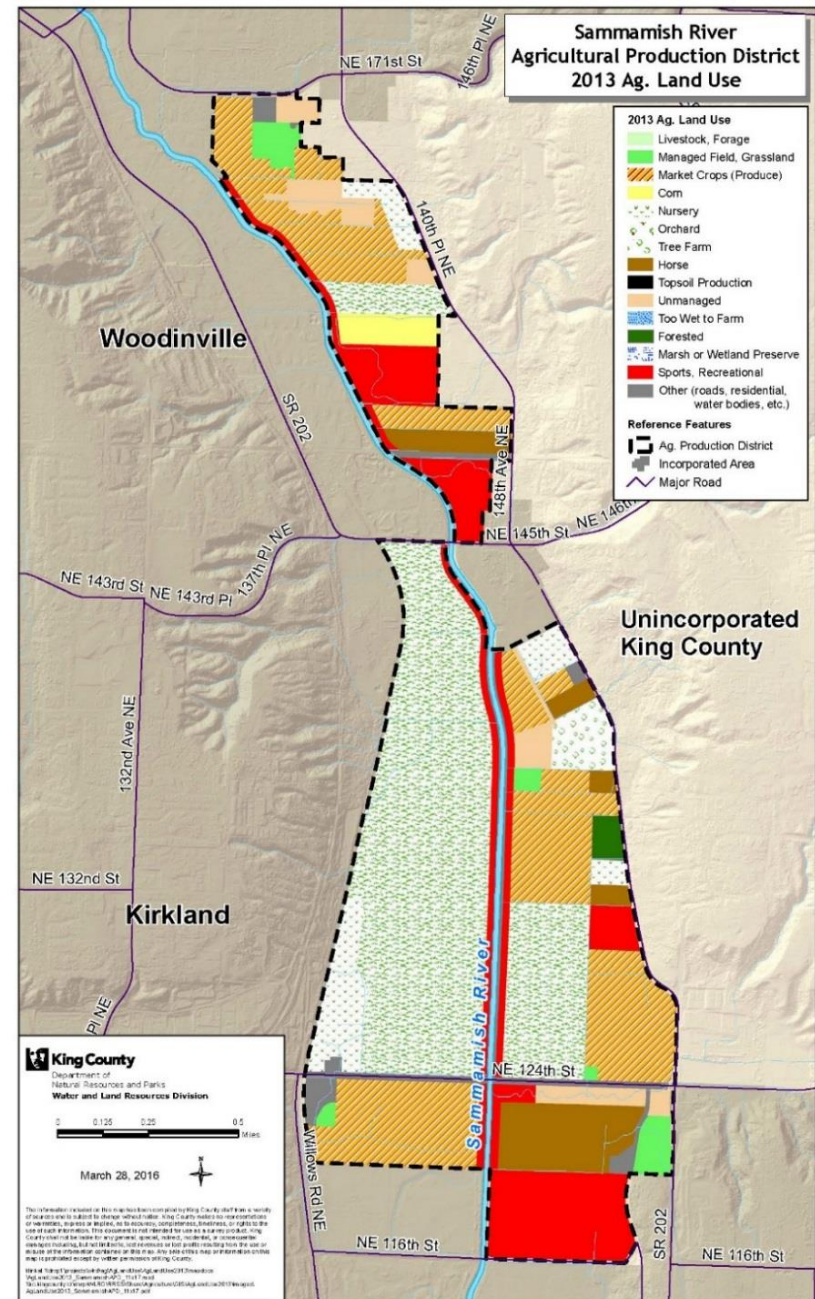
OPPORTUNITIES

- Growth in small Farms
- Small to medium scale food production
- Farm to table movement
- Nurseries, flowers, sod...

CONSTRAINTS

- Development pressure and encroachment
- Parcel sizes (relatively small for agricultural uses)
- Preservation of lands is challenging

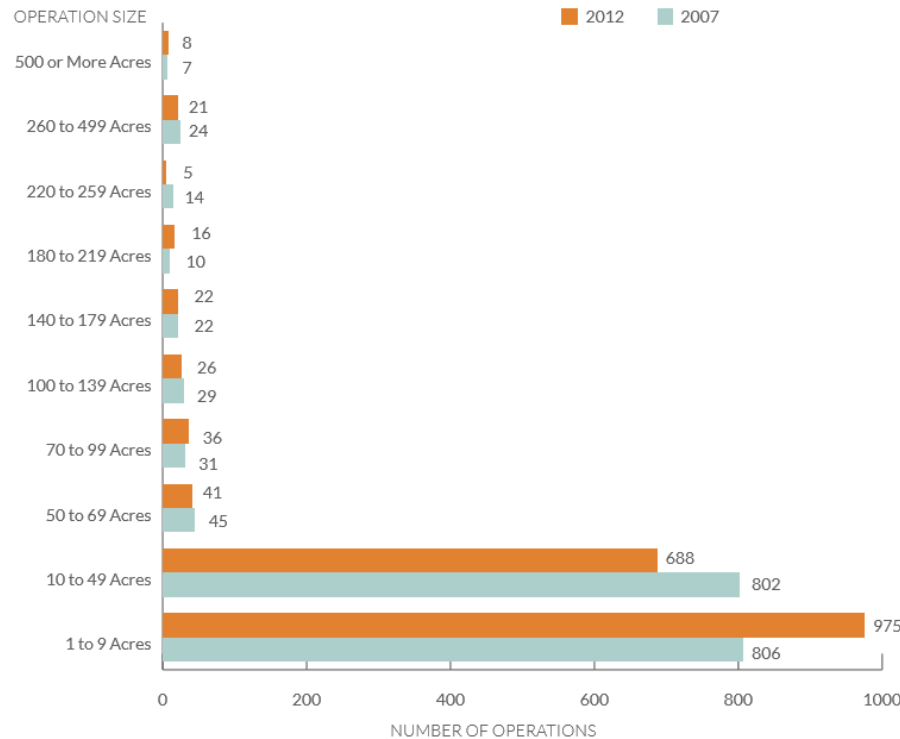
Exhibit 12. Agricultural Land Uses, Sammamish Valley, 2013



A key trend among farm operations in King County is the shift towards more small farms (in terms of acreage). From 2007 to 2012, farm operations in King County with 1 to 9 acres increased at a compound annual growth rate (CAGR) of 3.9% while total operations increased at a CAGR of 0.5%.

Operations in most of the higher size categories decreased from 2007 to 2012. Of the more than 1,800 total farms in King County, over 1,600 are less than 50 acres in size (Exhibit 13).

Exhibit 13. Agricultural Operations by Acreage King County, 2007 and 2012

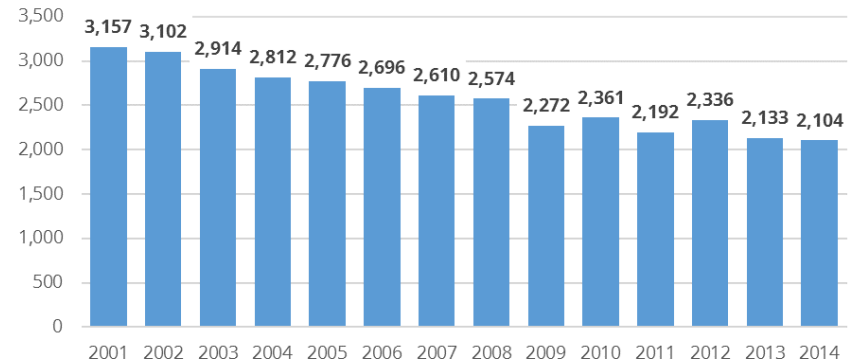


Source: National Agricultural Statistical Services, 2016.

The operational and acreage data indicate that the current trend in farming would potentially support smaller scale farming that is oriented towards local farmer’s markets, farm stands and other local retail and distribution channels. The Sammamish Valley in particular does not have what would be considered large tracts of available farmland. In fact, the area largely consists of smaller parcels averaging approximately 18 acres in size, with a significant number of parcels closer to 5 acres in size.

Covered employment—not including sole proprietorships or partnerships—in King County’s agricultural sector has declined since 2001 (Exhibit 14). This decline represents a compound annual growth rate of -3.1%. The data indicate that while the agriculture in King County is still of great value, it faces challenges as an industry in terms of employment opportunities and growth.

Exhibit 14. Agricultural Employment, King County, 2001-2014



Source: Puget Sound Regional Council, 2015.

In terms of the types of agriculture activity in King County, 57.9% of all agriculture land in King County is devoted to animal pasture and the production of animal products (Exhibit 15). The county's top field crop by acreage is hay and hayage with 7,600 acres harvested in 2012. Alfalfa hay, which is typically used as feed for dairy cows, accounted for only 303 acres of all hay production. Farms in the county harvested 1,021 acres of vegetables with pumpkins accounting for the largest share of total acreage (263 acres).

Exhibit 15. Agriculture Acreage by Commodity, King County, 2012

Agriculture Land	Acreage	% of Total Acreage
Total Agriculture Land	46,717	
Animal Pasture	27,063	57.9%
Crop Land	19,654	42.1%
Corn	1,945	4.2%
Vegetables	1,021	2.2%
Pumpkins	263	0.6%
Christmas Trees	599	1.3%
Floriculture	295	0.6%
Orchards	295	0.6%
Apples	137	0.3%
Berries	231	0.5%
Blueberries	124	0.3%
Grapes	109	0.2%
Hay	4,937	10.6%
Alfalfa Hay	303	0.6%

Sources: National Agricultural Statistical Service, 2013.

King County's agriculture sector made commodity sales totaling \$120.7 million in 2012 (Exhibit 16). The largest category was animal products, especially milk. More than half of King County's farms made sales of less than \$10,000 in 2012. Horticulture is an important element of King County agriculture: in 2012, the county had 1.4 million square feet of covered nursery space across 81 nurseries.

Exhibit 16. Agricultural Commodity Sales, King County, 2012, King County, 2001-2014 (Thousands of Dollars)

Products	Sales
Commodity Totals	\$120,749
Animal Products	\$76,737
Milk	\$32,100
Crop Totals	\$44,012
Horticulture	\$27,938
Floriculture	\$11,120
Nursery	\$14,052
Vegetables	\$4,711
Fruit & Tree Nut	\$2,149
Field Crops	\$708

Sources: National Agricultural Statistical Service, 2013.

The types of activity indicate that although pasture land and hay is the most prevalent agricultural use, there is a strong presence of farmers producing seasonal goods (fall and winter holidays) and vegetables to serve the nearby population centers of King County. This particular business model is an important economic activity in the Sammamish Valley and relates directly to tourism and the overall draw of visitors to the area. *Strategies may center around establishing mutually beneficial relationships between farmers the wine and beverage industry in the Sammamish Valley.*

Tourism in Woodinville

Tourism is an important economic cluster in Woodinville and the Sammamish Valley. In 2015, taxable retail sales from the accommodation, food services, and entertainment industry totaled \$87.8 million, 13% of total taxable retail sales in the city. The city's retail activities accounted for an additional 36.9% of total taxable retail sales (**Exhibit 17**).

Overall, the wine and beverage industry has a major impact on taxable retail sales in the City of Woodinville, not only in terms of direct wine sales but also ancillary industries and services like hotels, restaurants and other retail. Compared to King County in general, Woodinville receives a larger proportion of its taxable retail sales from winery activity and from wholesalers, which includes wine sold by the county's largest producers.

IMPLICATIONS FOR POLICY DEVELOPMENT

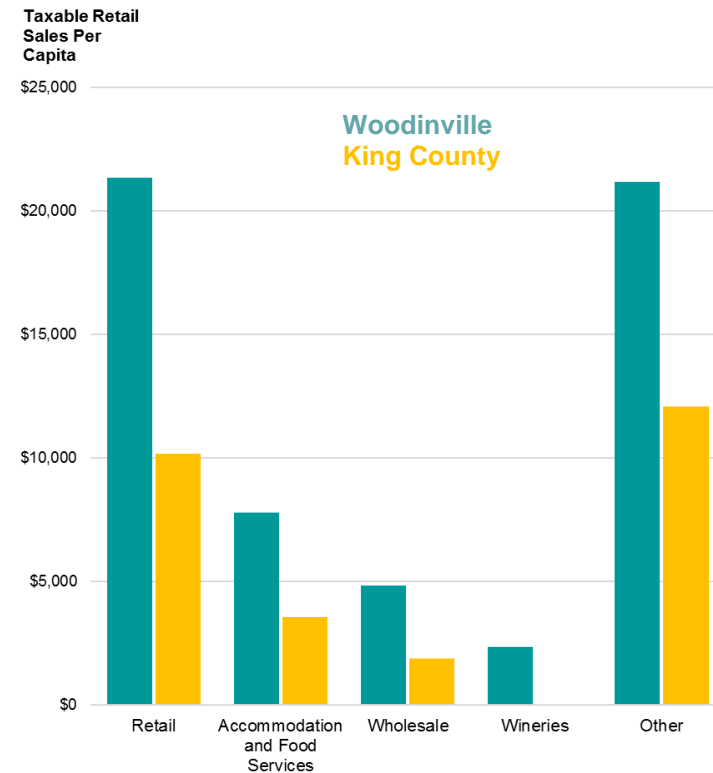
OPPORTUNITIES

- Synergistic to both agriculture and wine/beverage industry
- Opportunity to define agritourism for the region

CONSTRAINTS

- Transportation and circulation
- Competitive tourism market
- Coordination of various tourism experiences

Exhibit 17. Taxable Retail Sales per Capita, City of Woodinville, 2015



Sources: Washington State Department of Revenue, 2016; Washington State Office of Financial Management, 2016.

Transportation

Improvement of transportation and circulation was often cited as a key measure of future success in the Sammamish Valley. With the rapid growth of the wine industry in Woodinville the impacts of traffic and the lack of pedestrian facilities has become more apparent. As such, a high level assessment of current transportation conditions was conducted to inform the study. The analysis focused on the following areas:

- The existing road network
- Local versus pass through traffic
- Pedestrian circulation
- Rural roads and access

Fehr and Peers, a civil engineering and transportation consulting firm, was asked to help analyze transportation within the project study area. More specifically, they were tasked with assessing the existing conditions of the transportation network in the area and how the wine and beverage industry impacts it. **Exhibit 18** provides a snapshot of the areas toured and the typical conditions found at several location types, including rural wineries, Highway 202 and the Hollywood District within Woodinville.

Exhibit 18. Transportation Observations, Sammamish Valley, 2016



Character of areas away from arterials



Traffic on 148th – typical for King County near the urban area



Limited access on private road



Parking in the Woodinville Village site



No sidewalks, narrow shoulders, rural highway feel



Production winery in rural zoned area

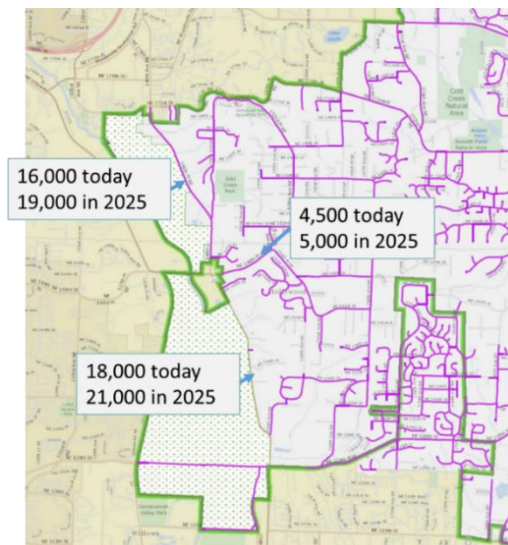
Source: Fehr and Peers, 2016.

Key Transportation Observations

Based on the aforementioned site visit as well as a review of existing traffic analysis and data, several observations surfaced regarding traffic and circulation in the Sammamish Valley. The observations link directly to the challenges and opportunities facing the area.

- > Traffic volumes are growing at about 2% per year, typical for this part of King County
- > Future growth forecasts expect a similar increase in traffic
- > Most of the commute traffic passes through the area
- > More “local” traffic on weekends but most traffic is still “pass through”
- > King County intends to maintain the rural feel of roadways – no widening is planned
- > 202 which runs through the Sammamish Valley is a state highway and is controlled by the Washington State Department of Transportation

Exhibit 19. Projected Traffic Counts, Sammamish Valley, 2025



Source: Fehr and Peers, 2016.

A variety of factors impact transportation planning in the area. Infrastructure challenges as well as the unique operational attributes of wineries and tasting rooms creates a challenging transportation environment. **Exhibit 20** summarizes several key transportation related observations and potential opportunities that may be suitable for the area.

Exhibit 20. Transportation Observations and Opportunities

CHALLENGES	OPPORTUNITIES
Traffic congestion is typical for King County; no plans to widen roads	Private shuttle system could be viable; the area has history with past shuttles
Walking and biking on SR 202 or 148th/140th is challenging	Look for long-term east-west connections to the Sammamish River Trail
High density of uses like tasting rooms and event spaces create parking and traffic issues	Restrict tasting rooms and event centers to be adjacent to arterial streets (could use a zoning overlay); limit access via shared private roads or driveways
Increased densities of wineries in residential areas may be incompatible with housing	Evaluate minimum lot sizes for production facilities; limit delivery activities to mid-day (non-commute, non-night) hours
Some roads are not meeting transportation concurrency standards	Limit the operating hours or size of tasting rooms/event spaces to be outside of the PM peak hour

Source: Fehr and Peers, 2016.

Land Use in the Sammamish Valley

The Sammamish Valley and associated area where unincorporated King County and Woodinville meet is one of few areas in King County where urban, unincorporated and agricultural areas converge. Wineries and tasting rooms are primarily located within the City of Woodinville, while those located in unincorporated King County are all sited on Rural Zoned lands nearby.

Key Jurisdiction/Zones

- City of Woodinville
- Rural unincorporated
- Agricultural Protection District

Sammamish Valley APD – one of 5 APD’s in King County

- Protect soils where agriculture is the principle land use

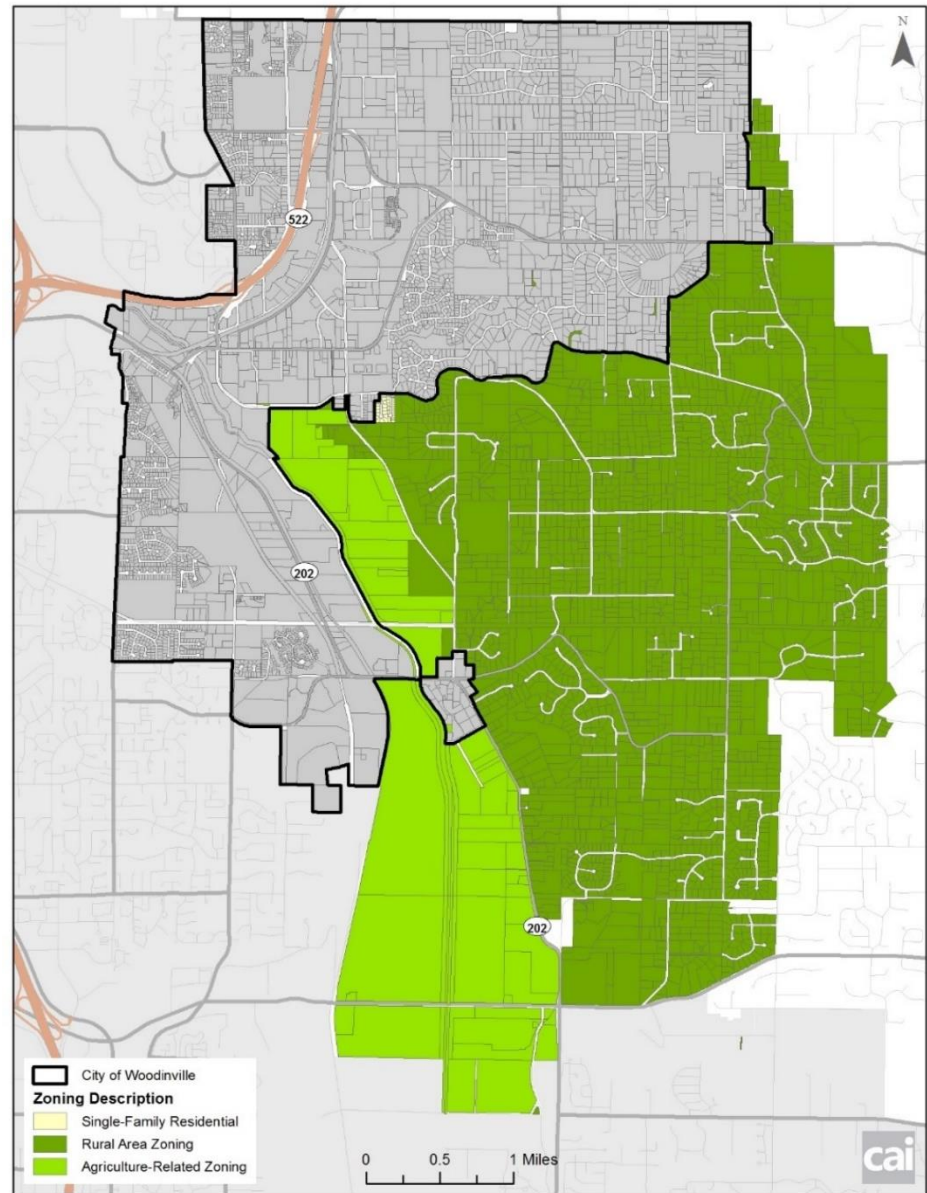
Rural areas

- Low density residential
- Limited uses consistent with traditional rural environment

Urban

- More intense development consistent with City comprehensive plan

Exhibit 21. Zoning Designations, Sammamish Valley, 2016



Regional Guidance and Plans

The following provides an overview of planning documents and efforts that influence land use policy in the Sammamish Valley. The goals, policies and strategies cited impact all three key industries in the Valley – Wine and Beverage, Agriculture and Tourism.

PSRC Regional Economic Strategy

- The plan is currently being updated and may include some high-level references to the wine industry.

Comprehensive Plans

- King County’s draft Comprehensive Plan supports a diversity of agriculture-related activities, including wine production, and cites the Rural Economic Strategies as the guide for rural economic development.
- Woodinville’s Comprehensive Plan provides broad support for the wine industry, with specific direction to support the maintenance and enhancement of the Hollywood District as a “premier regional tourist destination for wineries, breweries, distilleries and complementary uses.”

King County Rural Economic Strategies

- The wine industry is addressed in the Recreation and Tourism Cluster, whose goal is to “strengthen and enhance the tourism and recreation cluster while ensuring that the business use and scale is compatible with the area in which the activity or activities are located or provided.”

King County Agriculture Program

- The program has resulted in the designation of about 41,000 acres of farmland (representing 3% of the county’s farmland) in five Agricultural Production Districts (APDs) established in 1985.
- The Sammamish APD, which covers 1,000 acres, is the county’s smallest APD; *almost 75% of the APD is enrolled in the Farmland Preservation Program*, meaning that their development rights have been purchased to encourage agricultural uses in perpetuity.
- The King County Agriculture Commission is a 15-member advisory body that provides recommendations on issues related to agriculture brought forth by the community, agencies or others.

King County Local Food Initiative

- Started in 2014 by King County Executive Constantine to support the local farming economy by connecting consumers with farms, preserving farmland, increasing access to healthy food and making the food supply chain more sustainable.

Washington State Wine Commission

- The state agency, funded primarily by assessments on grape and wine sales, promotes awareness of Washington’s wine industry through marketing, education and supporting industry-related research.

Exhibit 23 illustrates the land uses across Woodinville and the Sammamish Valley. The map shows the general pattern of uses in the area, with single family representing the most prevalent use in unincorporated King County.

Parcels characteristics are analyzed based on their zoning designations – rural and agriculture designations (Exhibit 22). Average parcel sizes in agriculture zoned areas are significantly larger than those found in Rural zoned areas within the general study area. The rural zoned area largely consists of single family uses with higher assessed values and overall density.

Exhibit 22. Parcel Characteristics, Sammamish Valley, 2016

Parcel Characteristics by Zoning

Rural Zoned Lands (RA 2.5 and RA 5)

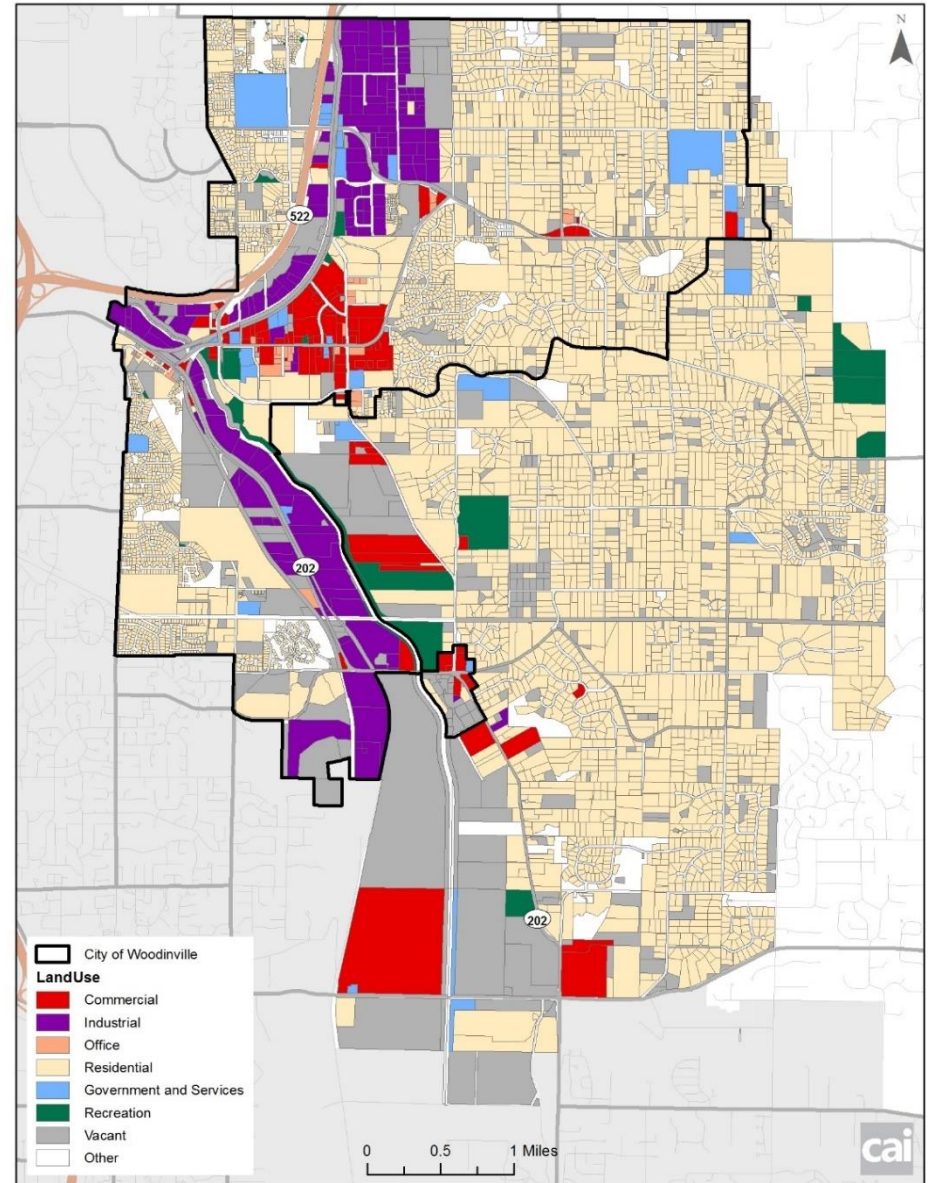
Average Acres	1.4
Average Land Value	\$316,267
Average Improvement Value	\$365,424
Average Floor Area Ratio (FAR)	0.07

Agriculture Zoned Lands (A-10)

Average Acres	18.2
Average Land Value	\$469,977
Average Improvement Value	\$166,493
Average FAR	0.01

Source: Community Attributes Inc., 2016; King County Assessor, 2016.

Exhibit 23. Parcel Land Uses, Sammamish Valley, 2016



Policy Today

Important in understanding current development patterns and trends is the policy set forth by King County for the wine and beverage industry. Policy currently allows for wineries and tasting rooms in unincorporated King County but also includes specific requirements and limitations on where and how they may locate and operate. **Exhibit 24** on the following page provides a more detailed breakdown of current land use regulation for unincorporated King County in the Sammamish Valley. An important consideration in evaluating current land use regulations is asking where wineries and breweries can locate today:

- > **City of Woodinville**
 - Industrial zoned areas
 - Industrial zoned areas with Tourist Overlay
 - Hollywood District (Tourist Business Zoning)
- > **Unincorporated Agriculture Zoned Lands**
 - Agriculture Production District (A-10 Zoning)
- > **Rural Zoned Lands**
 - Rural areas (RA-5 and RA-2.5 Zoning)

Current Approach for Unincorporated King County

The approach to regulating the wine and beverage industry in unincorporated King County consists of the following attributes:

- Permitted, accessory and conditional uses
- Limits on size of facility based on size of lot or existing businesses/home
- Minimum lot size requirements
- Production process (produced on site or sourced from within region)
- Parking
- Special event permits
- Liquor and Cannabis Board
- Liquor and health department permitting
- Public Health Permitting
 - Approved water source
 - Waste water disposal (septic)
 - Food permit

Note: Regulations regarding food permits are set forth in the Washington state food code (mirrored in the KC Board of Health Code)

Exhibit 24. Land Use Regulations Summary, Sammamish Valley, 2016

Zone and Primary Use		
<p>A-10 Agriculture, single family residential detached (for farm owners and workers); purpose is to provide long-term protection for farmland in the county</p>	<p>RA-5 Residential, intended to preserve long-term rural character and avoid conflicts with resource lands; established where lot sizes were predominately greater than 5 ac but less than 10 ac prior to adoption of 1994 Comp Plan</p>	<p>RA-2.5 Residential, intended to preserve long-term rural character and avoid conflicts with resource lands; established where lot sizes were predominately less than 5 ac prior to adoption of 1994 Comp Plan</p>

Accessory Uses for A and RA Zones

Home occupation <i>KCC 21A.30.085</i>	Home Industry <i>KCC 21A.30.90</i>	Retail <i>KCC 21A.08.070(B)(7)</i>	Manufacturing <i>KCC 21A.08.080(B)(3)</i>
<ul style="list-style-type: none"> • <u>A and RA Zones</u> • Permitted Use • Must be operated by resident of dwelling unit • Floor area not to exceed 20% of the dwelling unit • Sales of items grown, produced or fabricated on-site are allowed; items that support agriculture are allowed on sites \geq 5 ac • Max outdoor area: 440 SF (lot < 1 ac); 1% of lot size up to 5,000 SF (lot \geq 1 ac) 	<ul style="list-style-type: none"> • <u>A and RA Zones</u> • Conditional Use • Must be operated by resident of dwelling unit • Floor area not to exceed 50% of residential floor area • Minimum 1 acre lot • Sales of items grown, produced or fabricated on-site are allowed; • Maximum of 6 employees on site 	<ul style="list-style-type: none"> • <u>A and RA Zones:</u> Covered sales area not to exceed 2,000 GSF, as permitted use • Site area must be 4.5 ac or larger • 40% \geq gross sales must be sold by producers of primary agricultural products • 60% \geq gross sales must be derived from products grown in Puget Sound counties • Sales are limited to agricultural products and locally made arts/crafts 	<ul style="list-style-type: none"> • <u>A zone only:</u> Only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals Site area must be 4.5 ac or larger • Floor area for processing not to exceed 3,500 SF (Permitted); total floor area of all structures not to exceed 8,000 SF (see below regarding conditional use requirements) • Site area must be 10 ac or larger if total floor area of all structures is 6,000 SF or greater and at least 2.5 ac must be for growing agricultural products (Conditional) • Min. 75' setback from adjoining residential and rural area zones • 60% \geq products processed must be grown in Puget Sound counties • Tastings allowed, space included in floor area limitation

Source: Community Attributes, Inc.; King County Land Use Code, 2016

Stakeholder and Community Engagement

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STAKEHOLDER AND COMMUNITY ENGAGEMENT

Important in developing sound policies of consideration by King County policy makers providing an opportunity for the public and stakeholders both to provide input and feedback. In the Sammamish Valley there are a number of interested parties, including local businesses, residents and City official to name a few. As such, the community engagement process and stakeholder workshops are instrumental in the formation and vetting of potential policy recommendations and strategies.

Stakeholder Working Group

The collective expertise and experience of the stakeholder working group was a critical component of the study. The diverse group, described in detail later in the report, provided a crucial sounding board for both the analysis and development of policy options. The primary goal of the group is to help guide policy development and provide valuable insight on priorities and issues in the Sammamish Valley

Meeting Focus and Goals

- Identify major opportunities
- Identify obstacles
- Present possible solutions (& competing ideas)
- Present & discuss common interests
- Explore alternatives
- Identify trade-offs
- Review public input

Project Website and Public Comment Tool

In order to solicit public feedback and provide an up to date project portal CAI, in collaboration with King County, developed a project specific website. A key component of the site was the public comment tool, allowing participating member of the public a place to voice their priorities, concerns and support.

Public Meeting

The public meeting provided an opportunity for Sammamish Valley residents and business owners to learn more about the project and provide their feedback. Conducted in an open house format, the meeting included detailed information on the project findings and analysis as well as opportunities for public comment and discourse through a presentation and Q&A.

Stakeholder Working Group

The established goals of the stakeholder work group were to inform the study issues, provide feedback on development of potential options and to form a focused dialogue to complement broader public outreach efforts. Representatives of various industries and organizations were invited to participate in order to bring a broader and more diverse range of perspectives. This includes representative of local homeowners, the agriculture industry, local government and the local wine industry (**Exhibit 25**).

Exhibit 25. Stakeholder Working Group Roster

Name	Organization
Roger Porter	Cherry Valley Winery
Rob Odle	City of Redmond
Bernie Talmas	City of Woodinville
Greg Lill	Delille Cellars
Carrie Alexander	Force Majeure Winery
Louise Miller	Former King County Councilmember
Bryce Yadon	Futurewise
Dave Witt	Greater Woodinville Chamber of Commerce
Ron Baum	Hollywood Hill Association
Roger Calhoun	King County Agriculture Commission
Tom Quigley	Sammamish Valley Alliance
Carol Munro	Ste. Michelle Wine Estates

Initial Stakeholder Interview Themes

Initially, interviews with stakeholder were conducted to help inform upcoming meetings and frame the priority issues and ideas in the area. Below is a summary of the themes that surfaced from those initial conversations. The themes represent the initial perspectives of the stakeholders.

Priorities and Outcomes

- Broader vision of growth and inclusion
- Educate wineries and the agricultural community to better understand the impacts each has on the other
- Develop clarity in the County’s rules and regulations
- Explore capacity for growth in Woodinville
- Preserve farmland

Challenges

- Balance growth in the wine industry with property rights and preservation concerns
- Land use regulations are hard to understand
- Infrastructure, including septic access, pedestrian traffic, and pass-through traffic

Opportunities

- Bring agriculture, wineries, city government, and residents together
- Opportunity for farms to leverage the wine industry
- Improve communication and clarity on regulations surrounding establishing wineries in Unincorporated King County

Stakeholder Workshop Themes and Takeaways

A total of five meetings were held with the Stakeholder working group. Below is a summary of the general agenda for each meeting as well as the themes from applicable workshops.

- **Meeting 1.** Project introduction and framing
- **Meeting 2.** Existing conditions and discussion
- **Meeting 3.** Transportation and initial policy discussion
- **Meeting 4.** Policy recommendation workshop
- **Meeting 5.** Review of draft report and policy recommendations

Workshop 1

- Define the study area
- Accommodate growth of the wine industry within the City of Woodinville
- Preserve and protect the agricultural lands and the rural area
- Identify the character and ambience of the area
- Address traffic and circulation; explore transit opportunities and bike-share
- Maintain and improve the general quality of life for the residents of the rural area
- Highlight tourism and hospitality opportunities

Workshop 2

Supply and Demand

- Warehouse market prices challenge wine production in town
- Cheaper business costs in unincorporated county; cheaper prices

Regulations

- Need consistency among jurisdictions
- Lack of regulation → confusion
- Zoning can be an asset
- Distinguish tasting rooms from wineries in the County's regulations and zoning
- Enforcement → County accountability

Focus Areas

- Focus on lot size requirements
- Focus on transit solutions/circulators
- Focus on compatible land uses

Workshop 3

Transportation

- Private undeveloped sites currently provide parking for many visitors
- There are limited financial resources for road improvements, especially roadways in rural unincorporated areas
- How can access to and from wineries/businesses be improved?
- Transportation issues and solutions are not about overall traffic volume, rather, the focus should be on pedestrian and alternative multimodal access

Policy Discussion

- Enforcement
- Rural Areas
- Growth
- Regulations

Stakeholder Defined Goals

An important component of the initial stakeholder meetings was the establishment of overarching goals the Sammamish Valley and wine and beverage industry. The goals were revisited with each stakeholder meeting and reflect the key discussion points and priorities of the various stakeholders. The goals not only provided guidance for the stakeholder meetings but also serve as an important component of the policy recommendations developed for the study area (see Policy Recommendations section).

I. Industry and Economic Development

- i. Accommodate and manage growth of the wine & beverage industry
 - Within the City of Woodinville
 - Within King County
- ii. Preserve and protect the agricultural lands in King County for food production and rural strategies
- iii. Foster tourism in the study area

II. Urban and Rural Planning

- i. Preserve the character and ambience of the area
- ii. Address traffic and circulation; explore transit opportunities and bike-share
- iii. Maintain and improve the general quality of life for the residents of the rural area
- iv. Update regulations to be contemporary and enforceable

Public Meeting and Online Comments

The twofold approach of both an online comment tool and a public workshop provided two distinct venues for the public to provide input.

Project Website and Public Comment Tool

The project website and public tool served as a valuable tool to solicit feedback from the public. The comments and ideas provided by the public were organized into overarching categories, illustrated in Exhibits 26 and 27. Almost 90 online comments were received during May and June 2016. In addition, the County received comments via direct emails, including several detailed proposals from interested business owners and residents.

Exhibit 26. Online Comments by Category

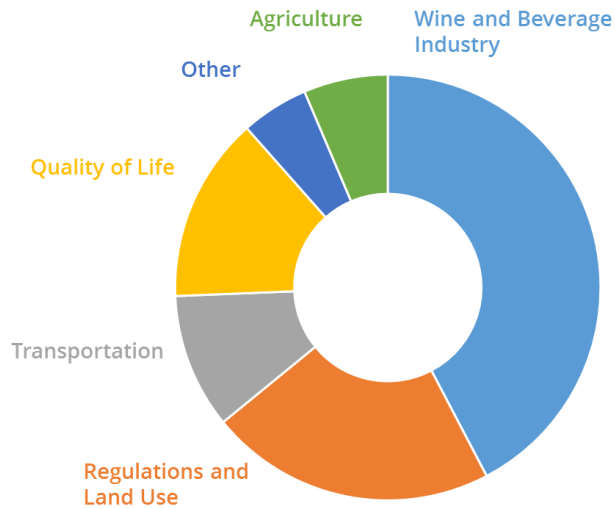
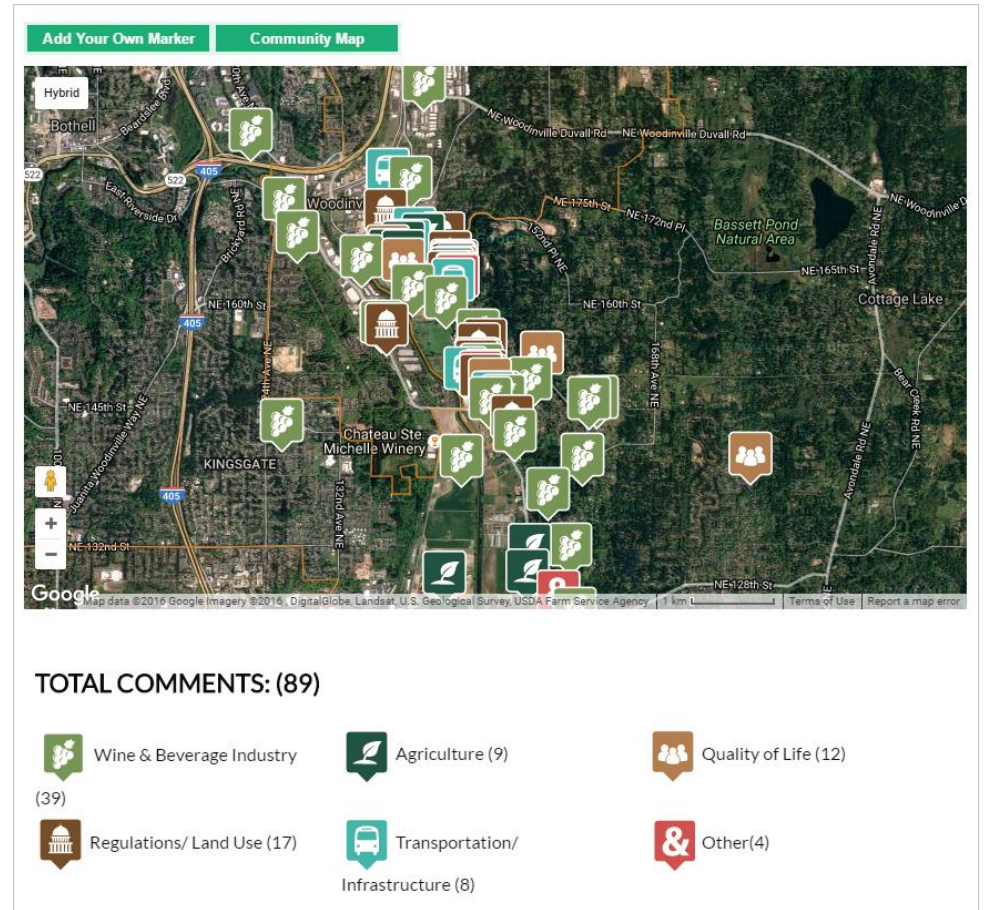


Exhibit 27. Public Comment Tool Map, 2016



Public Meeting

On June 15th King County hosted a public meeting and invited members of the public to learn more about the study. In addition, the primary goals for the meeting were to provide:

- Opportunity for public to provide feedback on key focus areas identified through the study
- Opportunity for the public to voice their concerns and offer their ideas and solutions

The meeting, which was standing room only, illustrated the high level of interest in the wine and beverage industry and its overall impact on the area. As previously mentioned, the open house format offered the public the opportunity to view study details and progress made by the stakeholder working group. In addition, a Q&A session provided residents and businesses with a forum to discuss key issues related to land use and economic development policy.

Public Meeting



Public Comment Themes and Priorities

The following is a synopsis of public comments received via the multiple channels setup for the project, including the online comment tool, the public meeting and individual emails. For more detail refer to the public comment section in the appendix.

Industry (wine, agriculture, tourism)

- Wine tourism benefits from rural/agricultural land by creating a “romantic” atmosphere
- Eastern Washington has the potential to be the Napa of the North
- Farmland in Woodinville should be preserved for food production
- Rural character attracts residents
- The growing wine and beverage industry is increasing the value of agricultural land

Suggested Actions

- Exempt wineries operating a vineyard in RA or AG zones from a conditional use permit
- Small Residential Owner Occupied Wineries that offer private tastings should be allowed as a temporary trial permitted activity

“My wife and I recently moved to this area, in part because of the local wine scene. We love living so close to so many incredible wineries. Please do whatever it takes to support these local businesses. They are an incredible asset for our community.”

Urban and Rural Planning

- There are too many tasting rooms in Woodinville already

- Sewer and water infrastructure can’t accommodate wine tourism
- Improved bike and pedestrian access will help grow tourism

Suggested Actions

- Directing wine and beverage industry growth along SR 202 would minimize traffic congestion
- Add a sidewalk along 171st up Hollywood Hill for pedestrians to walk to town

“With the burgeoning tourist interest in wine tasting the infrastructure/sidewalks/ parking is quickly becoming inadequate. Growth is inevitable. Let’s have some planning and control.”

Regulatory/Enforcement

- Zoning should be revamped to better define growing wine and beverage industry
- This issue will continue to crop up unless King County starts policing and enforcing
- Adopting new rules to accommodate those in violation sets a bad precedent for King County
- Follow existing GMA rules, which were set up to keep development in the city and protect agricultural land

Suggested Actions

- Consider creation of an agri-tourism district or overlay zone to concentrate wineries and tourism facilities

“Revamp the county zone regulations to better define the wine & beverage industry since the business is only growing in the area. If we don’t do it now we are going to be further behind the growing industry.”

Policy Recommendations

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POLICY RECOMMENDATIONS

The following policy recommendations incorporate feedback and ideas from the following sources:

- Stakeholder working group
- Public comment received during a public workshop as well as through the online project portal
- Analysis of existing conditions

The recommendations were developed over the course of four meetings with the stakeholder working group. The working group was tasked with providing guidance on the initial policy ideas and worked towards more specific recommendation throughout the course of the project. *The policy recommendations are presented here to represent the broad perspectives of the stakeholder group and public, meaning the recommendations do not represent a consensus opinion, but rather a broader series of options for policy makers to consider.*

Building Policy Recommendations:

- Key attributes of the policy development process included:
- Understanding of existing conditions
- Establishment of goals
- Consideration of public comment
- Incorporation of the broad perspectives of the stakeholder working group

The goals established early on for the stakeholder group provide high level guiding statements and were leveraged as a framework for policy development and deliberation. The goals are outlined below and represent the priorities and objectives of the stakeholder working group.

Goals for Policy and Strategy Development

Industry and Economic Development

- 1) Accommodate and manage growth of the wine & beverage industry
 - a. Within the City of Woodinville
 - b. Within King County
- 2) Preserve and protect the agricultural lands in King County for food production and rural strategies
- 3) Foster tourism in the study area

Urban and Rural Planning

- 4) Preserve the character and ambience of the area
- 5) Address traffic and circulation; explore transit opportunities and bike-share
- 6) Maintain and improve the general quality of life for the residents of the rural area
- 7) Update regulations to be contemporary and enforceable

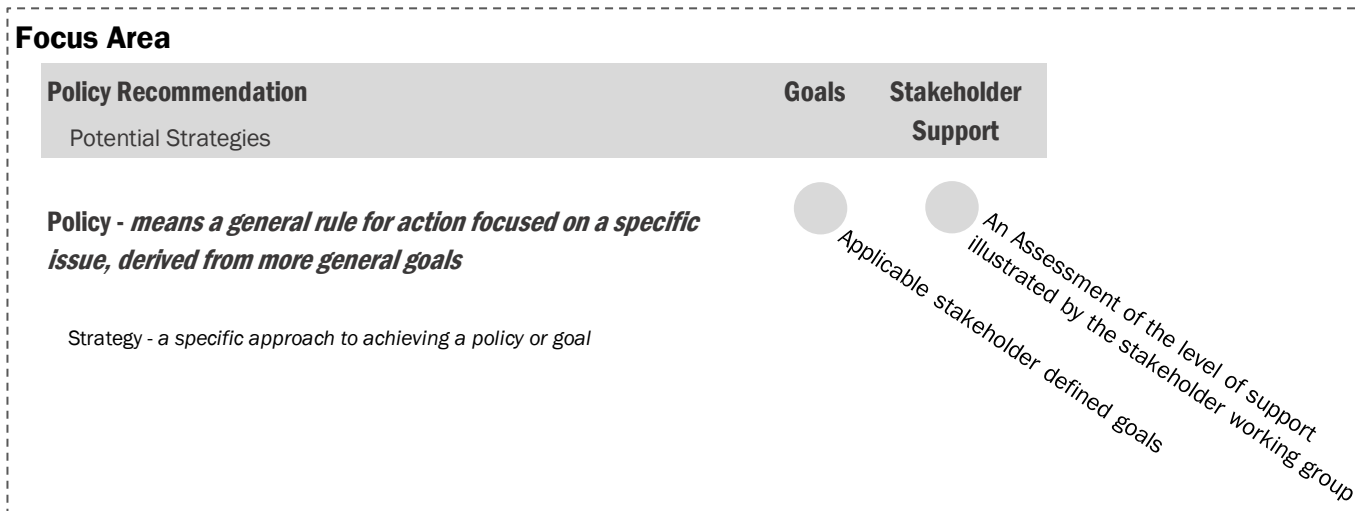
Policy Development and Structure

How to use this document...

In order to provide a framework for the stakeholder working group, King County staff and King County policy makers, policy recommendations are organized into five focus areas (see Focus Area Framework). General policies are provided for each focus area followed by more specific strategy options. Each strategy includes an associated goal (or goals) that it works to implement. The strategies are meant to be ideas for further consideration and represent the varying perspectives of the stakeholder working group and public. The goals established by the stakeholder working group provide high level objectives that strategies are subsequently aligned with. *See below for an example focus area section.*

It is important to note that the policies and strategies put forth are meant to represent a series of options for King County policy makers to consider. The level of support and associated goals are meant to provide context and for future decision making.

Example. *Each focus area has associated policy recommendations and strategies organized as follows:*



Focus Area Framework

1. Defining and Implementing

2. Wine, Beverage, and Tourism Industries

3. Transportation

4. Agriculture Areas & Industry

5. Rural Zoned Areas

Defining and Implementing

Policies and strategies focused on better defining the wine and beverage industry and improving the enforcement of adopted rules and regulations.

What We've Heard

Implementation

- Enforcement needs to be a priority for the county
- Current regulations are difficult to understand and not well communicated
- Transportation impacts, especially related to events, need to be regulated and controlled

Defining the Industry

- Define the wine and beverage industry based on current trends and growth
- Better define the following:
 - Retail/tasting room facilities
 - Locations with both types of facilities
 - Events

1. Defining and Implementing

Policy Recommendation

Potential Strategies

Goals

Stakeholder Support

Policy 1.1 Improve enforcement of wineries and communication of regulations and policies

1.1.1	Review current methods and commit to a more consistent land use enforcement program in the Sammamish Valley	7	Strong
1.1.2	Create a wine and beverage industry tool kit and/or bulletin for prospective businesses in unincorporated King County to improve awareness of adopted rules and regulations	1, 7	Strong
1.1.3	Establish a business license for wine and beverage establishments to assist the county in regulating and monitoring growth in the industry	7	Mixed

Policy 1.2 Define the wine and beverage industry more clearly

1.2.1	Production Facilities-- define based on the size and scale of the facilities and use this definition to scale regulations	1, 7	Mixed
1.2.2	Limit impacts of tasting rooms through regulation of number of events, size of events, and hours of operation	6, 7	Mixed
1.2.3	Develop new definitions for tasting rooms, special events, winery production facilities, and other associated uses	7	Mixed

Wine, Beverage and Tourism Industries

Policies and strategies focused on economic development as it relates to three key industries in the Sammamish Valley.

What We've Heard

Wine and Beverage Industry

- Prosperous industry with continued growth opportunities
- Woodinville cluster is important asset
- There is a lack of suitable space for tasting rooms and wineries
- Compatibility with surrounding neighbors is a concern
- The rapid growth of the industry is impacting the surrounding community

Tourism

- Synergistic to wine and beverage and agriculture
- Recognize the opportunity for coordinated tourist experiences
- Parking, transportation and circulation is a significant challenge
 - The regional tourism market is competitive - there are other competing locations

2. Wine, Beverage, and Tourism Industries

Policy Recommendation	Goals	Stakeholder Support
Potential Strategies		
Policy 2.1 Support growth of the wine and beverage industry and the growing tourism draw that it has become		
2.1.1 Support development of a Mixed use wine and beverage facility in Woodinville that supports the tourism industry	1, 3	Strong
2.1.2 Engage the Port of Seattle in supporting the wine industry in the Sammamish Valley and Woodinville	1	Strong
2.1.3 Establish a Business Improvement District that includes wineries located in Woodinville and/or unincorporated King County	1, 3	Mixed
2.1.4 Consider creation of an agri-tourism district or overlay zone to concentrate wineries and tourism facilities	1, 2	Mixed
2.1.5 Support agriculture in the Sammamish Valley as part of regional tourism efforts	2, 3	Strong

Transportation

Policies and strategies addressing transportation challenges and potential improvements and requirements.

What We've Heard

- There is limited public parking serving the Hollywood District in Woodinville and King County
- Walking and biking on SR 202 or 148th/140th is challenging
- Transportation impacts, especially related to events, need to be regulated and controlled
- Alternative forms of transportation and to and from the area should be explored because of parking and access challenges

3. Transportation

Policy Recommendation

Potential Strategies

Goals

Stakeholder Support

Policy 3.1 Address transportation challenges through improved wine and beverage industry regulations and alternative means of access

3.1.1	Study the feasibility of instituting weekend shuttle services from Downtown Woodinville, Marymoor Park or other appropriate park & ride lots through a partnership between King County and the City of Woodinville	1, 5, 6	Strong
3.1.2	Explore the feasibility of a bicycle rental program	5	Mixed
3.1.3	Explore funding mechanisms such as a Business Improvement District to fund alternative means of transportation (off site parking, shuttle system)	1, 3, 5	Mixed
3.1.4	Develop long term east-west connections– explore Eastside Rail Corridor concepts to develop a shared use path along 145th connecting to the Sammamish River Trail	3, 5	Strong
3.1.5	Limit tasting room and other facilities that are accessed via shared private roads or driveways	4, 5, 6	Mixed
3.1.6	Conduct an interjurisdictional transportation study to fully vet traffic growth, concurrency, impacts and potential mass transit solutions	5, 7	Mixed
3.1.7	Limit the operating hours or size of tasting rooms/event spaces to be outside of the PM peak hour	5, 6	Low

Agriculture Areas and Industry

Policies and strategies focused on the agriculture industry and the agriculture zoned lands that are located within the Sammamish Valley (the Sammamish Valley Agriculture Production District).

What We've Heard

- Continue to limit retail and commercial activities on agricultural zoned lands
- Improve the economic viability of agricultural activities on these lands
- Limit retail/commercial activities to those are directly related to compliment agricultural production

4. Agriculture Areas & Industry

Policy Recommendation

Potential Strategies

Goals

Stakeholder Support

Policy 4.1 Limit non agriculture uses on agriculture lands while improving economic opportunities for land owners and farmers

4.1.1	Continue to support retail sales of locally grown products on agricultural zoned lands	2, 3	Strong
4.1.2	Limit changes to the current agricultural production zone rules and regulations	2, 4	Strong
4.1.3	Explore greater flexibility for specific uses on agricultural zoned lands not protected under the Farmland Preservation Program	1, 3	Mixed
4.1.4	Explore and facilitate additional development right purchases for agricultural zoned properties in the Sammamish Valley	2, 4	Strong
4.1.5	Direct wine and beverage industry growth to properties located along established transportation routes such as the section of SR 202 and 148th Ave NE	1, 5, 7	Mixed
4.1.6	Explore impacts of expanding locally grown requirement for product sales in ag zones (currently at 60% within the Puget Sound) to include Washington State	1, 3	Mixed

Note: 4.1.5 is also included in the Rural Zone Areas section of the policy recommendations

Rural Zoned Areas

Policies and strategies focused on the rural zoned areas (RA) within the Sammamish Valley.

What We've Heard

- Limit the negative impacts of wineries and tasting rooms on rural communities
- The proximity and clustering of small, rural tasting rooms is valuable and should be supported
- Regulate wineries and tasting rooms through better definitions
- Regulate wineries based on production, size and scale

5. Rural Zoned Areas

Policy Recommendation	Goals	Stakeholder Support
Potential Strategies		
5.1 Improve and clarify regulations in rural zoned areas for businesses in the wine and beverage industry		
5.1.1 Differentiate between tasting room only facilities and winery production facilities in terms of land use regulations in unincorporated King County	7	Mixed
5.1.2 For production facilities, regulate based on the production scale of the facility (cases produced vs. overall sq. ft.) and create greater flexibility for smaller scale production facilities	1, 7	Mixed
5.1.3 Consider smaller lot requirements in study area for smaller production facilities	1, 7	Mixed
5.1.4 Develop regulations that limit hours of operation, special events, and overall traffic to facility where appropriate	4, 5, 7	Mixed
5.2 Support the wine and beverage industry in rural zoned areas while protecting the existing quality of life for residents		
5.2.1 Limit negative impacts of production facilities and tasting rooms on neighboring and adjacent properties	4, 6	Strong
5.2.2 Provide for home occupations and be clear about when tasting rooms/production can exist outside of home occupation	1, 7	Strong
5.2.3 Change requirements for grapes to be grown to extend to all of Washington	1, 7	Strong
5.2.4 Consider allowing small residential owner occupied wineries that offer private tastings as temporary trial permitted activity	1	Low
5.2.5 Direct wine and beverage industry growth to properties located along established transportation routes such as the section of SR 202 and 148th Ave NE	1, 5, 7	Mixed

Next Steps and Implementation

The policies and strategies put forth in the study will be used by the County to guide next steps in the Sammamish Valley related to the growing wine and beverage industry. The study will serve as a resource in establishing more specific actions, such as land use code amendments, and provide policy makers with a guiding document of future policy development. In the short term, the County's most immediate steps will center on implementation in the following priority areas.

Enforcement of the Wine and Beverage Industry. The County will leverage the study to develop an equitable enforcement approach to coincide with existing and/or potential zoning and regulatory changes that are made as a result of actions taken to implement components of the study.

Tourism and Transportation. The County will work with the City of Woodinville to evaluate the feasibility of moving forward with recommended policy options, such as an incubator space within Woodinville, weekend shuttle service and parking/non-motorized solutions.

Zoning and Regulations for Wine and Beverage Industry Uses. The County will now move forward with a more in depth evaluation of potential zoning and regulatory changes related to current land use and development requirements. The policies and strategies contained in the study will inform which areas the county will focus on for further study. Any future code or regulatory amendments will be conducted through the County's normal processes for zoning and regulatory changes.

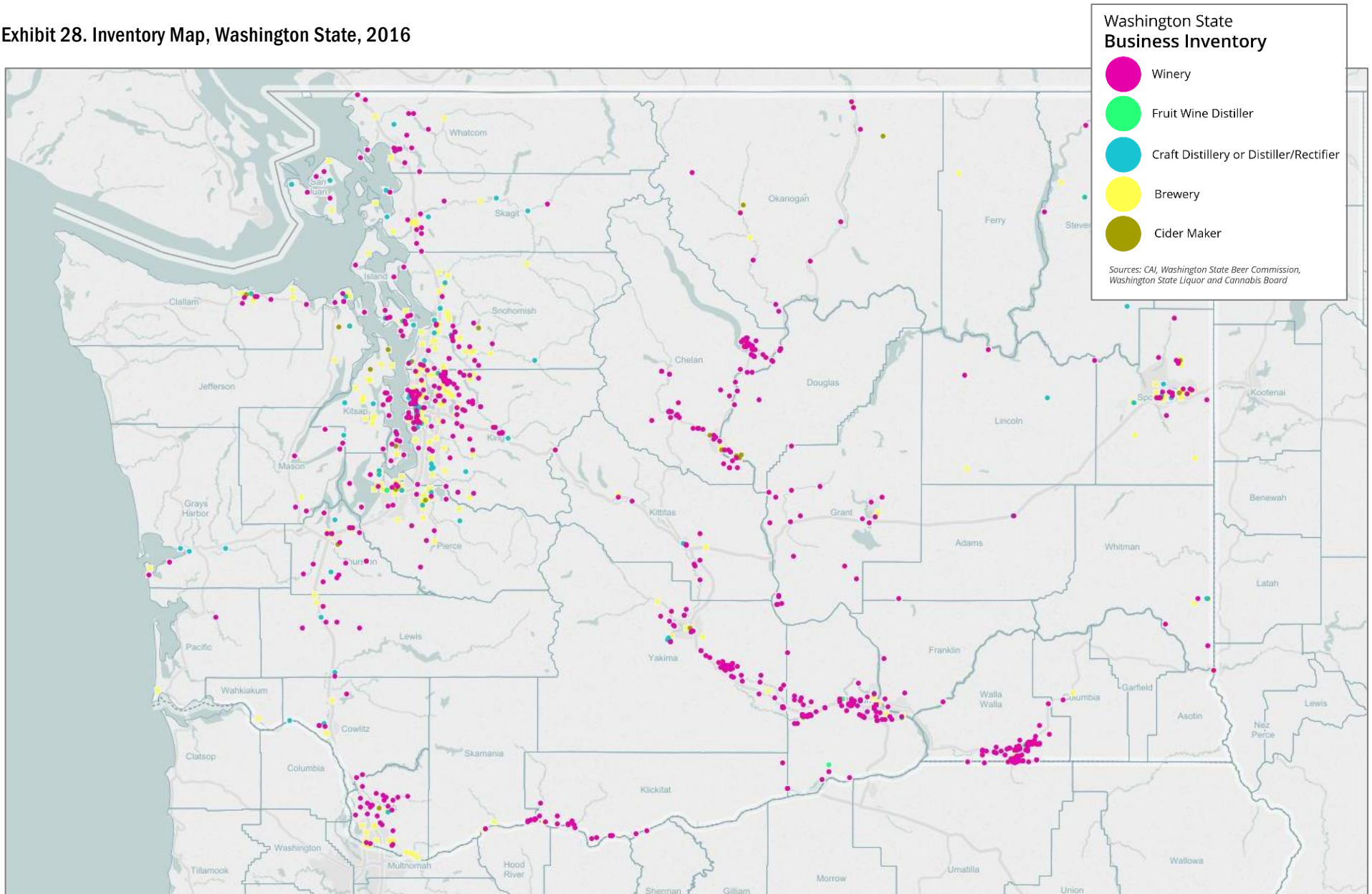
Appendix

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EXISTING CONDITIONS

Washington State Wine Inventory

Exhibit 28. Inventory Map, Washington State, 2016



Exhibits 29 and 30 further illustrate the land use characteristics found in unincorporated Sammamish Valley. The rurally zoned areas of unincorporated King County within the study area reflect attributes aligned with a single family neighborhood,

with several pockets of higher density housing and associated improvement values.

Exhibit 29. Floor Area Ratios (FAR), Sammamish Valley, 2016

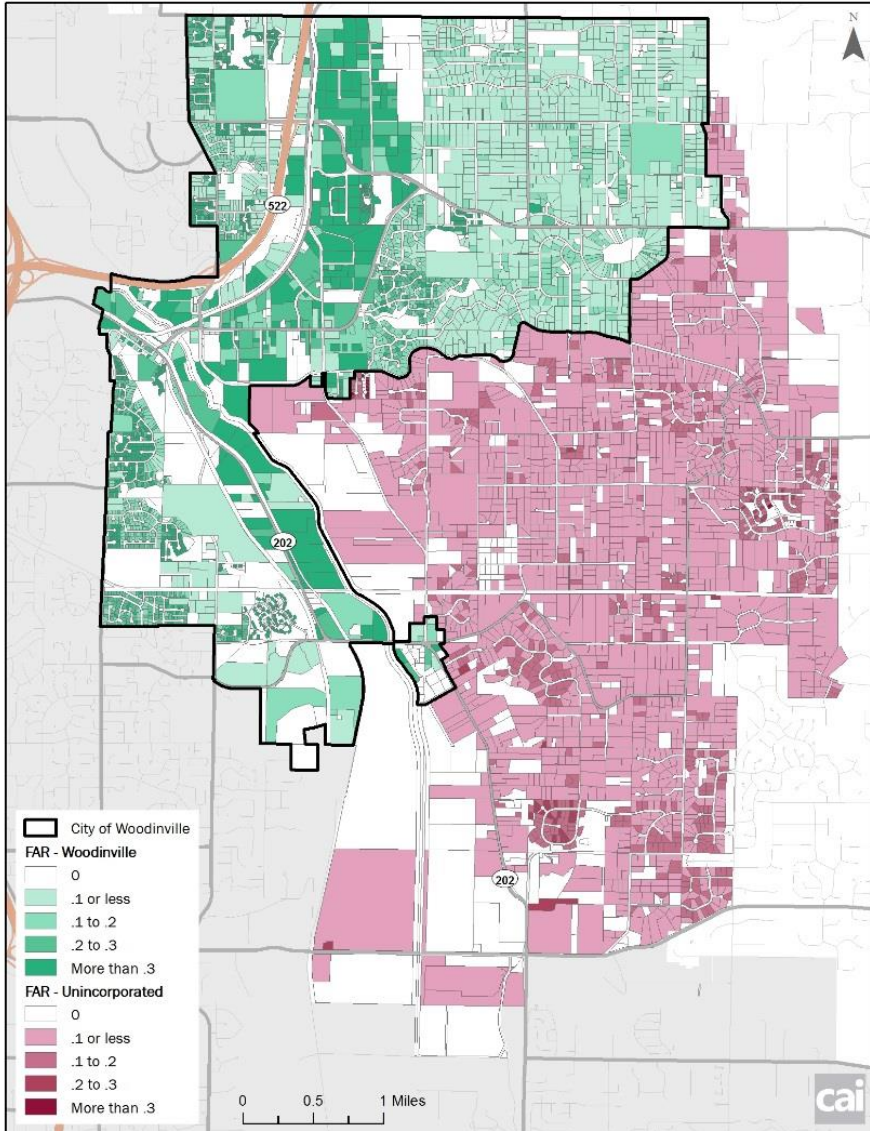
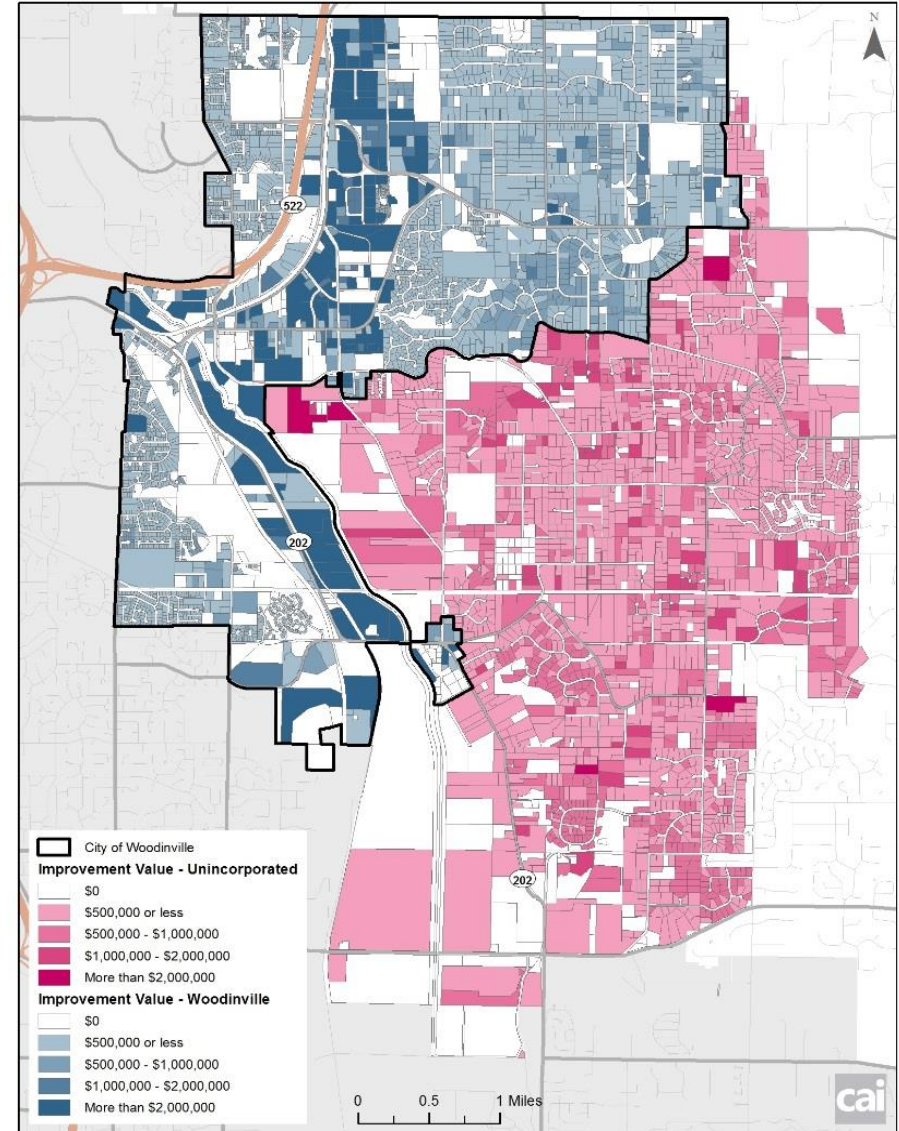


Exhibit 30. Improvement Value, Sammamish Valley, 2016



REGULATIONS AND AGENCY DETAIL

Exhibit 31. Summary of Agencies and Plans, 2016

Agency	Key Regulations	Key Plans and Programs
Washington State Liquor and Cannabis Board / Washington State Department of Revenue	<ul style="list-style-type: none"> In-state wineries are allowed one tasting room on the premises of their winery and up to two additional locations per licensed production/manufacturing facility. Licenses are renewed annually. Employees are required to have alcohol server permits, renewed every 5 years. 	<ul style="list-style-type: none"> > PSRC Regional Economic Strategy > Comprehensive Plans > King County > City of Woodinville > King County Rural Economic Strategies > King County Agriculture Program > King County Local Food Initiative > Washington State Wine Commission
King County Department of Permitting and Environmental Review	<ul style="list-style-type: none"> New buildings and changes in building use or character requires permit review. Investigates code violation reports; emphasis on bring property owners into voluntary compliance. 	
Public Health – Seattle & King County	<ul style="list-style-type: none"> If using a septic system, requires inspection and approval for commercial use Drinking water must be obtained from an approved source that meets Washington State Department of Health standards Food establishment permits required, renewed annually (includes tasting rooms, bars, tap rooms, etc.) Employees required to have a valid Food Worker Card, renewed every 2-5 years 	

Source: Community Attributes, Inc.; King County, 2016

Exhibit 32. Additional Zoning Requirements, 2016

Zone/Regulation	Applicable Regulations
Agriculture Production District Buffer Overlay	<p>Special district overlay - agricultural production buffer. - KCC 21A.38.130</p> <ul style="list-style-type: none"> • The purpose is to provide a buffer between agricultural and upslope residential land uses. • Applies to residential subdivisions locating in the overlay • Lots shall be clustered in accordance with K.C.C. 21A.14.040 and at least seventy-five percent of a site shall remain as open space, unless greater lot area is required by the Seattle-King County department of public health.
Definition of a Winery	<p>Winery – KCC 21A.06.1427</p> <p>Winery: An establishment primarily engaged in one or more of the following: A. Growing grapes or fruit and manufacturing wine, cider or brandies; B. Manufacturing wine, cider, or brandies from grapes and other fruits grown elsewhere; and C. Blending wines, cider or brandies. (Ord. 15974 § 5, 2007).</p>
Parking Requirements	<p>King County - KCC. 21A.08.080.A</p> <p>Manufacturing Winery/Brewery: .9 per 1,000 square feet, plus 1 per 50 square feet of tasting area</p> <p>Retail/Wholesale</p> <ul style="list-style-type: none"> • Retail trade uses: 1 per 300 square feet • Food stores, less than 15,000: square feet 3 plus 1 per 350 square feet • Restaurants: 1 per 75 square feet in dining or lounge areas • Wholesale trade uses: .9 per 1000 square feet Retail and • Wholesale trade mixed: use 1 per 300 square feet

Source: Community Attributes, Inc.; King County Land Use Code, 2016

Exhibit 33. Current Definitions, King County,

Zone/Regulation	Applicable Regulations
Current Definitions	<p>Winery – KCC 21A.06.1427 Winery: An establishment primarily engaged in one or more of the following: A. Growing grapes or fruit and manufacturing wine, cider or brandies; B. Manufacturing wine, cider, or brandies from grapes and other fruits grown elsewhere; and C. Blending wines, cider or brandies. (Ord. 15974 § 5, 2007).</p> <p>Home industry – KCC 21A.06.605 Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 7, 1998: Ord. 10870 § 161, 1993).</p> <p>Home occupation – KCC 21A.06.610 Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 8, 1998: Ord. 10870 § 162, 1993).</p>

Source: Community Attributes, Inc.; King County Land Use Code, 2016

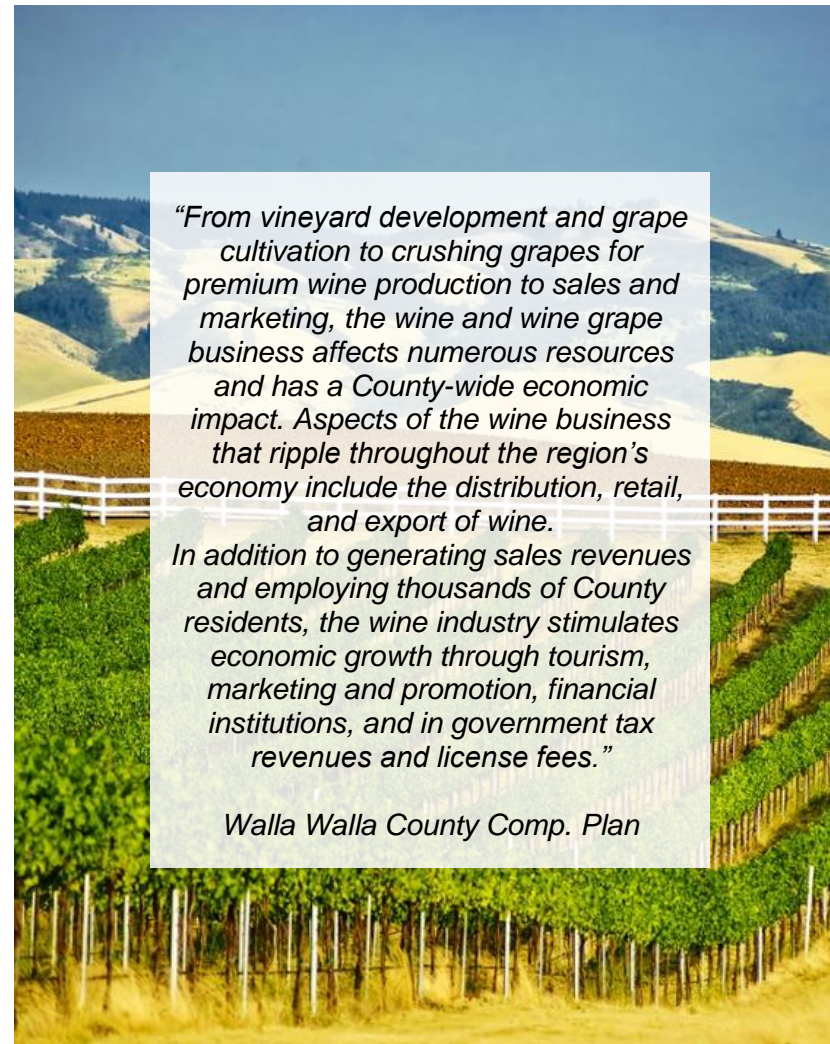
PEER REGIONS

Peer Regions: Walla Walla County, WA

REGULATING WINE IN WALLA WALLA

Walla Walla County is located in southeast Washington, to the north and west of the Blue Mountains, and forms a portion of the northern border of Oregon.

- The Comprehensive Plan recognizes the economic importance of the local wine industry
- The County Code defines wineries explicitly and differentiates between two types of wineries based primarily on square footage of structures and number of parking stalls
- Type I wineries, which are smaller than Type II wineries, are allowed by right in 12 different zoning districts, including all but one of the county's Rural and Resource districts
- Type II wineries are conditionally allowed in all of the districts where Type I wineries are permitted, but are only allowed by right in the Rural Development – Commercial/Industrial (RD-CI) designation
- Walla Walla County allows tasting rooms and limited retail at all wineries; special events are regulated by Section 17.22.040



Peer Regions: Upper Willamette Valley, OR

REGULATING WINE IN THE UPPER WILLAMETTE VALLEY

Yamhill County is located in the Willamette River valley south of Portland, Oregon, and is home to dozens of wineries.

- Wineries and associated processing facilities are allowed in core rural and agricultural districts, including Exclusive Farm Use (EFU) and Agriculture/Forestry (AF) zones.
- The Resource Industrial (RI) district may offer wineries the best fit, with explicit provisions for wine-related events that are much more permissive than events standards in EFU and AF districts
- Wineries, including their processing facilities, are not allowed in the more intensive Resource Commercial (RC) district, despite the fact that this district is clearly aimed at tourist-oriented uses like resources and recreation facilities

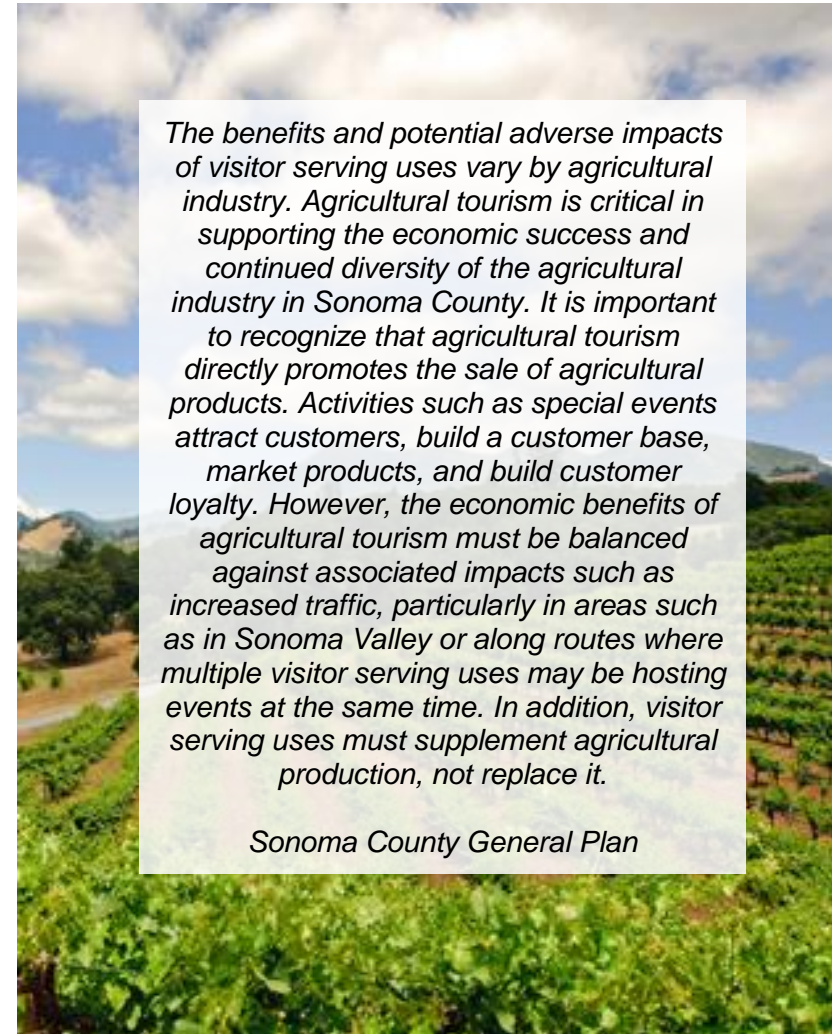


Peer Regions: Upper Willamette Valley, OR

REGULATING WINE IN SONOMA COUNTY

Sonoma County is located about an hour north of San Francisco and produces more wine than most states in the U.S.

- Wine grape cultivation and wine production is widely allowed on agricultural lands in Sonoma County
- In agricultural districts, tasting rooms (treated separately from wineries) are only allowed with a special use permit
- General Plan policies are protective of agricultural character and balance the needs of agricultural uses with visitor-serving uses
- In many cases, one of the criteria for approval of a tasting room is that the goods sold are produced on-site
- Resident concerns are related to the sustainability and adverse traffic impacts associated with the proliferation of wineries. The number of wineries in Sonoma County has exploded in the last decade, a time when prolonged drought has strained resources.



The benefits and potential adverse impacts of visitor serving uses vary by agricultural industry. Agricultural tourism is critical in supporting the economic success and continued diversity of the agricultural industry in Sonoma County. It is important to recognize that agricultural tourism directly promotes the sale of agricultural products. Activities such as special events attract customers, build a customer base, market products, and build customer loyalty. However, the economic benefits of agricultural tourism must be balanced against associated impacts such as increased traffic, particularly in areas such as in Sonoma Valley or along routes where multiple visitor serving uses may be hosting events at the same time. In addition, visitor serving uses must supplement agricultural production, not replace it.

Sonoma County General Plan

TRANSPORTATION

Traffic Collision Analysis

Based on comments from a project team meeting, Fehr & Peers collected collision data within the study area for a three-year period between March 2013 and the February 2016. Overall, the collision results for the area are typical for the rural portions of King County adjacent to urban areas (Exhibit 35). In total, there were 159 crashes in the 36 months. There were 42 total injuries and no fatalities. In total, two crashes involved cyclists, and one crash involved a pedestrian, which suggests that there are no pronounced pedestrian/bicycle safety issues in the area.

As shown on the maps, the highest crash locations are correlated with the sections of the corridor with the most traffic. Namely the two roundabout intersections at SR 202/NE 145th St/148th Ave NE and the roundabout intersection of NE 145th St/Village Rd had relatively high collision rates, but the collisions tended to be low-speed and many of them involved people who are unfamiliar with the rules of driving through roundabouts. As these roundabouts continue to operate, we expect the collision rates to decline. The SR 202 curve near the Columbia Winery was also a collision hot spot.

Relative to traffic volumes, the segments of 148th and 140th north of SR 202 had relatively high collision rates. In evaluating the data, most of the collisions were rear-ends, which tend to be caused by a turning vehicle being hit by a following vehicle not expecting a stoppage or slow-down. These types of collisions are common on two-lane roads and the rate of collisions can increase with additional traffic volumes.

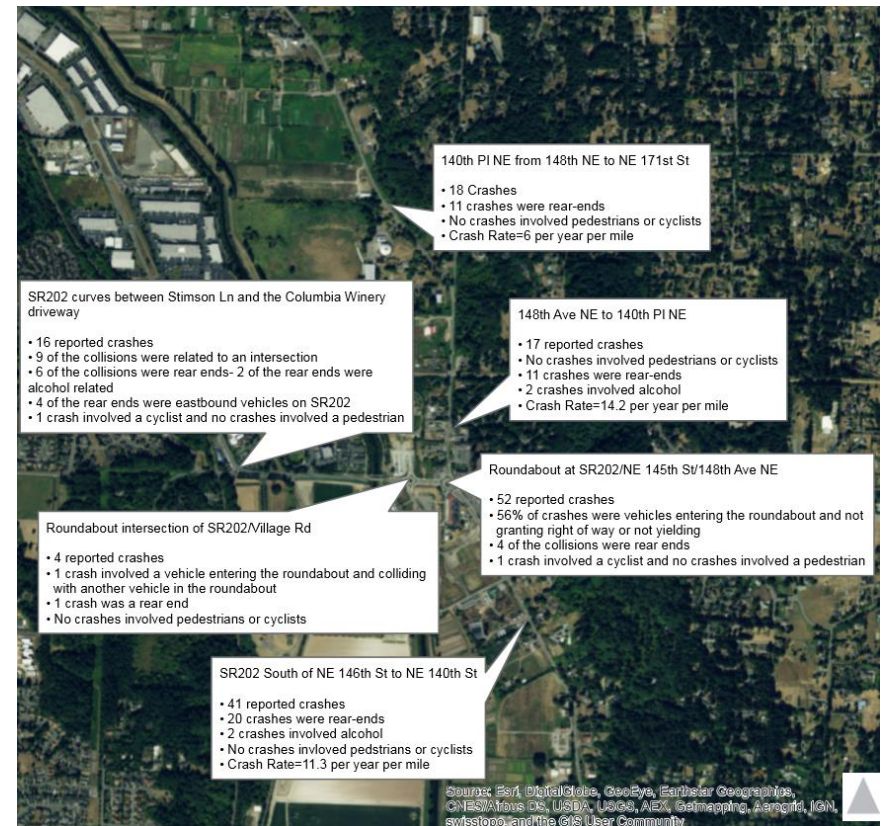
South of 144th Street on SR 202, the collision rate is lower than other areas, relative to the high traffic volumes in that

segment. There were no discernable patterns or concentrations of collisions in that segment.

Conclusions

Overall, the collision analysis is fairly typical for rural King County, although there were fewer pedestrian and bicycle collisions than we expected given the relatively high density of winery and tourist uses in the area. *The only area that could potentially explore some collision reduction countermeasures in the segment of 140th and 148th north of SR 202. Better access control, wider shoulders, or better speed enforcement may be warranted in this area.*

Exhibit 34. Traffic Collision Incidents, Sammamish Valley, 2013-2016

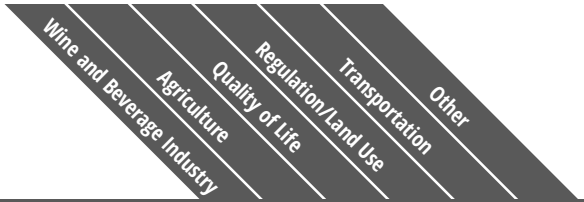


PUBLIC COMMENT

The following section of the appendix includes the majority of public comments submitted for the project including content from:

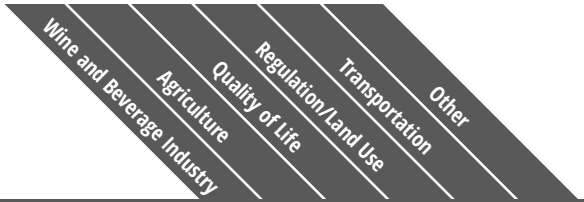
- The online public comment tool
- Public meeting
- Public comments forms at the public meeting
- Direct emails

**Please note that not all public comments submitted via email have been included due to length. These comments are available via the project website or through King County Staff.*

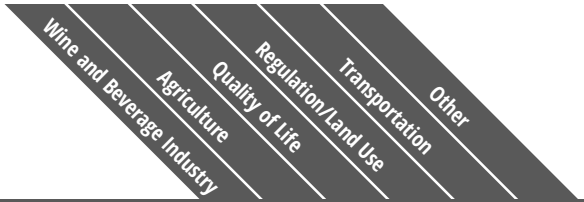


Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Emailed	Again, I and others in this area are using rural and Ag land for Ag purposes. What we would like to see is an exemption from the need for a Conditional Use Permit required of a winery operating in RA or AG zones if there is a vineyard located there. This would allow us to preserve the nature of the intended zoning while maximizing profit (hard to come by in this business) by turning our crops into its end product of wine and having a place to sell that wine. Perhaps this rule could read that a certain percentage of an exempted wineries wine must be made from King County grapes? This would encourage more investment into agriculture.	x				x	
Emailed	There is more and more interest by people in this area of divesting from the typical type of farming we once knew and moving towards grape growing. I would like to think that with the counties help that we in this Southern, rural area will in another 10 to 20 years have our own thriving wine community bringing jobs, restaurants, BnB's and tax revenue to the county and state. As you likely know, the wine industry is a thriving business in Eastern Washington as local regulations have been written to encourage that growth. We also have that opportunity in King County. Growing is more difficult on this side of the mountains, but we make excellent wines with our varieties of grapes. I and others look forward to contributing to this industry.	x	x				
Emailed	In conjunction with Kirkland's redevelopment of the BNSF rail line for the multi-modal Cross Kirkland Corridor (CKC), we support King County's plan to remove the track on the connection between Kirkland and Woodinville. We would hope that in the near future bikers and pedestrians can enjoy a seamless experience between Kirkland and environs and Woodinville and area wineries.						x
Emailed	We already promote the proximity of our hotels and the Woodinville tasting rooms. Wine tourism is one more reason to visit Kirkland. Policies that support wine tourism also support Kirkland tourism assets.	x					
Emailed	We also would like to take this opportunity to inform the study stakeholders and policy adopters of the code changes to the CKC in Totem Lake industrial areas that allow wineries and other retail. There are currently three tasting rooms in Totem Lake that back on to the CKC. If there is the need for more capacity as the industry grows, there are opportunities for growth on or near the CKC in Totem Lake and other locations in Kirkland.	x				x	
Emailed	Woodinville is all about wine tourism. The current codes seem out of date, we need to allow these little boutique business to continue. We grew up on Hollywood Hill and enjoy seeing the growth and progress of the community.	x				x	
Emailed	Some of the little houses are no longer suitable for residential now that the roundabouts are in. Obviously the best use for the little houses in this area would be something in the tourist industry.	x				x	
Emailed	Enforcing the existing zoning and health code rules would not reward the scofflaws who have been allowed by the county to not play by the rules while their peers who are within the Woodinville City limits are forced to (and who incur higher operating costs).					x	

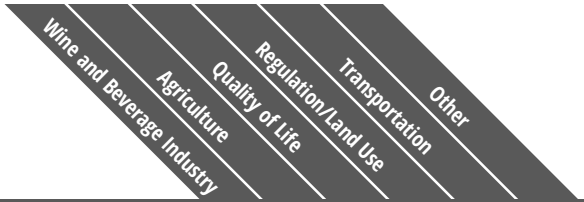
Source	Comment					
		Wine and Beverage Industry	Agriculture	Regulation/Land Use	Transportation	Other
Emailed	Additionally, directing wine/beverage growth along SR 202 would minimize the impact to the already bad traffic congestion. There are tasting rooms and distilleries already operating in the industrial area along SR 202. Directing the existing violators to this area as well as future wine/beverage businesses, would further enhance the east side of the valley as a destination.	x			x	
Emailed	There is already sufficient land, appropriate zoning, and services (water & sewer) to meet the objectives of the study. The focus should be on growth/development in those areas rather than allowing commercial establishments to push into the residential areas as they are now.				x	
Emailed	Most importantly, the overwhelming majority, over 97% of the wineries, distilleries, meaderies, cideries and breweries established their business doing their proper due diligence and following the rules.				x	
Emailed	As part of this process, there have been discussion of revising the existing Tourist District, of creating another similar overlay for the area, to encompass those businesses in violation. This of course doesn't address the reason we are having this problem and, we will continue to have such problems for the foreseeable future.				x	
Emailed	Until King County changes it enforcement procedures and mechanism and, starts policing it, this issue will continue to crop up and fester with each new matter.				x	
Emailed	It is this very land, the Ag lands, the value of which cannot be understated, that benefit our industry greatly and, draws many of the hundreds of thousands of people to our area yearly. The Woodinville and Sammamish Valley rural feel and its Ag lands, provide all of those people with the connection to the land they so much associate with wineries and other such businesses. Carving away that land, takes away the future this industry has in Sammamish Valley and Woodinville area.		x			
Emailed	A modification or change to the rules and process, to allow parties violating the law to continue illegal practices, sends a the wrong message, establishes a very serious precedent for King County and, it tells those breaking the rules the way King County handles such situations.				x	
Emailed	This Study should address how any proposal coming out of it will preserve and protect the agricultural lands of the Sammamish Valley as required by the GMA. Ancillary to that primary purpose is how and what will be done to ensure compatibility between the existing legal wineries that are located in the City of Woodinville and the precious and limited Ag lands - such that both uses can prosper. It should not propose changes such as those set out in Mr. Leone's proposal. Taverns and Wineries can easily be accommodated within the City of Woodinville and as currently allowed in the Rural Areas.	x	x		x	
Forms	Have lived in and grew up in Woodinville since 1981. Things we need to do: 1) reduce traffic bottlenecks 2) establish very clear land use rules 3) enforce zoning laws 4) enable modest, tasteful growth in W & b industry in Woodinville 5) don't allow further Woodinville city annexations 6) better walking paths on 145th 7) build tasting room district downtown Woodinville --> OVER 8) No pot shops 9) No strip malls or Big Box stores	x		x	x	x



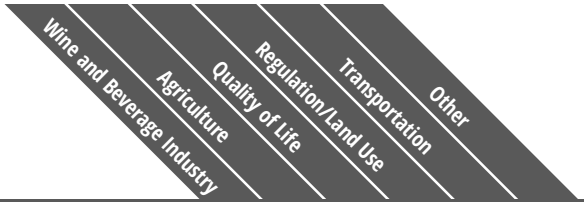
Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Forms	The issues that require attention are: 1) beautification of the valley floor 2) establishing a comprehensive plan that allows for an interactive mixed use venue to enter into the area of the valley 3) our mission should be to work in harmony to foster rural life in an ever changing environment. People are demanding this and are hungry for it!	Yes	x	x			
Forms	I support the County to recommend land use for tasting rooms to help support the farmers in the state of WA. Please use the codes in favor of the wine industry to bring charm into my community. Please do not push all tasting rooms into the warehouse district.					x	
Forms	My concern is that vested interests in industry will take precedent over traffic and quality of life for Woodinville and surrounding residents. This community belongs to the citizens not businesses trying to build wealth.				x		
Forms	We love local wineries. Please support these local businesses from the county level. It's part of why we moved to this area last summer.	x			x		
Forms	Is there no limit to how many tasting rooms need to reside in Woodinville? It is already extremely excessive!	x				x	
Forms	The tasting rooms & agricultural people all need to move FORWARD. We (wineries/tasting rooms) don't want to get rid of agriculture, but we all need to move along & forward together to make Woodinville better. The tourism will leave and Woodinville is shooting itself in the foot.	x	x				
Forms	The Wine Industry in Woodinville is very important to the entertainment industry -- live music, etc. It has provided a venue for musicians that was not here before, and quite scarce on the east side. Limiting its growth would be a mistake for the community -- arts, commerce, quality of life.	x			x		
Forms	Enforce Codes or Eliminate Codes					x	
Online	The proliferation of unlicensed and illegal beverage industry tasting rooms and bars threatens the pernicious spread of urban sprawl into the valley. What seems innocuous now opens the door for further and larger violations of the intent of the urban growth boundaries and erodes the rural protections of the underlying agricultural underpinning of the Sammamish Valley. Do NOT make exceptions to CODE ENFORCEMENT					x	
Online	Revamp the county zone regulations to better define the wine & beverage industry since the business is only growing in the area. If we don't do it now we are going to be further behind the growing industry	x					
Online	With the burgeoning tourist interest in wine tasting the infrastructure/sidewalks/ parking is quickly becoming inadequate. Growth is inevitable. Let's have some planning and control.	x					
Online	Too much traffic on Woodinville-Redmond Road and 145th, not only during rush hours but on weekends. It's getting increasingly hard to get off hill. Tasting room customers are parked all over sides of the road due to inadequate parking. If they develop the SE corner project we will have total gridlock. Widen roads to 4 lanes or forget about any added development.	x					



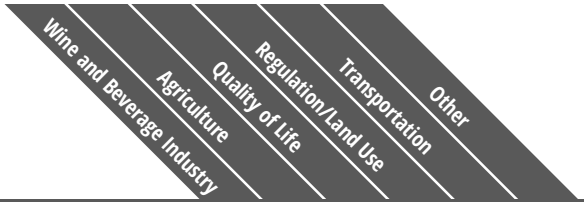
Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Online	Wineries, tasting rooms and remote tasting rooms need to be accommodated in a major way in rural areas of King County. Wineries are AG they are not the enemy	x					
Online	Create a tourist district overlay for the WHOLE Sammamish Valley					x	
Online	Epicenter of traffic congestion. I have a few questions: if people flock to Woodinville because it is a beautiful place, wouldn't development, obscuring the views, lack of parking and increased traffic congestion and air pollution change the scenery? Does development change the natural beauty of the area? Does development change run-off and water usage? When was the traffic study and septic study completed?					x	
Online	Increased air pollution from increased vehicles is an issue for my self and my farm family. We work along the road and the exhaust affects my quality of life and the health of my plants. I am an organic farmer. So run-off from automobiles from the road/rain affects my crops.				x		
Online	The City of Woodinville has a lot of land that can be developed, legally. Allowing development in rural/ag land will only destroy the pleasant environment that currently exists. As the GMA requires, development needs to be in the cities, not rural/ag land. Residence: Woodinville					x	
Online	The owner of this illegal tavern has proposed strip mall development along the entire Valley roads. Allowed uses would include hotels, conference centers, restaurants, taverns, miniature golf, retail outlets and the like. He is one of a handful of violators trying to change the law for their personal gain to the detriment of those who live here and those who visit. 95% of the wineries and tasting rooms operate legally and depend upon the ambiance and pastoral setting of the Valley. The GMA protects the agricultural lands because they are a resource that cannot be replaced once paved over. The existing zoning works - do not change it.						x
Online	Destination Wineries which could have located within a growth management urban area are not only in violation of the GMA which protects people and resources. They are also not benefiting from the positive business opportunities of appropriate urban zoning which provides resources and public support.						x
Online	Many of us would support an increase in sales tax from 8.6% to 9.5% to make the infrastructure improvements necessary in the Valley to help this region grow. This region has the potential to be something very special - a NAPA of the NORTH. Lets make sure we do this right and provide funding to solve the unique challenges of this area for all concerned.						x
Online	Bringing sewers to Hollywood Hill may move the Urban Growth Boundary which then would mandate 8 houses per acre and higher taxes.				x		
Online	Illegal tasting room. Has no sewers for the masses of visitors.					x	



Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Online	We have been coming to the Woodinville area to visit wineries (and spend money at restaurants, grocery stores and many other stores) since we moved here in 1989, so we have watched the growth of the industry from a handful to the current level. We have always been attracted by the wineries that have more character than a simple sterile industrial setting and those are the ones we tend to frequent. There are some beautiful settings in the area and it would be counterproductive to the region to take away the charm of these distinct wineries.	x					
Online	Please don't change the zooming for wineries in the Same Amish Valley. I have lived in Woodinville since 1990 and have enjoyed the agricultural feel of the wineries as they are. The experience would change dramatically and not for the better if you move them all to the industrial areas. I, for one, appreciate the benefits of the current arrangement.	x					
Online	Make sure that the plans do not force all wineries to relocate to a central "Industrial" area like what is happening in Woodinville. Love the ability to visit remote locations to tour the different wineries and view the beautiful surroundings of that area.	x					
Online	Access to affordable land - Wine industry is elevating the land values - decreasing the availability of farmers to expand acreage for the growing of FOOD for the community			x			
Online	Wine Tasting rooms and warehouses are not agriculture. They are strictly commercial operations run by individuals who do not live here. The building of more tasting rooms is elevating the cost of farm land directly. Water usage, road usage, exhaust, congestion - all of these affect my business as a farmer. I cannot get cars to cross the road because of the traffic. This makes it difficult to access my farm and I am organic, off the grid and use biofuels and solar. Can you say that about the winery industry? What is their carbon footprint?			x			
Online	My wife and I recently moved to this area, in part because of the local wine scene. We love living so close to so many incredible wineries. Please do whatever it takes to support these local businesses. They are an incredible asset for our community.					x	
Online	This winery facilitates or contributes thousands of dollars to local charities and schools every year					x	
Online	What is the winery industry going to give back to the local community besides winery jobs? For example, my farm donated \$2,800 worth of produce to food banks and the hungry IN WOODINVILLE. How are the wineries going to give back to the quality of life of those less fortunate, those people that are not involved in the winery business, but are at the periphery?					x	
Online	Wineries are People Places...Not just wine sipping, but listen to music, view art, taste foods, meet friends. Last night there were retirees from the local home, family with kids playing soccer, people with dogs, and lots of single and married people from their 20s to 70s dancing and listening to great local music and socializing on a beautiful Woodinville evening. NO ruckus, no drunks and everything shut down at 9:30. We MUST keep these places and allow them to cater to and support our community (and tax base)					x	

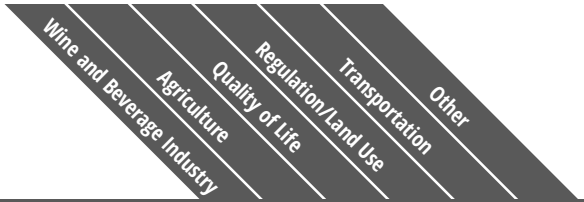


Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Online	English Hill Homeowners love the Wineries, the Sports and AG businesses in the in the Valley. They are close, fun and offer so much. They add so much to our quality of life. A huge plus for both Redmond and Woodinville in general.				x		
Online	Tasting rooms and tourism benefits the community.	x					
Online	As a Woodinville resident I absolutely love the Woodinville Redmond Rd., Corridor and visit the few little wineries and restaurants and such in that area constantly. Not allowing more of the same in that area to me (and ALL of our friends and acquaintances) is an absolute shame. We have such a jewel there for residential and tourism enjoyment. Only allowing more tasting rooms and such in industrial spaces or downtown would destroy it, say goodbye to my dollars..... I won't go there! We go for atmosphere and experience. We can be a rival for Napa and Sonoma and should look at their models. Please allow more tasting rooms, restaurants, event space, signage, sidewalks bike paths, pedestrian areas and address road improvements and parking immediately.	x					
Online	Having lived in Woodinville on the busy 140th Place NE for many years. I am well aware of the traffic frustrations. But, sending all the tasting rooms and wineries to the industrial areas is a bad idea. People come to the Valley to enjoy its beauty and rural atmosphere. Industrial zones do not provide this. I would bet money that visits to the Woodinville wineries would decrease, if the only choice was a warehouse atmosphere. Keep the rural wineries where they are and let everyone enjoy the true beauty of the Woodinville Valley.	x					
Online	borrowing from comments of others - This region has the potential to be something very special - a NAPA of the NORTH. Lets make sure we do this right and provide funding to solve the unique challenges of this area for all concerned. People come to the Valley to enjoy its beauty and rural atmosphere. Industrial zones do not provide this. Keep the rural wineries where they are and let everyone enjoy the true beauty of the Valley.	x					
Online	Wineries are an important business for the area and add a lot of intrinsic value to King County. They also add quite a bit of revenue as well. When looking at the changes please try and remember that most of these are small local owned business and probably someone you know. Also please try and look at lowering the current minimum acreage limit to something more around 1 - 2 acres, 4.5 just doesn't make since and it would be far less confusing if we could be an actual business instead of some home business or industry.					x	
Online	this is a great place to expand the winery area. its beautiful, has space and brings business and industry to an area that needs it.	x					
Online	Many businesses benefit from the Rural Wineries bringing people into Woodinville to shop, eat, see a movie, etc. Thousand of dollars of business and sales taxes are at stake here. Please don't mess it up!	x					
Online	Allow small home based wineries regardless of lot size to be open for tastings once or twice a week. This will add to tourism of the area and bring in more revenue for the County	x					

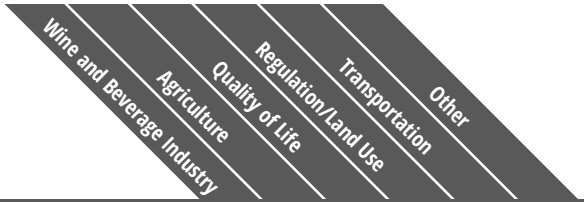


Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Online	Matthews has been a King County farm for the last 2 years engaged in many farm to table activities and events. This year they are doing CSA boxes for their customers utilizing local bread, cheese, butter and other AG crops. Very Cool!			x			
Online	Thousands of acres set aside in King County and most of what is planted is grass. Why does only GRASS pencil out as profitable?			x			
Online	We're very excited about the new farm planted here and the farm share program they have recently introduced. What a unique offering from a winery in our community!			x			
Online	Protect Environmentally sensitive stream.						x
Online	Protect Potential Salmon Spawning stream.						x
Online	This winery supports Woodinville neighbors and young married groups in their efforts to build community and have fun.				x		
Online	Perfect example of what a small rural winery and business should be. Excellent and caring neighbors trying to keep the grounds within the look and feel of the area, and always mindful of the neighbors around them. Seems to me we would want to encourage these type of business people not discourage them.				x		
Online	Investigate who in King County is responsible for not enforcing current zoning laws.					x	
Online	Investigate who in King County gov't. is responsible for not enforcing current zoning laws.					x	
Online	Illegal Tasting Room					x	
Online	Illegal Tasting Rooms					x	
Online	Illegal Tasting Rooms. Complaints filed and no action.					x	
Online	Complaints of Loud Noise, Clearing and Grading illegally in a Riparian Zone					x	
Online	Vacant Land Zoned for Industrial Winery currently owned by owner of Illegal Tasting Room on Agriculturally zoned land.					x	
Online	The current allowable use of a non-owner occupied winery or tasting room on over 4.5 acres in Zone RA2.5 should be repealed. This is an Industrial or Retail Operation in a residential area which also violates the tenets of the GMA.					x	
Online	There are no sewers.					x	
Online	There are no sewers.					x	
Online	This stream area with its natural plantings is beautiful as its been completely restored.					x	
Online	Treat other non AG businesses in the SAMMAMISH Valley and give them the same accommodations as 21 acres. Don't discriminate against Wineries or tasting rooms or remote tasting rooms.					x	

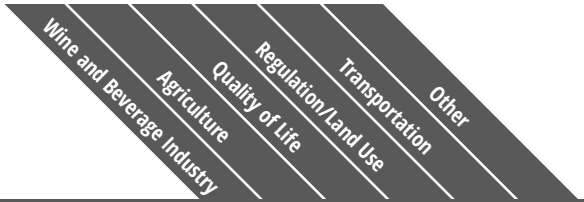
Source	Comment						
		Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Online	The ball fields do not provide adequate parking for their operations.						x
Online	Noise and Traffic Complaints Unresolved						x
Online	We need a center turn lane, bike lanes and sidewalks for life and safety reasons along this corridor it would improve the quality of life for everyone plus it would ADD to any tourism initiatives						x
Online	Adding a sidewalk (or well maintained walking path) along 171st up Hollywood Hill to provide a safe means for pedestrians to walk into town.						x
Online	Allow the Church to connect to the sewer system and extend it down the Valley for all to use. Eliminate the Septic System Mess once and for all.						x
Online	Traffic at this time is negatively affecting my farm stand. There is congestion from 7am - 9pm March - October. It is actually dangerous. There have been accidents near the farm due to road rage and lack of speed enforcement. What is the plan to REDUCE congestion to improve safety						x
Online	This is such a congestion round-a-bout it is dangerous. Just too many cars on a regular basis						x
Online	This is an important area for the wine industry.	x					
Online	How did lack of enforcement of County land-use rules turn into a Study of the wine and beverage industry? Why isn't it a 'Community challenges Study? Traffic, parking, parks, tourism.	x					
Online	Who's idea was it to turn the lack of king county code enforcement into a wine and beverage industry study? Who picked the panel and why?	x					
Online	Industrial tourism	x					
Online	Wineries in the industrial area	x					
Online	Illegal Tasting Room	x					
Online	Vacant Land Zoned for Industrial Winery currently owned by owner of Illegal Tasting Room on Agriculturally zoned land.	x					
Online	Noise and traffic complaints	x					
Online	Small Residential Owner Occupied Wineries which offer private not publicly/advertised tasting should be allowed as a temporary trial permitted activity.	x					
Online		x					
Online	Please consider lowering the acreage requirement to 2.5 acres. And please think beyond just Woodinville. Solutions for the Woodinville Winery issues will impact the rest of unincorporated King County as well. Please keep a bigger picture perspective.	x					



Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Online	Encourage niche food establishments (delicatessens in European style) and bakeries and the like so that people don't just haul around sippin' wine.	x					
Online	So if I just decide to ignore zoning codes and enough of my neighbors do the same, it must be ok. I don't have to play by the rules if I don't want to.	x					
Online	Most areas of the country would love to have such a wonderful industry as wineries, yet the geniuses in King County, who have never run a business, look this gift horse in the mouth. Just let it be. Redirect your focus to life and safety issues, and stay the hell out of the rest of our lives.	x					
Online	Promote the local winery business and entrepreneurs	x					
Online	King County needs to investigate every AG business in this corridor for violations of building codes, septic, chemicals, land use issues and potential land use violations. Why has no one focused on this issue?	x					
Online		x					
Online	So many assertions with no facts, please fact check comments and remove those without information	x					
Online	How will these policy recommendations effect those of us who live directly in (less than 1 mile) the winery area of Woodinville?	x					
Open House	Couger Crest Winery owner – your slide on wine production – we do all of that, grow grapes, bottle, ship, tasting rooms – without the tasting rooms, we wouldn't have a viable farm. Our little tasting room had been separated, and a house has been built on it. It's on the ag area, and there will never be a viable farm on that property. We're trying to figure out these pieces of Woodinville that would never be a viable farm – and find common ground will ppl of Woodinville and farmers. Urbanites turned farmers are upset about noise in rural setting. I'm not sure that small farming area is a viable farming entity – you can't grow vegetables there...it's too wet. My tasting room is on agricultural zoned land.	x	x				
Open House	The County's comp plan review is obligated by law – 2016 is the year they're obligated. Which means land use laws and designations can be modified to fit the uses/needs of the community. The SC will give input to County when conduct land use review. ¼ acre parcels broken off of farm land...rampant throughout the county...no way you could conduct farming and make a living...the county needs to look at those parcels and move them into a zoning that's compatible to what the land owner can do with that land. I overheard one person here say they had to take their land off the market (farm)...because no one really wanted to buy a "farm." So how much money/acre do you need to make a living. If we don't make \$6k/acre/year on apples...you just break even. I would just about guarantee this land wouldn't make \$6k...claps...			x		x	
Open House	There's the whole industrial district...city of Woodinville enforcing strict rules, and KC areas outside of city isn't enforcing city's rules					x	



Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Open House	I appreciate what you're saying about the "romance" of ag land, where grapes are grown. Your 1 acre piece of land next to a sports field and put out a sign that says "beer by the keg." There's nothing romantic about that. We understand wineries can increase their econ viability by selling directly to consumer...that's just a wine bar. It's not true KC's code doesn't recognize tasting rooms – they're recognized as an accessory use to wineries. ...your operation...you're just interested in marketing. You're just running a tavern. I'm a land use attorney, I've spent 30 years in Sammamish valley trying to preserve ag land. When you say you want to have a tasting room on ag land – that's a sales tactic. The GMA takes all this into account. It's made a wonderful balance. Our City is where tasting rooms go. ...claps...	x		x			x
Open House	Lived in Woodinville for 35 years...what's happening in Woodinville is largely a net positive...rural development of tasting rooms, largely driven by lack of zones, lands, districts, which would benefit tasting rooms. Ppl enjoy the cluster of tasting rooms...there aren't enough areas like that. Would attract more visitors and mitigate zoning challenges.	x					x
Open House	All the farmers had their chance to sell their development rights, but not all of us did. There has been a program by tax payers...we collectively have decided it's important to preserve this ag land, we don't disagree you can't make a living. There's a long history of law...state supreme court ... the fact is, if the land is suitable for ag, it's mandated that it's protected forever. I don't doubt the economics.			x			
Open House	Farmer in Sammamish Valley – dispute the fact that farming doesn't work in SV. We had 20k ppl come to our pumpkin patch. There is farming in the valley – if you need to pay \$3 mil for an acre of land, prob won't survive. And that's why we need to keep ag land						
Open House	Jeff Otis – family owns Matthews. We just launched farm share plan – doing food and wine combo. I've been featuring a local family each week...1 question is why did you move to Woodinville. Most said green space, wineries, cool space for kids...want to keep it that way. ...claps...					x	
Open House	Sal – started winery in 1987 - in answer to why code is outdated, for ex) there was no such thing as a "remote tasting room" when code was written. In 2005, law changed = WA allows wineries to have two locations for tasting rooms. This happened because wine industry is huge...we have to sell our wine directly to the consumer. Grapes are grown in Eastern WA, have Cascades between us and grapes....in 2008 no one went to Walla Walla ... so state changed the law, Woodinville allowed tasting rooms because they wanted to have "major tourist attraction." Wineries are going to want to populate near other wineries. Ppl wanted to come to Woodinville, and, in my opinion, the city didn't update their code fast enough, and wineries set up shop in industrial areas...there's no "romance" there. If you take tourist district of Woodinville... it's the same as what's happening in unincorporated	x		x			
Open House	Clarify – wants to note wineries and ag difference –						



Source	Comment	Wine and Beverage Industry	Agriculture	Quality of Life	Regulation/Land Use	Transportation	Other
Open House	Will recommendations that come out of this process, be the ones that come from steering committee? Or will the consultant create recommendations?						
Open House	Will you factor in GMA's mandate to protect ag land – and no mandate to protect wineries					x	
Open House	What problems are we trying to solve with this expenditure and investigation						
Open House	Does that mean this process is being driven by illegal land use in the valley?						
Open House	Your slides articulate a lot of good things that anyone would agree with, but you haven't gotten into the controversial topics – let's explore those more						
Open House	But the county has heard our complaints about zoning – doesn't seem fair to put it back on audience						
Open House	But when the process is driven by ppl who are breaking the rules...the county isn't addressing the fact that the process is being driven by a bully						
Open House	How do we know some of the codes are outdated? Some say should have commercial in residential, which seems reasonable. Why do we need to change those? We have this illegal development – why is that driving the study? Driving changes?					x	
Open House	A lot of properties have sold their development rights to the county, so if you start changing the zoning, how do you correct that						
Open House	I know ag, and what it takes to make a living off ag. If that takes a satellite tasting room						
Open House	The way the wineries are arranged, it encourages...take pedestrians away from 202 and to a closed area						x
Open House	Arguing over economics of it is futile. We have a value there that won't ever be viable as tilled farm land.			x			
Open House	Sal – taverns are different, we're not trying to open a sports bar. None of the wineries in question are on Ag production district. They're on rural land. None are in ag zone. The ones we're talking about are in rural zone along major highway.					x	x
Open House	We keep talking about wineries (I own a winery)...the issues we're talking about have to deal with tasting rooms.	x					
Open House	Has there been a survey conducted of the community – and ppl involved in policy – to learn what kind of businesses are desired in Woodinville? If you wanted to open a certain type of biz in the area we're talking about...I've been stalled against septic issues on my biz...	x				x	