

KING COUNTY AGRICULTURE COMMISSION

Special MEETING NOTICE

THURSDAY, APRIL 25, 2019

1-2:30 P.M.

BY PHONE: 1.206.263.8114, CONFERENCE ID: 18695

IN PERSON: KOKANEE ROOM (6TH FLOOR), KING STREET CENTER, 201 S. JACKSON ST, SEATTLE

PROPOSED MEETING AGENDA

(AGENDA ITEM TIMES ARE TENTATIVE)

1:00	Call to Order <ul style="list-style-type: none">• Welcome and Purpose of Meeting• Roll Call by staff liaison• Approval of Agenda	Meredith Molli, Chair
1:10	Public Comment related to a specific agenda item <i>3 minutes/person</i>	Meredith Molli
1:15	Winery Code Amendment <ul style="list-style-type: none">• Review draft letter from committee• Motion• Vote	Meredith Molli, Winery Code Committee (Meredith Molli, Leann Krainick, Leigh Newman-Bell, Roger Calhoon, Rosella Mosby)
2:20	General Public Comment <i>3 minutes/person</i>	Meredith Molli
2:25	Concerns of Commissioners	Meredith Molli
3:00	Adjourn	Meredith Molli

Next Meeting : May 9, 3-6pm, Preston Community Center, Preston



King County
Agriculture Commission
Water and Land Resources Division
Department of Natural Resources and Parks

King Street Center
201 South Jackson Street, Suite 600
Seattle, WA 98104-3855
206.477-4800 Fax 206.296.0192

April 11, 2019

The Honorable Rod Dembowski
Chair, King County Council
516 Third Ave, Room 1200
Seattle, WA 98104

Dear Councilmember Dembowski:

I am writing on behalf of the King County Agriculture Commission in regard to Proposed Ordinance 2018-0241, Winery/Brewery/Distillery (WBD) Regulations and the Conceptual Striking Amendment, Updated 3-8-19.

The commission is pleased with several changes from the 11-30-18 striker and has resolved many of its concerns regarding parking and events. While the APDs are now much better protected, the commission has five remaining concerns in the 3-8-19 striker regarding the APDs:

- **Type of Permit:** The Commission does not support WBD I (issue 17 in the APD table) in A zones especially as a residential accessory use.
- **Product Content:** The Commission fully supports the requirement to grow 60% of WBD II and WBD III products on site in the APDs. However, the commission does not support a WBD I in the APD (issue 24) being able to source ingredients off-site from the Puget Sound Counties.
- **Production/Facility Location:** The commission appreciates the definition of what *processing* stages for WBDs entail, but would like to see all four stages required – especially in the APDs.
- **Parking:** The commission does not support grandfathering for existing parking spaces.
- **Setbacks:** For WBD II and WBD III, the commission does not support CUP setback reduction to as little as 25 feet and recommends maintaining 75 feet.

In addition, the commission has some concerns regarding the rural area where 40% of the county's agriculture sector occurs as well as a few comments regarding the overlays.

April 1, 2019

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- Type of Permit: The Commission does not support WBD I (issue 17 in the APD table) in RA zones as a residential accessory use.
- Tastings: The Commission does not support tastings/incidental sales for WBD I.
- Production/Facility Location: The commission would like to see all four stages required for WBD production/processing.
- Parking: The commission does not support grandfathering for existing parking spaces.

Regarding the overlay districts, the commission does not support reducing setbacks to 25 feet, even with a CUP.

- Overlays for WBD I, WBD II, and WBD III

Lastly, the commission suggests matching agricultural terminology in this legislation. Production, in agricultural terms means growing crops or raising livestock, deemed raw agricultural products. Whereas, food processing means steps taken after harvest to create a value-added product; i.e., juice, jam, pickles, wine, beer, distilled beverages. Per WSU, "Food processing is a combination of various sciences such as engineering, chemistry, microbiology and others. The principles of food processing involves the conversion of the agricultural raw materials into value added products for consumers" (<https://foodprocessing.wsu.edu/>).

Thank you for the opportunity to advise council on this important ordinance and striker.

Sincerely,



Meredith Molli, Chair
King County Agriculture Commission

cc: King County Councilmembers
Dow Constantine, County Executive
Christie True, Director, King County Department of Natural Resources and Parks (DNRP)
Josh Baldi, Division Director, Water and Land Resources Division (WLRD), DNRP
Mike Murphy, Interim Assistant Division Director, WLRD, DNRP
Richard Martin, Manager, AFI, WLRD, DNRP
Patrice Barrentine, Staff Liaison, Agriculture Commission, WLRD, DNRP

Summary of Proposed Regulations for Winery/Brewery/Distillery Uses in the Rural Area and the Agriculture Zones

Issue/Condition	Rural Area			Agriculture Zones		Demonstration Projects – Rural Area		Comments
	Winery I	Winery II	Winery III	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit: Vashon Town Center	Winery III in Overlay B	
Type of Permit	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new uses)
Min. Lot Size	n/a	2.5 acres	4.5 acres* 10 acres**	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Currently allowed – to be replaced with Winery I
Events	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated on-site or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated on-site or managed through parking plan	Up to 2/month with TUP – max. size = 125 guests; parking accommodated on-site or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated on-site or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems
Access	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	Not specified	Not specified	Not specified	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Not specified	Not specified	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on site
Production	Required	Required	Required	Required	Required	Not allowed	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	75'	Not specified	75'	Current standard
KC Bus. License	Required	Required	Required	Required	Required	Required	Required	New requirement. \$100/year.
Fines & Penalties	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	Increase from \$100 for 1 st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Issue/Condition	Agriculture Zones			
	Existing Code		Proposed Ordinance 2018-0241	
			Winery II (DC#3)	Winery III (DC#12)
Type of Permit	Permitted – as an accessory to agricultural use	Conditional Use	Permitted– only as an accessory to agricultural use	Conditional Use
Min. Lot Size	None	4.5 acres when floor area is less than 6,000 sf Except if floor area is over 6,000 sf, the minimum lot size is 10 acres and a minimum 2.5 acres must be used to grow products	2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres)	4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres
Max. Building Size	3,500 sf, except historic buildings	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage On Vashon-Maury Island, maximum floor area 6,000 sf, including underground storage	3,500 sf (historic buildings maximum is 5,000 sf)	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage
Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting	Tasting of products produced on-site, and no extra floor area allowed for tasting	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm
Events	For wineries: Up to 2/month with TUP; parking accommodated on-site For breweries and distilleries: 60 days in a one-year period	For wineries: Up to 2/month with TUP; parking accommodated on-site For breweries and distilleries: 60 days in a one-year period	Up to 2 events/month with TUP. Max. size = 125 guests; parking accommodated on-site or managed through parking plan	Up to 2 events/month with TUP. Max. size = 250 guests; parking accommodated on-site or managed through parking plan
Water	Not specified	Meet requirements for water and wastewater; water meters required for use of wells	Not specified	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available
Access	Not specified	Not specified	Direct access from an arterial	Direct access from an arterial
Product Content	60% of product content required to be grown in Puget Sound counties	Limited to processing of agricultural products and 60 percent of the products must be from Puget Sound counties	60% of product to be processed must be grown on site.	60% of product to be processed must be grown on site.
Production/ Facility Location	Not specified	Not specified	Required Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.	Required Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.
Parking	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area Parking maximum 150% of minimum requirement	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area Limited to 150% of minimum required	Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required)
Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.
KC Bus. License	None	None	Required	Required

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Issue/Condition	Rural Area Zones				
	Existing Code		Proposed Ordinance 2018-0241		
			Winery I (DC#30)	Winery II (DC#3 and DC#31)	Winery III (DC#12)
Type of Permit	Permitted	Conditional Use	Permitted – only one nonresident employee allowed	Permitted Conditional Use	Conditional Use
Min. Lot Size	4.5 acres	4.5 acres Except if floor area is over 6,000 sf, the minimum lot size is 10 acres and a minimum 2.5 acres must be used to grow products	None	P and C: 2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres)	4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres
Max. Building Size	3,500 sf, except historic buildings	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage On Vashon-Maury Island, maximum floor area 6,000 sf, including underground storage	1,500 sf	P and C: 3,500 sf (historic buildings maximum is 5,000 sf)	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage
Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting	Tasting of products produced on-site, and no extra floor area allowed for tasting	Not allowed	P and C: Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm
Events	For wineries: Up to 2/month with TUP; parking accommodated on-site For breweries and distilleries: 60 days in a one-year period	For wineries: Up to 2/month with TUP; parking accommodated on-site For breweries and distilleries: 60 days in a one-year period	Not allowed	Up to 24 days/year with TUP. Max. size = 125 guests; parking accommodated on-site or managed through parking plan	Up to 24 days/year with TUP Max. size = 250 guests; parking accommodated on-site or managed through parking plan
Water	Not specified	Meet requirements for water and wastewater; water meters required for use of wells	Not specified	Not specified	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available
Access	Not specified	Not specified	Not specified	P: Direct access from an arterial C: Direct access from public roadway. Can be modified through CUP (NOTE: transmitted ordinance has an error and does not include this)	Direct access from an arterial
Product Content	60% of product content required to be grown in Puget Sound counties	Limited to processing of agricultural products and 60% percent of the products must be from Puget Sound counties	None	None	None
Production/ Facility Location	Not specified	Not specified	Required	Required	Required

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Parking	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area Parking maximum 150% of minimum requirement	One parking stall allowed for nonresident employee	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area P: Limited to 150% of minimum required C: Limited to 150% of minimum required	Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required)
Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	P and C: 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.
KC Bus. License	None	None	Required	P and C: Required	Required

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Issue/Condition	Urban Reserve Zone				
	Existing Code		Proposed Ordinance 2018-0241		
			Winery I (DC#30)	Winery II (DC#3)	Winery III (DC#12)
Type of Permit	Permitted	Conditional Use – No separate authorization for a CUP in UR zone	Permitted – only one nonresident employee allowed	Permitted	Conditional Use
Min. Lot Size	4.5 acres		None	2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres)	4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres
Max. Building Size	3,500 sf, except historic buildings		1,500 sf	3,500 sf (historic buildings maximum is 5,000 sf)	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage
Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting		Not allowed	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm
Events	60 days in a one-year period		Not allowed	60 days in a one-year period Max. size = no limit Parking not specified	60 days in a one-year period Max. size = no limit Parking not specified
Water	Not specified		Not specified	Not specified	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available
Access	Not specified		Not specified	Direct access from an arterial	Direct access from an arterial
Product Content	60% of product content required to be grown in Puget Sound counties		None	None	None
Production/ Facility Location	Not specified		Required	Required	Required
Parking	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area		One parking stall allowed for nonresident employee	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area Limited to 150% of minimum required	Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required)
Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.		75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.
KC Bus. License	None		Required	Required	Required

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Issue/Condition	Commercial and Industrial Zones			
	Existing Code		Proposed Ordinance 2018-0241	
	NB and CB	RB and I	NB and CB	RB and I
Type of Permit	Permitted	Permitted	WBD I – not permitted WBD II – permitted (DC#17) WBD III – conditional use (DC#29)	WBD I – not permitted WBD II – permitted (DC#29) WBD III – conditional use (DC#29)
Min. Lot Size	None	None	None	None
Max. Building Size	3,500 sf, except historic buildings	None	WBD II – 3,500 sf, except historic buildings are 5,000 sf	None
Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting	Not specified	WBD II – Tasting of products produced on-site, and no extra floor area allowed for tasting	Not specified
Events	60 days in a one-year period	60 days in a one-year period	WBD II and III – 60 days in a one-year period Max. size = no limit Parking not specified	WBD II and III – 60 days in a one-year period Max. size = no limit Parking not specified
Water	None	None	None	None
Access	None	None	None	None
Product Content	None	None	None	None
Production/Facility Location	Not specified	Not specified	Not specified	Not specified
Parking	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area WBD III – not specified	WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area WBD III – not specified
Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	5 or 10 feet	WBD II – 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. WBD III – 5 or 10 feet	5 or 10 feet
KC Bus. License	None	None	WBD II and III– Required	WBD II and III– Required

Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations

Joint KL/CB Conceptual Striking Amendment – UPDATED 3-8-19

Issue #	Proposed Change	KL/CB Direction	Chair's Direction
1	<p>New chapter in Title 6 – <u>business licenses</u></p> <p>Adds a definition for adult beverage business:</p> <p>An adult beverage business means a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses.</p> <p>Adds a new requirement to get a business license for wineries, breweries, and distilleries, and remote tasting rooms.</p> <p>The business license fee would be \$100 for initial and renewal of licenses.</p>	Agree with Executive	7/11 – ok with Executive's proposal.
4	<p>Adds a <u>definition for remote tasting room</u>:</p> <p>A small facility approved by the Washington state Liquor and Cannabis Board as a remote tasting room for a licensed winery, brewery or distillery that is operating at a location other than the licensed winery, brewery or distillery production facility, for the purpose of the retail sale and sampling of the licensed product.</p>	Revise the language so that breweries and distilleries can participate in the demonstration project. Be clear that additional endorsements, and other retail liquor licenses (bars and restaurants) would not be allowed	6/28 – revise the language so that breweries and distilleries can participate in the demonstration project. Be clear that additional endorsements, and other retail liquor licenses (bars and restaurants) would not be allowed
5	<p>Adds a <u>definition for winery, brewery, distillery facility</u> !:</p> <p>A very small establishment licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and where on-</p>	Add language that retail liquor licenses are not allowed. Adds allowances for on-site tasting and related retail sales. Make technical edits for consistency.	11/9 – add language that retail liquor licenses are not allowed. Adds allowances for on-site tasting and related retail sales. Make technical edits for consistency.

Issue #	Proposed Change	KL/CB Direction	Chair's Direction
	site product tasting or retail sale of merchandise does not occur.		
6	<p>Adds a <u>definition for winery, brewery, distillery facility II</u>:</p> <p>A small scale production facility licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and that includes an adult beverage production use such as crushing, fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility II may include additional product-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law, on-site product tasting and sales as authorized by state law, and sales of merchandise related to products available for tasting as authorized by state law.</p>	Add language that retail liquor licenses are not allowed. Make technical edits for consistency.	11/9 – add language that retail liquor licenses are not allowed. Make technical edits for consistency.
7	<p>Adds a <u>definition for winery, brewery, distillery facility III</u>:</p> <p>An establishment licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and that includes an adult beverage production use such as crushing, fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility III may include additional product-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law, on-site</p>	Add language that retail liquor licenses are not allowed. Make technical edits for consistency.	11/9 – add language that retail liquor licenses are not allowed. Make technical edits for consistency.

Issue #	Proposed Change	KL/CB Direction	Chair's Direction
	product tasting as authorized by state law, and sales of merchandise related to products available as authorized by state law.		
8	<p>Modifies <u>parking requirements</u>:</p> <p>Requires for WBD II facilities, 0.9 per 1,000 square feet plus 1 per 300 square feet of tasting area (existing code is 1 per 50 square feet of tasting area).</p> <p>Does not specify parking requirements for other WBD facilities.</p>	<ul style="list-style-type: none"> • For A zones, agree with Executive on parking ratio • In other zones, for remote tasting rooms in CB and RB zones, and in demo project A, minimum tasting/retail parking ratio is 1:300, and maximum is 1:50sf. In RA zone, maximum is specified as 1:50sf and 150% maximum is removed. • Apply the WBD parking ratios to facilities II and III 	<p>6/28 – keep existing parking ratio of 1:50sf for tasting and retail areas.</p> <p>11/9 –</p> <ol style="list-style-type: none"> 1. Apply the WBD parking ratios to facilities II and III 2. Add a parking ratio for remote tasting room of 1:50sf of tasting and retail areas
9	<p>Modifies home occupation and home industry requirements:</p> <p>Prohibits all WBD facilities and remote tasting rooms.</p>	<p>Prohibit WBDs and remote tasting rooms as home occupations and home industries. Allow grandfathering for legally established home occupations within one year of effective date of ordinance. Require a business license for existing, nonconforming home occupations and home businesses.</p> <p>In supplemental appropriation, add technical assistance for determining grandfathering, aid with conversion to new WBD facility categories, and enforcement.</p>	<p>11/9 – remove this from the ordinance and maintain existing code. Add a study requirement instead, which includes evaluation of the impacts of the current code and implementation of the code for WBDs, and recommended code changes for home occupations and home industries – due June 30, 2019.</p>

Issue #	Proposed Change	KL/CB Direction	Chair's Direction
12	<p>Modifies <u>temporary use permit</u> requirements:</p> <p>For WBD II and III in A zones, events limited to 2 per month and all parking must be accommodated on site or through a plan approved by the director.</p> <p>For WBD II and III in RA zones, events limited to 24 within a one-year period and all parking must be accommodated on site or through a plan approved by the director.</p> <p>For WBD II in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 125 guests.</p> <p>For WBD III in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 250 guests.</p> <p>No events or temporary use permits for WBD I, nonconforming home occupations, home industries.</p> <p>WBD II and III in other zones are allowed 60 days a year</p>	<ul style="list-style-type: none"> • Add language that specifies when a TUP is required. Include events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extends beyond stated hours of operation. (in K.C.C. 21A.32.100) • WBD II allowed 150 guests (WBD III ok with 250) • For WBD I in RA zone, legal nonconforming home occupations and legal nonconforming home industries, 2 events per year, maximum 50 people, without a TUP is allowed. • No events for WBD I interim use permit in A zone 	<p>6/28 –</p> <ul style="list-style-type: none"> • add language that specifies when a TUP is required. Include events that exceed the building occupancy, that require portable toilets and additional parking as criteria, but exclude those that have stages or tents. (in K.C.C. 21A.32.100) • Allow 24 events per year in Ag zone. • WBD II allowed 150 guests (WBD III ok with 250) • For WBD I, home occupations and home industries, 2 events per year, maximum 50 people, without a TUP is allowed.

Issue #	Proposed Change	KL/CB Direction	Chair's Direction
13	<p>Adds a Sammamish Valley and Vashon Rural Town wine and adult beverage <u>remote tasting room demonstration project A</u>.</p> <ul style="list-style-type: none"> • Administrative approval by DPER – as a Type I land use decision • May apply for approval simultaneously as business license application • Allowed uses under the demonstration project limited to remote tasting room. • Adds criteria for remote tasting room: <ul style="list-style-type: none"> ○ One or more WBD I, II or III may operate ○ Total space for tasting and retail is 1,000sf plus storage, restroom, back-of-the-house uses ○ Additional 500sf of outdoor space allowed ○ Direct access to an arterial ○ No production allowed ○ Incidental retail sales of products related to products tasted allowed ○ Hours of operation M-Th 11am-5pm, F-S 11am-9pm ○ Need a liquor license ○ No events or temporary use permits ○ Parking maximum of 150 percent of minimum required • Only allowed in area identified in Attachment A to ordinance. 	<ul style="list-style-type: none"> • Add CB zoning in Fall City Rural Town as third area. • Add language to the demonstration projects to evaluate parking needs/impacts. • Add more robust evaluation language. Include the nearby Cities, CSA groups, and customer's views of the overlays. Include evaluation of the businesses to survive/profit with the regulations. • Requires Permitting to stop accepting applications after 3 years, and extend the demonstration project to 5 years, and start the evaluation process after the 5 years is over • Add evaluation of tasting hours and special event parameters • Add evaluation of permit review timelines for decision of demonstration project applications. • Reduce the scope of the Vashon overlay to CB zoning in the Rural Town. 	<p>6/28 –</p> <ul style="list-style-type: none"> • Add CB zoning in Fall City Rural Town , as third area. • Add language to the demonstration projects to evaluate parking needs/impacts. • Add more robust evaluation language. Include the nearby Cities, CSA groups, and customers views of the overlays. Include evaluation of the businesses to survive/profit with the regulations. • Require an ordinance to end the overlay. Remove the provision that has DPER stop accepting applications automatically after 3 years. <p>6/29 – Executive staff suggest that the allowance be narrowed to either the Town Core, or the CB zoned land within the Rural Town.</p> <p>7/11 – will reduce the scope of the Vashon overlay to either the Town Core or CB zoning in the Rural Town.</p> <p>11/9 –</p> <ul style="list-style-type: none"> • Extend the demonstration project to 5 years • Add evaluation of tasting hours and special event parameters • Add evaluation of permit review timelines for decision of demonstration project applications.

Issue #	Proposed Change	KL/CB Direction
	<ul style="list-style-type: none"> • Must be consistent with general health, safety and welfare. • Supersedes other variance, modification and waiver criteria in Title 21A. • Demonstration project A is in effect for 3 years from effective date of the ordinance, after which the remote tasting rooms would become nonconforming. • Annually, DPER compiles a list of applications submitted and related code complaints. • The Executive may submit additional proposed legislation extending or amending this ordinance within the 3 year demonstration project. 	
14	<p>Adds a Sammamish Valley wine and adult beverage special events demonstration project B.</p> <ul style="list-style-type: none"> • Administrative approval by DPER, using review procedures in 21A.42 and decision criteria in 21A.44.040 (for CUPs) • Allowed for WBD III • Waives requirements in 21A.32.100 through .140; 21A.44.020 and 21A.08.080.B.12.1 • Allowed to obtain authorization for on-site weddings and similar uses under the CUP • No waiver from other requirements (including review procedures) • Only allowed with an application for a new or modified CUP for WBD III, either in conjunction 	<ul style="list-style-type: none"> • Overlay B allows consolidated review of CUP and TUP (instead of events being rolled into the CUP) • Projects follow Type II process, including SEPA for the consolidated review • No extra fees for TUP reviewed as part of the consolidated review (just pay for CUP) • TUP follows code requirements (approved for one year, with 4 possible renewals for a total of 5 years) • Must get a new TUP at the end of the 5 year, pay full cost and comply with the code in place at the time of complete application filing • Limited to 60 events • Add to evaluation the consolidated review process (impacts on cost to application, cost to administer/review, time to <p>6/28 –</p> <ul style="list-style-type: none"> • During the 5-year demonstration period properties in overlay B cannot be consolidate to create a winery. • Evaluate water use and compliance with Hirst. During the course of the counties work to comply with Hirst Legislation we will also evaluate the impact of various types of businesses on water evaluation. • Add more robust evaluation language. Include the nearby Cities, CSA groups, and customers opinions of the overlays. Include evaluation of the businesses to survive/profit with the regulations. • Require an ordinance to end the overlay. Remove the provision that has DPER stop accepting applications automatically after 3 years.

Issue #	Proposed Change	KL/CB Direction	Chair's Direction
	<p>with that application or before. Must demonstrate compliance with 21A.44.040.</p> <ul style="list-style-type: none"> • CUPs are a Type II land use decision • Only allowed in area identified in Attachment B to ordinance. • Must be consistent with general health, safety and welfare. • Demonstration project B is in effect for 3 years from effective date of the ordinance (plus any time for appeal timelines), after which the CUPs would become nonconforming. • Annually, DPER compiles a list of applications submitted, evaluation of impacts of events authorized by the demonstration project, and related code complaints. • The Executive may submit additional proposed legislation within the 3 year demonstration project. 	<p>issue) and additional events (60 v 24 per year) allowed under Overlay B.</p> <ul style="list-style-type: none"> • During the 5-year demonstration period properties in overlay B cannot be consolidate to create a winery. • Evaluate water use and compliance with Hirst. During the course of the counties work to comply with Hirst Legislation we will also evaluate the impact of various types of businesses on water evaluation. • Add more robust evaluation language. Include the nearby Cities, CSA groups, and customers opinions of the overlays. Include evaluation of the businesses to survive/profit with the regulations. • Requires Permitting to stop accepting applications after 3 years, and extend the demonstration project to 5 years, and start the evaluation process after the 5 years is over • Add language to the demonstration projects to evaluate parking needs/impacts. • Add evaluation of permit review timelines for decision of demonstration project applications, and TUP permit review timelines comparison with WBD III's that don't use the demonstration project. • Add evaluation of surface water issues, and impacts on downstream properties and agricultural land, and recommended ways to address those issues/impacts • Add evaluation of special event parameters • Add language regarding the types of conditions required (number of events, size, and notification of future events) 	<p>11/9 –</p> <ul style="list-style-type: none"> • Extend the demonstration project to 5 years • Add language to the demonstration projects to evaluate parking needs/impacts. • Add evaluation of permit review timelines for decision of demonstration project applications, and TUP permit review timelines comparison with WBD III's that don't use the demonstration project. • Add evaluation of surface water issues, and impacts on downstream properties and agricultural land, and recommended ways to address those issues/impacts • Add evaluation of special event parameters <p>PUBLIC NOTICE FOR TUPS</p>

Issue #	Proposed Change	KL/CB Direction	Chair's Direction
15	<p>Modifies <u>citation penalty</u>:</p> <p>Adds specific citations for WBD I, II, II and remote tasting rooms: \$500 for first violation, and \$1,000 for subsequent violations</p> <p>(existing code is \$100 for first violation, \$500 for subsequent violations)</p>	<p>Agree with Executive.</p> <p>Add evaluation of the effectiveness of the fine system to the report required at the end of 5 years</p>	<p>6/28 –</p> <ul style="list-style-type: none"> Modify the citation penalties: <ul style="list-style-type: none"> 1st violation – written warning plus fine of \$100 2nd violation - written warning plus fine of \$200 3rd violation - written warning plus fine of \$500 4th violation - \$750 5th violation - \$1,000 <p>Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued</p>
15.5	<p>Study requirements – not included in Executive's proposal</p>	<p>Add a study requirement – at the end of the 5 years, in conjunction with the studies done for the demonstration projects.</p> <ul style="list-style-type: none"> Analysis of impact urban uses within UGA have on rural character of adjacent rural areas outside the UGA and provide recommendations to reduce impact of those urban uses. Analysis of product content requirement (60% onsite, Puget Sound Counties, or ag accessory use). Analysis of effectiveness of TUP triggers in KCC 21A.32.100. Analysis of WBD I as interim use in A zone. 	

Issue #	Proposed Change	KL/CB Direction	Chair's Direction
16	<p>Modifies the <u>Permitted Land Use tables</u>:</p> <p>Adds WBD I, WBD II, and WBD III to the permitted use table and permits them in multiple zones, either as permitted outright with development conditions or with a conditional use permit with development conditions in several zones.</p> <p>Modifies development conditions for WBD facilities related to minimum lot size, floor area, parking area, setbacks, product content, location of facilities on farmland, tasting hours, site access, business license, events, connection to water supply, growing requirements, and employee maximums.</p>	<p>See separate tables on following pages for changes to this table.</p> <p>Interim Use Approval:</p> <ul style="list-style-type: none"> • Must be applied for within 5 years of effective date of this ordinance • Good for one year, with up to 4 yearlong renewals (good for a total of 5 years) like for TUP • Use must cease once interim use approval is expired • Subject to same criteria as the TUP • Fee same as TUP • Process as a Type II permit. • Application requirements set by Title 20 	<p>See separate tables on following pages for changes to this table.</p>

WBD I

WBD II

WBD III

Manufacturing Table - Agriculture Zones – Production Facilities

Note: if the KL/CB's Direction cell is blank, then the Executive's transmittal is agreed to

Issue #	Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction
		WBD I	WBD I (DC#19 in Residential table)		WBD II permitted (DC#3) conditional (DC#3)			WBD III (DC#12)		
17	Type of Permit	Not permitted	Allow in A zones as a residential accessory use, accessory to a primary ag use, and for an interim use period of up to 5 years (1 year plus 4 renewals) Must apply within 5 years of ordinance adoption		Permitted Use is conditional if setbacks to RA and residential zones are reduced to 25 feet			Conditional Use		
18	Min. Lot Size	n/a			2.5 acres			4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres		

Issue #	Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction
		WBD I	WBD I (DC#19 in Residential table)		WBD II permitted (DC#3) conditional (DC#3)			WBD III (DC#12)		
19	Max. Building Size	n/a	1,500 sf Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.		3,500 sf (historic buildings maximum is 5,000 sf)	Add decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage	Add decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.
20	Tastings	n/a	No tasting allowed Allow on-site sales of items produced on-site and incidental items.		Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm		Remove specified hours. Test the hours in the demonstration project A.	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm		Remove specified hours. Test the hours in the demonstration project A.
22	Water	n/a	Not specified		Not specified			Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	TBD	Maintain existing code: Meet requirements for water and wastewater; water meters required for use of wells

Issue #	Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction
		WBD I	WBD I (DC#19 in Residential table)		WBD II permitted (DC#3) conditional (DC#3)			WBD III (DC#12)		
23	Access	n/a	Direct access from an arterial	n/a	Direct access from an arterial		Access may not use local streets that abut residential uses. With a CUP, access to a public street required	Direct access from an arterial		Access may not use local streets that abut residential uses.
24	Product Content	n/a	60% of product to be processed must be grown in Puget Sound Counties.	n/a	60% of product to be processed must be grown on site.		In the A zone, WBD are an accessory use to agriculture. Specific limitations are set.	60% of product to be processed must be grown on site.		In the A zone, WBD are an accessory use to agriculture. Specific limitations are set.
25	Production/Facility Location	n/a	Required Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes. Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	n/a	Required Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.	Add requirement for production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Non-agricultural facility uses must be on portion of the property least suitable for agricultural production purposes.	Required Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.	Add requirement for production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Non-agricultural facility uses must be on portion of the property least suitable for agricultural production purposes.

Issue #	Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction
		WBD I	WBD I (DC#19 in Residential table)		WBD II permitted (DC#3) conditional (DC#3)			WBD III (DC#12)		
26	Parking	n/a	<p>One stall for non-resident employee</p> <p>Parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses, with a maximum of 150% of the minimum required.</p> <p>Add provision for grandfathering for existing parking (permits still required)</p>		<p>0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area</p> <p>Limited to 150% of minimum required</p>	Add provision for grandfathering for existing parking (permits still required)	Tasting ratio is 1 per 50 square feet	Not specified	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area
27	Setbacks	n/a	<p>75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.</p> <p>Setbacks only apply to interior lot lines.</p>		<p>75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.</p>	<p>C: Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'</p> <p>Setbacks only apply to interior lot lines.</p>	<p>Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'</p> <p>Setbacks only apply to interior lot lines.</p>	<p>75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.</p>	<p>Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'</p> <p>Setbacks only apply to interior lot lines.</p>	<p>Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'</p> <p>Setbacks only apply to interior lot lines.</p>

Manufacturing Table – Rural Area Zones – Production Facilities

Note: if the KL/CB's Direction cell is blank, then the Executive's transmittal is agreed to

Reach out to Roger, Russell & Amy

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction
		WBD I	WBD I (DC#17 in Residential table)		WBD II (DC#3 and DC#30)			WBD III (DC#12)		
29	Type of Permit	Permitted – only one nonresident employee allowed	Move WBD I to a residential accessory use. Allow in RA and A zones. Use is conditional if setbacks to RA and residential zones are reduced to 25 feet	Move WBD I to a residential accessory use. Allow in RA and A zones.	Permitted Conditional Use			Conditional Use		
30	Min. Lot Size	None			P and C: 2.5 acres			4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres		
31	Max. Building Size	1,500 sf			P and C: 3,500 sf (historic buildings maximum is 5,000 sf)	Add decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage	Add decks that not occupied and are not open to the public are excluded from the calculation for aggregated floor area.	Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction
		WBD I	WBD I (DC#17 in Residential table)		WBD II (DC#3 and DC#30)			WBD III (DC#12)		
32	Tastings	Not allowed	<p>SV: No tastings</p> <p>Allow on-site sales of items produced on-site and incidental items.</p> <p>Other areas: Tastings allowed by appointment only. Tastings must occur within these hours: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm</p> <p>Allow on-site sales of items produced on-site and incidental items.</p>	<p>Tastings allowed by appointment only.</p> <p>Allow on-site sales of items produced on-site and incidental items.</p>	<p>P and C: Tasting of products produced on-site, and no extra floor area allowed for tasting</p> <p>Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm</p>		<p>Remove specified hours. Test the hours in the demonstration project A.</p>	<p>Tasting of products produced on-site, and no extra floor area allowed for tasting</p> <p>Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm</p>		<p>Remove specified hours. Test the hours in the demonstration project A.</p>
34	Water	Not specified			Not specified			<p>Must connect to existing Group A water system, or existing Group B water system if Group A water system not available</p>	TBD	<p>Maintain existing code: Meet requirements for water and wastewater; water meters required for use of wells</p>
35	Access	Not specified			<p>P: Direct access from an arterial</p> <p>C: Direct access from public roadway.</p>		<p>P: Access may not use local streets that abut residential uses.</p>	<p>Direct access from an arterial</p>		<p>Access may not use local streets that abut residential uses.</p>

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction
		WBD I	WBD I (DC#17 in Residential table)		WBD II (DC#3 and DC#30)			WBD III (DC#12)		
36	Product Content	None		In the A zone, WBD are an accessory use to agriculture. Specific limitations are set.	None			None		
37	Production/Facility Location	Required	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing		Required	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing		Required	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	
38	Parking	One parking stall allowed for nonresident employee	Add parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses, with a maximum of 150% of the minimum required. Add provision for grandfathering for existing parking (permits still required)	Add parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses, with a maximum of 150% of the minimum required.	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area P/C: Limited to 150% of minimum required	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area Tasting/retail limited to 1 per 50 square feet of tasting area (and 150% max is removed) Add provision for grandfathering for existing parking (permits still required)	Tasting ratio is 1 per 50 square feet	Not specified	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area Max parking set by CUP, but tasting/retail should be limited to 1 per 50 square feet of tasting area Add provision for grandfathering for existing parking (permits still required)	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction	Chair's Direction
		WBD I	WBD I (DC#17 in Residential table)		WBD II (DC#3 and DC#30)			WBD III (DC#12)		
39	Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.	P and C: 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.

DRAFT

Manufacturing Table – Urban Reserve Zone – Production Facilities

Issue #	Issue/Condition	Executive's Proposal			KL/CB Direction	Chair-Same
		WBD I (DC#30)	WBD II (DC#3)	WBD III (DC#12)		
41						
	Type of Permit	Permitted – only one nonresident employee allowed	Permitted	Conditional Use		Remove allowance for WBD in the UR zone. These facilities would not be permitted in the UR zone. Don't want to bind the Cities to these regulations, want to learn from the pilot first, and each UR zone is unique (one-size regulations may not work).
	Min. Lot Size	None	2.5 acres	4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres		
	Max. Building Size	1,500 sf	3,500 sf (historic buildings maximum is 5,000 sf)	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage		
	Tastings	Not allowed	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm		
	Events	Not allowed	60 days in a one-year period Max. size = no limit Parking not specified	60 days in a one-year period Max. size = no limit Parking not specified		

Issue #	Issue/Condition	Executive's Proposal			KL/CB Direction
		WBD I (DC#30)	WBD II (DC#3)	WBD III (DC#12)	
41					
	Water	Not specified	Not specified	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	
	Access	Not specified	Direct access from an arterial	Direct access from an arterial	
	Product Content	None	None	None	
	Production/ Facility Location	Required	Required	Required	
	Parking	One parking stall allowed for nonresident employee	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area Limited to 150% of minimum required	Not specified	
	Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	

Manufacturing Table – Commercial and Industrial Zones – Production Facilities

Note: if the KL/CB's Direction cell is blank, then the Executive's transmittal is agreed to

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction Chair-same	Executive's Proposal	KL/CB Direction Chair-same
		NB and CB (DC#17 and DC#29)		RB (DC#29) and I (DC#31)	
42	Type of Permit	WBD I – not permitted WBD II – permitted and conditional use (DC#17) WBD III – conditional use (DC#29)		WBD I – not permitted WBD II – permitted and conditional use WBD III – conditional use	In I zone, limit to breweries and distilleries. No wineries or remote tasting rooms.
43	Min. Lot Size	None		None	
44	Max. Building Size	WBD II – 3,500 sf, except historic buildings are 5,000 sf	Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	None	
45	Tastings	WBD II – Tasting of products produced on-site, and no extra floor area allowed for tasting	Add tasting allowance to WBD III for consistency.	Not specified	Add tasting allowance to II and III for consistency. Prohibit remote tasting rooms in I zone (tasting with production okay) Add a limitation on tasting size in the I zone to 1,500sf.
46	Events	WBD II and III – with a TUP, 60 days in a one-year period Max. size = no limit Parking not specified		WBD II and III – with a TUP, 60 days in a one-year period Max. size = no limit Parking not specified	
47	Water	None		None	
48	Access	None		None	
49	Product Content	None		None	
50	Production/Facility Location	Not specified		Not specified	

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Chair's Direction	Executive's Proposal	KL/CB Direction Chair -same
		NB and CB (DC#17 and DC#29)			RB (DC#29) and I (DC#31)	
51	Parking	WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area WBD III – not specified	WBD II and III: 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area Tasting/retail limited to 1 per 50 square feet of tasting area (When max parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)	Tasting ratio is 1 per 50 square feet Parking ratio applies to all facilities	WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area WBD III – not specified	WBD II and III: 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area Tasting/retail limited to 1 per 50 square feet of tasting area (When max parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)
52	Setbacks	WBD II – 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. WBD III – 5 or 10 feet	WBD II and III: Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.	Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Add 75'/25' with CUP for WBD III Setbacks only apply to interior lot lines.	RB zone: 5 or 10 feet I zone: 5 or 10 feet	For WBD II and III: Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'. Setbacks only apply to interior lot lines.

Retail Table – Commercial Zones – Remote Tasting Rooms Countywide

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction Chair-same
		CB and RB	CB and RB
54	Type of Permit	Not proposed by Executive's transmittal	Permitted in CB and RB outright. Also permitted within the demonstration project areas subject to the requirements in 21A.55.
55	Min. Lot Size		None
56	Max. Building Size		None
57	Tastings		Allowed
58	Events		Subject to standard TUP requirements (60 days per/year, maximum guests determined through review process)
59	Water		Not specified
60	Access		Not specified
61	Product Content		None
62	Production/Facility Location		Not required
63	Parking		Add this use to table, require 1 per 300sf of tasting/retail area. Tasting/retail limited to 1 per 50 square feet of tasting area
64	Setbacks		Specified by underlying zoning

Demonstration Projects – Remote Tasting Room Overlay A and Special Events Overlay B

Note: if the KL/CB's Direction cell is blank, then the Executive's transmittal is agreed to

Issue #		Executive's Proposal Remote Tasting Room Overlay A	KL/CB Direction Chair-same	Executive's Proposal Special Events Overlay B	KL/CB Direction Chair-same
82	Use	Allows a remote tasting room One or more WBD I, II, III allowed to operate		On-site weddings and similar uses with a WBD III	Special events normally permitted through the Temporary Use Permit process
83	Type of Permit	Permitted – Type 1 land use permit		Conditional Use	Consolidate review of TUP and CUP for WBD III Applicants do not pay for TUP under demonstration project
84	Areas allowed	Sammamish Valley area Vashon Rural Town	Extend Sammamish Valley north from Woodinville City limits (up to just north of Tolt Pipeline) Vashon CB zoning, not entire Rural Town Add CB zoning in Fall City Rural Town	Sammamish Valley area	
85	Min. Lot Size	Specified by underlying zoning		Specified by underlying zoning	
86	Max. Building Size	1,000 sf for tasting and retail only 500 sf outdoors		Specified by underlying zoning	
87	Tastings	Tasting hours: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm		Specified by underlying zoning	

Issue #		Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction
		Remote Tasting Room Overlay A		Special Events Overlay B	
88	Sales	Incidental retail sales of products related to tasting allowed		Specified by underlying zoning	
89	Events	Not allowed	2/year. Max 50 people. No TUP required.	No specific limit – conditions set with CUP w/ annual monitoring of impacts	60 maximum per year
90	Water	Not specified		Specified by underlying zoning	
91	Access	Direct access from an arterial	Not specified	Specified by underlying zoning	
92	Product Content	None		Specified by underlying zoning	
93	Production	Not allowed	Not specified	Specified by underlying zoning	
94	Parking	1 space per 300 square feet of public tasting and retail area Limited to 150% of minimum required	1 per 300 square feet of tasting/retail area Tasting/retail limited to 1 per 50 square feet of tasting area	Specified by underlying zoning	
95	Setbacks	Not specified		Specified by underlying zoning	

Summary of Available/Recently Sold Property
In Woodinville Wine Country

Current Owner	Property Address	Parcel Number	Acres	Assessor's Appraised Value	Asking Price	Asking Price Differential	Listing Price Source	Sale Price
Walker	13229 Woodinville Redmond Rd NE	2326059024	4.00	\$557,000	\$10,000,000	1695.33%	Annie McKenzie-Mutch (Agent)	
Carlson	15132 148 th Ave NE	3407700011	4.15	\$371,000	\$2,600,000	600.81%	Windemere Real Estate	
Brown	16725 140th Ave NE	1026059031	7.98	\$715,000	\$3,000,000	319.58%	North Pacific Properties	\$1,850,000
Zante	13425 NE 171 st St	1026059030	14.90	\$1,022,000	\$7,000,000	684.93%	Zante family comments to Woodinville Planning Commission	
Leone	14701 148th Ave NE	1526059051	1.48	\$445,000				\$995,000