

**Public Comments on Proposed Ordinance 2018-0241.2**

Winery, Brewery Distillery Code Changes

June 10, 2019

## Auzins, Erin

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**From:** Lori Poliski <lori@flori.flowers>  
**Sent:** Monday, June 10, 2019 12:40 AM  
**To:** Auzins, Erin; Dembowski, Rod; Dunn, Reagan; von Reichbauer, Pete; Gossett, Larry; Lambert, Kathy; Wolf, Karen; McDermott, Joe; Kohl-Welles, Jeanne; Upthegrove, Dave; Balducci, Claudia; kcexec@kingcounty.gov; records@friendsofsammamishvalley.org  
**Subject:** Please watch in advance of the June 12 Beverage Ordinance Meeting

Dear King County Council Members,

I am a resident of unincorporated King County in Woodinville, a small business owner and a flower grower. I rely on local farms to buy flowers for my floral business which is what prompted me to help create this video in support of the farmers of King County.

Please watch because the farmers have a voice that has previously been muted in this process; only one farmer to four winery owners represented the stakeholders for the Beverage Study that preceded the ordinance. Many of the farmers in SV did not know about the Beverage Ordinance. In addition, the many KC initiatives including LFI, SCAP and LCI that champion adding 400 net new acres of farmland per year for 10 years in KC appear to be in direct conflict with the proposed ordinance of changing agricultural buffer zoning to allow remote tasting rooms and event establishments.

<https://youtu.be/owheKJPPFsg>

Thank you for watching. The adult beverage industry and other retail have many options for locating businesses in zoning that allows for commercial properties; the farmers have more and more limited options because of dwindling farmland, rising prices, etc all outlined in the KC 2009 Farms Report with a new report due in 2019/2020.

Thank you,

Lori Poliski

Lori Poliski  
M: 425.877.3899  
www.flori.flowers  
Instagram - <https://www.instagram.com/flori.flowers/>  
Facebook - <https://www.facebook.com/FlowersByFlori/>



## Auzins, Erin

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**From:** Elizabeth Conyard <conyard@comcast.net>  
**Sent:** Monday, June 10, 2019 7:05 AM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

The Sammamish Valley Agricultural Production District (APD) is one of the most fertile valleys in the country. If farmed to full potential, the Valley could annually supply local organic vegetables to 80,000 people, at a value of \$54 million. These sustainable, high yields are essential as climate change decreases yields in the Midwest and California.

It makes ZERO SENSE to support the Lambert/Balducci version of the Beverage Ordinance, which undermines the efforts of dozens of hard working farmers in the Valley, works at cross purposes to well-established land use regulations, and is totally counterproductive to multiple KC initiatives supporting local farming with taxpayer dollars.

\* The Ordinance allows for commercial development on top of the Valley's steep-sloped, environmentally sensitive KC SO-120 Ag Buffer Overlay area. The RA Buffer and the APD are an integrated environmental ecosystem. Development in the RA Buffer damages the adjoining farmlands with sediment-laden, toxic, and overheated water runoff from impervious and compacted surfaces. Groundwater flow is also degraded by commercial activity which exceeds the capacity of residential septic systems.

\* Land use speculation pushes out the farmers. Farmland in the Valley's APD, when sold for farming, is typically priced at \$15k-35k per acre. Recently several parcels have sold for as much as \$850k per acre and another was on the market for \$1.6m per acre – with intention for uses other than agriculture.

\* KC farmers will be put out of business. Additionally, these farmers support a broad ecosystem of local restaurants, chefs, foodbanks, and landscaping companies that will be harmed by the Ordinance.

\* The 60% rule for product to be grown ON SITE should be restored, to prevent productive farmland from being turned into manufacturing uses.

\* Commercial development of Rural Area and APD lands goes against many taxpayer-funded KC efforts to support locally sourced food, including the Local Food Initiative, the Farmland Preservation Program, Puget Sound Fresh, Farm King County, and the Land Conservation Initiative.

\* The WA State GMA mandates that King County protect the County's Rural Areas and APDs. The Ordinance allows for commercial development throughout KC Rural Areas and will negatively impact not only the Sammamish Valley APD but the other KC APDs as well.

Please adopt the Friends of Sammamish Valley Amended Ordinance that would protect the APD farmlands.

Thank you,  
Elizabeth Conyard  
Bellevue

Sincerely,  
Elizabeth Conyard  
6208 151st Ave SE  
Bellevue, WA 98006

## Auzins, Erin

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**From:** Jim Ellis <gardenjim70@comcast.net>  
**Sent:** Monday, June 10, 2019 10:18 AM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

Please! STOP this expansion! We do NOT need more cars, exhaust, fluids, refuse, and all that goes with city folk damaging our critical, and fragile, farmlands!! Please! STOP this!!

The Sammamish Valley Agricultural Production District (APD) is one of the most fertile valleys in the country. If farmed to full potential, the Valley could annually supply local organic vegetables to 80,000 people, at a value of \$54 million. These sustainable, high yields are essential as climate change decreases yields in the Midwest and California.

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Please adopt the Friends of Sammamish Valley Amended Ordinance that would protect the APD farmlands.

Sincerely,

Jim Ellis  
42202 SE 108th St.  
North Bend, WA 98045

## Auzins, Erin

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**From:** Rich Lough <rich@co7.org>  
**Sent:** Monday, June 10, 2019 3:24 PM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

Hey Bureaucrats,

I've lived and raised a family in the Sammamish Valley for over 20 years. Heed my message, PLEASE, for the love of our gorgeous Puget Sound, and keep it from becoming a Pungent Sound...

The Sammamish Valley Agricultural Production District (APD) is one of the most fertile valleys in the country. If farmed to full potential, the Valley could annually supply local organic vegetables to 80,000 people, at a value of \$54 million. These sustainable, high yields are essential as climate change decreases yields in the Midwest and California.

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Please adopt the Friends of Sammamish Valley Amended Ordinance that would protect the APD farmlands.

Thank you for standing with our community!!

Rich Lough

Sincerely,  
Rich Lough  
PO Box 1203  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Posielski, Aleks  
**Sent:** Monday, June 10, 2019 2:55 PM  
**To:** Auzins, Erin  
**Subject:** FW: proposed WBD legislation  
**Attachments:** wine.docx

Erin,

Hi! Can you please add Steve's comments to the record?

Thank you,  
Aleks

-----Original Message-----

From: steve@vesselwines.com <steve@vesselwines.com>  
Sent: Monday, June 10, 2019 2:36 PM  
To: Lambert, Kathy <Kathy.Lambert@kingcounty.gov>  
Cc: Brown, Dylan <Dylan.Brown@kingcounty.gov>  
Subject: proposed WBD legislation

Council member Lambert and Mr. Brown,

Thanks for keeping me in the loop on this and for all the considerable effort that has gone into it. I can tell from the public hearings that its been quite a grind. As the 12th approaches and as an interested party, I'd like to add my comments to the public record.

I've included those comments herein, in writing. If there's a different way you'd like these submitted, please let me know and also

if there's anything else I can do, please don't hesitate to ask.

Thanks again for all your efforts on this.

Best Regards,

Steve Hartley  
Vessel Wines

To:

The Honorable Council Member Kathy Lambert

My name is Steven Hartley of Vessel Wines. I represent a group that has purchased the property located on 140<sup>th</sup> Place NE just outside the city limits of Woodinville and within the proposed legislation currently being considered for passage by the King County Council. We purchased the property just under a year ago with the expressed intent of bringing into the area a winery which has been in operation for almost 7 years now. After having reviewed the proposed legislation and having attended several hearings on the matter, I thought it appropriate at this point to offer my point of view as an involved party in these proceedings. And I think the best way to do that is to respond to what I have heard and seen from other interested parties.

**Any new wineries/breweries/distilleries that are brought into the subject area will create additional environmental hazards such as effluent from winery operations, additional traffic congestion and degradation of the existing landscape and available farmland.**

As you know, any and all discharge from any WBD in almost every municipality, especially in Western Washington comes under strict compliance issues from local water and sewer departments and ALL effluents are carefully and consistently monitored by these agencies for measure against stated health and safety standards including PH levels, maximum soluble particulate content, among others. In fact, many municipalities have adopted standards of clean water discharge particularly related to WBD's to such levels so as to force growers to move their actual vineyard operations from Western Washington to the east where effluent can be safely discharged onto vineyard land as fertilizer for subsequent crops. So, in fact, current codes have actually discouraged activities that could have additional environmental impact on the existing areas in question within this legislation except within the actual agriculturally zoned areas. At nearly every hearing, many respondents who have described themselves as farmers have commented that these contemplated uses are inconsistent with typical farming practices currently underway in the proposed areas. It seems odd that WBD owners and operators have been excluded from this group when more than a small majority of them are, in fact, farmers themselves. And those that may not fit this loose description are certainly engaged in agricultural activity, to be sure. Operators of WBD's are, by and large, as concerned about environmental issues every bit as much as others involved in agricultural production and quite often are leaders in sustainable production practices. One of the very well known facts among those actively engaged in sustainable agriculture is that one of the number one most environmentally devastating plants is the common type of grass used for residential lawns. Given its high use of water and fertilizer relative to almost any other form of vegetation, its environmental efficiency ranks well below anything produced by any WBD. A fact that might be remembered by those Home Owner Associations in the subject area who have expressed such environmental concerns with regard to the proposed legislation. With regard to additional traffic and other burdens on existing infrastructure, we fully expect to be required to implement mitigation measures of these issues as would be typically required of any other lawfully operating business within the area under consideration. In addition, the business contemplated by our group will include considerable effort to protect and enhance existing natural resources and attributes of the property.

During the past several years, the site has been fallow and apparently not of any interest to any local farming concern and, as a result, has simply been overgrown with weeds, unused and impassable as any potentially public asset. Our facility contemplates a considerable enhancement of the natural landscape of the property that would very likely have to be removed by any farming operation on the site.

**Winery Tasting rooms are nothing more than bars that will create additional burden on law enforcement, additional traffic violations and undue effect on families and children in the area**

These comments have been almost universally preceded by the respondent mentioning that they, too, enjoy the products produced by WBD's, many mentioning that they are actively involved in many wine clubs, etc. It's difficult then to decipher what the respondent's comments are meant to convey. Its OK for these facilities to exist so long as they are in someone else's neighborhood? Or perhaps the respondents are able to patronize these facilities, try the offered products and then safely manage themselves afterwards so as not to create a public hazard, but no one else is? The fact is that these facilities traditionally have allowed anyone, including minors, to patronize WBD's with the obvious requirement of legal age to actually try the products offered. The point being is that these are meant to be family experiences and many tasting rooms offer non-alcoholic options for patrons not of legal age in an effort to foster a sense of community and involvement. Hours of operation rarely go past 9 or 10pm even when not mandated to do so and there is virtually no evidence that local law enforcement is required to manage patrons leaving these facilities due to excessive drinking. These allegations are simply untrue and baseless.

**Property values are affected by the introduction of this legislation causing remaining available land to become inaccessible to local farming concerns due to speculation and increased density uses. The resultant effect is smaller and/or fewer farms in the area.**

These comments seem to suggest that, absent this legislation, the value of the real property in the area contemplated, will never increase in value. This is, unfortunately, not a realistic perspective. An argument could easily be made that the existing single family home developments within the area, many of which boast homes that regularly sell for well over \$1 million, have had a significant effect on land values since those developments were built. The idea that land may become more valuable in any given area over time is certainly nothing new. I am aware that the county has been aggressively seeking additional land assets that can be offered to existing farming concerns so as to allow their continued operations and expansion, which is a good thing. But it's worth also keeping in mind that only a small percentage of WBD's actually operate at any significant net profit but rather are built and operated to simply sustain basic coverage of operating costs and are typically operated as "Labors of Love" and certainly not to become high net profit concerns.

**Many existing businesses are currently operating illegally within the proposed areas creating undue and/or unfair burden of those businesses operating within in the law**

As a newly proposed business, it's difficult for us to speak to this. But my understanding is that a primary goal of this legislation is to, in fact, bring these existing businesses into compliance. We, of course, as a new business expect to be required to be fully compliant with all requirements of the county and all other governing authorities with regard to any construction, water quality control, environmental issues, along with any other requirements as they currently exist in the area for any other lawfully operating business.

There are a lot of other comments that I've heard from respondents with regard to the particulars of this proposed legislation such as the concept of 60% of raw product being required to be grown onsite within RA zones when, in fact, that requirement has been proposed within A zones ( not RA zones ) which have never been considered purely agricultural areas within current zoning codes. These comments are, at least to me, indicative of respondents who after the nearly 5 years that have passed since this legislation was originally proposed, have yet to take the time to actually read or study the proposal and its associated code changes and effects. But rather simply would like to see no zoning updates of any kind regardless of the changing landscape within the greater community. Again, this same argument could have been made with every new housing development, every new business, in fact, every time any new change was introduced to the natural landscape since the area was first inhabited. Change is inevitable and the time, energy, effort ( and money ) put forth by the King County Council, Executive's Office and all the associated consultants and other participants, not to mention the exhaustive efforts to hear and consider all public comment, appear to have been more than equitable and considerate to all perspectives in the hopes of crafting legislation that attempts to balance the needs of all and not just a vocal few. Its unrealistic to assume that even this monumental effort will be sufficient to meet the exact desires of everyone involved or affected, but we certainly appreciate the effort to try and do just that. As a result, we whole heartedly support the proposed legislation. We look forward to becoming a new, cooperative, considerate ( and hopefully welcomed ) business within the county and will always strive to be a good neighbor to those with whom we co-exist.

Thanks again for your time and effort

Steve Hartley  
Vessel Wines

## Auzins, Erin

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**From:** Dorota McHenry <familymchenry@comcast.net>  
**Sent:** Monday, June 10, 2019 3:25 PM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

The Sammamish Valley Agricultural Production District (APD) is one of the most fertile valleys in the country. If farmed to full potential, the Valley could annually supply local organic vegetables to 80,000 people, at a value of \$54 million. These sustainable, high yields are essential as climate change decreases yields in the Midwest and California.

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Please adopt the Friends of Sammamish Valley Amended Ordinance that would protect the APD farmlands.

The above form letter clearly and succinctly sums up the issue and my opinion on it. I believe that if emotions are left out of the equation and you simply look at the facts, there is only one logical way to vote.

Thank you for your consideration on this very important issue,

Dorota McHenry

Sincerely,  
Dorota McHenry  
16712 NE 151st PL  
Woodinville, WA 98072

## Auzins, Erin

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**From:** Posielski, Aleks  
**Sent:** Monday, June 10, 2019 4:41 PM  
**To:** Auzins, Erin  
**Cc:** Brown, Dylan  
**Subject:** FW: Industry Perspective for Conceptual Striker  
**Attachments:** Conceptual Striker Industry Perspective June 10 2019.docx

Erin,

Could you please add this to the official record for the meeting this Wednesday?

Thank you,  
Aleks

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**From:** manager@fourhorsemen.beer <manager@fourhorsemen.beer>  
**Sent:** Monday, June 10, 2019 3:57 PM  
**To:** von Reichbauer, Pete <Pete.vonReichbauer@kingcounty.gov>; Gossett, Larry <Larry.Gossett@kingcounty.gov>; Upthegrove, Dave <Dave.Upthegrove@kingcounty.gov>; Dunn, Reagan <Reagan.Dunn@kingcounty.gov>; Dembowski, Rod <Rod.Dembowski@kingcounty.gov>; McDermott, Joe <Joe.McDermott@kingcounty.gov>; Lambert, Kathy <Kathy.Lambert@kingcounty.gov>; Kohl-Welles, Jeanne <Jeanne.Kohl-Welles@kingcounty.gov>; Balducci, Claudia <Claudia.Balducci@kingcounty.gov>  
**Subject:** Industry Perspective for Conceptual Striker

Dear Councilmembers,

Having been working with many of our industry partners with the beverage ordinance, I am sending you our industry perspective of the conceptual striker as our first attachment. **I am requesting this be added to the record for the meeting scheduled for June 12th at 10:30 AM.**

I would also like to formally request a public meeting to be held in South King County regarding the Beverage Ordinance.

To date there has not been one community meeting anywhere close to South King County regarding this ordinance. If the council actually values public comment from all parts of unincorporated King County, then we would show that by having a community meeting in other areas of Rural King County as well.

This ordinance affects ALL unincorporated, not just the northern parts of K.C. We need to have public community meetings in South King County as well, allowing for easier ability for public comment for our area.

Please heed our concern. If any help is needed regarding finding a location, I know that Green River Community College has the ability to host meetings like this as they have done in the past.

I am requesting a response from each Council Member's office acknowledging receipt of this email. Thank you.

Cheers,

Dominique Torgerson and Dane Scarimbolo

Owners - Four Horsemen Brewery

Office - (253) 981-4258

Dom Cell - (253) 332-2829

Dane Cell - (253) 441-9019

[www.FourHorsemen.Beer](http://www.FourHorsemen.Beer)



**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
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	<p><b>Against State Law.</b>  <b>RCW 66.08.030 (Attachment 2)</b></p> <p>(19) Prescribing methods of manufacture, conditions of sanitation, standards of ingredients, quality and identity of alcoholic beverages manufactured, sold, bottled, or handled by licensees and the board; and conducting from time to time, in the interest of the public health and general welfare, scientific studies and research relating to alcoholic beverages and the use and effect thereof;</p> <p><b>(Attachment 2)</b>  <b>RCW 66.08.120</b></p> <p><b>Preemption of field by state—Exception.</b></p> <p>No municipality or county shall have power to license the sale of, or impose an excise tax upon, liquor as defined in this title, or to license the sale or distribution thereof in any manner; and any power now conferred by law on any municipality or county to license premises which may be licensed under this section, or to impose an excise tax upon liquor, or to license the sale and distribution thereof, as defined in this title, shall be suspended and shall be of no further effect: PROVIDED, That municipalities and counties shall have power to adopt police ordinances and regulations not in conflict with this title or with the regulations made by the board.</p> <p>[ 1933 ex.s. c 62 § 29; RRS § 7306-29.]</p> <p><b>(Attachment 4)</b></p> <p><b>RCW 66.08.010</b></p> <p><b>Title liberally construed.</b></p> <p>This entire title shall be deemed an exercise of the police power of the state, for the protection of the welfare, health, peace, morals, and safety of the people of the state, and all its provisions shall be liberally construed for the accomplishment of that purpose.</p> <p>[ 1933 ex.s. c 62 § 2; RRS § 7306-2.]</p>

**Informed Community Stance:**

The County already receives an annual notice of liquor license renewals/ applicants. The County needs to organize it so they can use it. Not doing so, caused a lack of tolerance in the community pitting neighbors against neighbors and government against its people.

**KL = Kathy Lambert   CB = Claudia Balducci**

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
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>	<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</p>	<p><b>Against State Law:</b>  <b>RCW 66.08.120: Attachment 2</b></p> <p><b>RCW 66.08.120</b>  <b>Preemption of field by state—Exception.</b></p> <p>No municipality or county shall have power to license the sale of, or impose an excise tax upon, liquor as defined in this title, or to license the sale or distribution thereof in any manner; and any power now conferred by law on any municipality or county to license premises which may be licensed under this section, or to impose an excise tax upon liquor, or to license the sale and distribution thereof, as defined in this title, shall be suspended and shall be of no further effect: PROVIDED, That municipalities and counties shall have power to adopt police ordinances and regulations not in conflict with this title or with the regulations made by the board.</p> <p>[ 1933 ex.s. c 62 § 29; RRS § 7306-29.]</p> <p>“Distribution” has been restricted through limiting the retails sales in rural, which is a form of our distribution, licensed, approved, and protected by Washington State Law.</p> <p><b>RCW 66.08.200: Attachment 6</b></p> <p><b>Liquor revolving fund—Computation for distribution to counties—“Unincorporated area” defined.</b></p> <p>With respect to the distribution of funds to the counties, the computations for distribution must be made by the state agency responsible for collecting the same as follows:</p> <p>(1) The share coming to each eligible county must be determined by a division among the eligible counties according to the relation which the population of the unincorporated area of such eligible county, as last determined by the office of financial management, bears to the population of the total combined unincorporated areas of all eligible counties, as determined by the office of financial management. <b>However, no county in which the sale of liquor is forbidden in the unincorporated area thereof as the result of an election is entitled to share in such distribution.</b></p> <p><b>“Unincorporated area” means all that portion of any county not included within the limits of incorporated cities and towns.</b></p> <p>(2) When a special county census has been conducted for the purpose of determining the population base of a county's unincorporated area for use in the distribution of liquor funds, the census figure becomes effective for the purpose of distributing funds as of the official census date once the census results have been certified by the office of financial management and officially submitted to the office of the secretary of state.</p> <p><b>This means that if King County restricts Adult beverage sales from unincorporated areas, King County will no longer be eligible for general fund distributions.</b></p>
<p><b>Informed Community Stance:</b>  Using the WLCB definitions of each industry and the various licenses under each industry, the definition the County is attempting to craft is fundamentally flawed, as breweries/ distilleries can’t have additional outlets. The County is not currently structured for that approach to be successful, unless no longer being eligible for general fund distributions is intentional.</p>			

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
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Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
5	<p>Adds a <u>definition for winery, brewery, distillery facility I</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-site product tasting or retail sale of merchandise does not occur.</p>	<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.</p>	<p>RCW 66.08.200</p> <p>Liquor revolving fund—Computation for distribution to counties—"Unincorporated area" defined.</p> <p>However, no county in which the sale of liquor is forbidden in the unincorporated area thereof as the result of an election is entitled to share in such distribution.</p> <p>Same stance as Issue 4</p>

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**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
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>	<p>Add language that retail liquor licenses are not allowed. Make technical edits for consistency.</p>	<p><b>Attachment 3</b></p> <p><b>RCW 66.40.020</b></p> <p><b>Election may be held.</b></p> <p>Within any unit referred to in RCW <b>66.40.010</b>, upon compliance with the conditions hereinafter prescribed, there may be held, at the time and as a part of any general election, an election upon the question of whether the sale of liquor shall be permitted within such unit; and in the event that any such election is held in any such unit, no other election under this section shall be held prior to the next succeeding general election.</p> <p><b>Either King County has to allow the sale of adult beverage or citizens are required to vote for a prohibition through the general election process.</b></p>

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
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 product tasting as authorized by state law, and sales of merchandise related to products available as authorized by state law.</p>	<p>Add language that retail liquor licenses are not allowed. Make technical edits for consistency.</p>	<p>RCW 66.08.200</p> <p>Liquor revolving fund—Computation for distribution to counties—"Unincorporated area" defined.</p> <p>However, no county in which the sale of liquor is forbidden in the unincorporated area thereof as the result of an election is entitled to share in such distribution.</p> <p>Same stance as Issue 4 &amp; 5</p>

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8	<p><u>Modifies 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"> <li>For A zones, agree with Executive on parking ratio</li> <li>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.</li> <li>Apply the WBD parking ratios to facilities II and III</li> </ul>	<p align="center"><b>21A.12.030 Densities and dimensions - residential and rural zones.</b>  A. Densities and dimensions - residential and rural zones.</p> <table border="1"> <thead> <tr> <th rowspan="2">STANDARDS</th> <th colspan="4">RURAL</th> <th colspan="9">RESIDENTIAL</th> </tr> <tr> <th>RA-2.5</th> <th>RA-5</th> <th>RA-10</th> <th>RA-20</th> <th>UR</th> <th>R-1 (17)</th> <th>R-4</th> <th>R-6</th> <th>R-8</th> <th>R-12</th> <th>R-18</th> <th>R-24</th> <th>R-48</th> </tr> </thead> <tbody> <tr> <td>Base Density: Dwelling Unit/Acre (15) (28)</td> <td>0.2 du/ac</td> <td>0.2 du/ac</td> <td>0.1 du/ac</td> <td>0.05 du/ac</td> <td>0.2 du/ac (21)</td> <td>1 du/ac</td> <td>4 du/ac (6)</td> <td>6 du/ac</td> <td>8 du/ac</td> <td>12 du/ac</td> <td>18 du/ac</td> <td>24 du/ac</td> <td>48 du/ac</td> </tr> <tr> <td>Maximum Density: Dwelling Unit/Acre (1)</td> <td>0.4 du/ac (20)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>6 du/ac (22) 8 du/ac (27)</td> <td>9 du/ac (27)</td> <td>12 du/ac (27)</td> <td>18 du/ac (27)</td> <td>27 du/ac (27)</td> <td>36 du/ac (27)</td> <td>72 du/ac (27)</td> </tr> <tr> <td>Minimum Density: (2)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>85% (12) (18) (23)</td> <td>85% (12) (18)</td> <td>85% (12) (18)</td> <td>80% (18)</td> <td>75% (18)</td> <td>70% (18)</td> <td>65% (18)</td> </tr> <tr> <td>Minimum Lot Area (13)</td> <td>1.875 ac</td> <td>3.75 ac</td> <td>7.5 ac</td> <td>15 ac</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Minimum Lot Width (3)</td> <td>135 ft</td> <td>135 ft</td> <td>135 ft</td> <td>135 ft</td> <td>35 ft (7)</td> <td>35 ft (7)</td> <td>30 ft</td> <td>30 ft</td> <td>30 ft</td> <td>30 ft</td> <td>30ft</td> <td>30 ft</td> <td>30 ft</td> </tr> <tr> <td>Minimum Street Setback (3)</td> <td>30 ft (9)</td> <td>30 ft (9)</td> <td>30ft (9)</td> <td>30 ft (9)</td> <td>30 ft (7)</td> <td>20 ft (7) (29)</td> <td>10 ft (8)</td> <td>10 ft (8)</td> <td>10 ft (8)</td> <td>10 ft (8)</td> <td>10 ft (8)</td> <td>10ft (8)</td> <td>10 ft (8)</td> </tr> <tr> <td>Minimum Interior Setback (3) (16)</td> <td>5 ft (9)</td> <td>10ft (9)</td> <td>10 ft (9)</td> <td>10 ft (9)</td> <td>5 ft (7)</td> <td>5 ft (7) (29)</td> <td>5 ft</td> <td>5 ft</td> <td>5 ft</td> <td>5 ft (10)</td> <td>5 ft (10)</td> <td>5 ft (10)</td> <td>5 ft (10)</td> </tr> <tr> <td>Base Height (4)</td> <td>40 ft</td> <td>40 ft</td> <td>40 ft</td> <td>40 ft</td> <td>35 ft</td> <td>35 ft (29)</td> <td>35 ft (25)</td> <td>35 ft (14) (25)</td> <td>35 ft (14) (25)</td> <td>60 ft</td> <td>60 ft (14)</td> <td>60 ft (14)</td> <td>60 ft (14)</td> </tr> <tr> <td>Maximum Impervious Surface: Percentage (5)</td> <td>25% (11) (19) (26)</td> <td>20% (11) (19) (26)</td> <td>15% (11) (19) (26)</td> <td>12.5% (11) (19) (26)</td> <td>30% (11) (26)</td> <td>30% (11) (26)</td> <td>55% (26)</td> <td>70% (26)</td> <td>75% (26)</td> <td>85% (26)</td> <td>85% (26)</td> <td>85% (26)</td> <td>90% (26)</td> </tr> </tbody> </table> <p align="center">Use KC predefined code (Attachment 7)</p>	STANDARDS	RURAL				RESIDENTIAL									RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48	Base Density: Dwelling Unit/Acre (15) (28)	0.2 du/ac	0.2 du/ac	0.1 du/ac	0.05 du/ac	0.2 du/ac (21)	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Maximum Density: Dwelling Unit/Acre (1)	0.4 du/ac (20)						6 du/ac (22) 8 du/ac (27)	9 du/ac (27)	12 du/ac (27)	18 du/ac (27)	27 du/ac (27)	36 du/ac (27)	72 du/ac (27)	Minimum Density: (2)							85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)	Minimum Lot Area (13)	1.875 ac	3.75 ac	7.5 ac	15 ac										Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft	Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10ft (8)	10 ft (8)	Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)	Base Height (4)	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft (25)	35 ft (14) (25)	35 ft (14) (25)	60 ft	60 ft (14)	60 ft (14)	60 ft (14)	Maximum Impervious Surface: Percentage (5)	25% (11) (19) (26)	20% (11) (19) (26)	15% (11) (19) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26)	85% (26)	85% (26)	90% (26)
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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>Same stance as Issue 4, 5 &amp; 7.  Refer to Issue # 4 for RCW reference.</p>

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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"> <li>• 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)</li> <li>• WBD II allowed 150 guests (WBD III ok with 250)</li> <li>• 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.</li> <li>• No events for WBD I interim use permit in A zone</li> </ul>	<ul style="list-style-type: none"> <li>• The county does not have the authority to regulate events licensed by the Liquor and Cannabis board.</li> <li>• Fix the broken system within permitting first, then make new codes. Making codes that add additional requirements to our farm businesses is unconstitutional.</li> <li>• <u>RCW 66.24.170</u> – Domestic winery license – Winery as distributor and/or retailer of own wine—Off-premises samples—Domestic wine made into sparkling wine—Sales at qualifying farmers markets. <ul style="list-style-type: none"> <li>(ii) "Farmer" means a natural person who sells, with or without processing, agricultural products that he or she raises on land he or she owns or leases in this state or in another state's county that borders this state.</li> </ul> </li> <li>• The contract purchase of grapes in Washington state is a yearly lease of that property and the vines growing on it. The contractual agreement is based on fees per acre, not tonnage. The county does not get to make restrictions or create definitions in conflict with Title 66. This is an obvious abuse of power and will result in sanctions from the State Governor's Office.</li> <li>• <b>RCW 66.24.244 – Microbreweries' License</b> <ul style="list-style-type: none"> <li>(ii) "Farmer" means a natural person who sells, with or without processing, agricultural products that he or she raises on land he or she owns or leases in this state or in another state's county that borders this state.</li> <li>(iii) "Processor" means a natural person who sells processed food that he or she has personally prepared on land he or she owns or leases in this state or in another state's county that borders this state.</li> </ul> </li> <li>• <b>Brewery farms matter. We have a right to farm.</b> <ul style="list-style-type: none"> <li>(6) Distilling is an agricultural practice. [2015 c 194 § 2; 2014 c 92 § 1; 2013 c 98 § 1; 2012 c 2 § 205 (Initiative Measure No. 1183, approved November 8, 2011); 2010 c 290 § 2; 2008 c 94 § 2.]</li> </ul> </li> <li>• Distilleries are important to promoting State Agriculture and encouraging clean and environmentally friendly alternative fuel use.</li> </ul>



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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"> <li>• Administrative approval by DPER – as a Type I land use decision</li> <li>• May apply for approval simultaneously as business license application</li> <li>• Allowed uses under the demonstration project limited to remote tasting room.</li> <li>• Adds criteria for remote tasting room:               <ul style="list-style-type: none"> <li>○ One or more WBD I, II or III may operate</li> <li>○ Total space for tasting and retail is 1,000sf plus storage, restroom, back-of-the-house uses</li> <li>○ Additional 500sf of outdoor space allowed</li> <li>○ Direct access to an arterial</li> <li>○ No production allowed</li> <li>○ Incidental retail sales of products related to products tasted allowed</li> <li>○ Hours of operation M-Th 11am-5pm, F-S 11am-9pm</li> <li>○ Need a liquor license</li> <li>○ No events or temporary use permits</li> <li>○ Parking maximum of 150 percent of minimum required</li> </ul> </li> <li>• Only allowed in area identified in Attachment A to ordinance.</li> </ul>	<ul style="list-style-type: none"> <li>• Add CB zoning in Fall City Rural Town as third area.</li> <li>• Add language to the demonstration projects to evaluate parking needs/impacts.</li> <li>• 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.</li> <li>• 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</li> <li>• Add evaluation of tasting hours and special event parameters</li> <li>• Add evaluation of permit review timelines for decision of demonstration project applications.</li> <li>• Reduce the scope of the Vashon overlay to CB zoning in the Rural Town.</li> </ul>	<ul style="list-style-type: none"> <li>• Business License requirement is Illegal.</li> <li>• Business and tasting room size are all controlled by parcel size and limitations of impervious surface.</li> <li>• General Health, Safety, and Welfare are regulated by the Liquor and Cannabis Board. Refer to Attachment 1.</li> <li>• Health Department does not have jurisdiction over LCB<sup>1</sup> Title 66.</li> </ul> <p><b>RCW 69.07.100</b>  <b>Establishments exempted from provisions of chapter.</b></p> <p>(1) The provisions of this chapter shall not apply to establishments issued a permit or licensed under the provisions of:          (a) Chapter 69.25 RCW, the Washington wholesome eggs and egg products act;          (b) Chapter 69.28 RCW, the Washington state honey act;          (c) Chapter 16.49 RCW, the meat inspection act;          (d) Chapter 77.65 RCW, relating to the limited fish seller endorsement for wild-caught seafood;          (e) Chapter 69.22 RCW, relating to cottage food operations;          (f) Title 66 RCW, relating to alcoholic beverage control; and          (g) Chapter 69.30 RCW, the sanitary control of shellfish act.          (2) If any such establishments process foods not specifically provided for in the above entitled acts, the establishments are subject to the provisions of this chapter.          (3) The provisions of this chapter do not apply to restaurants or food service establishments.</p> <ul style="list-style-type: none"> <li>• Stopping permitting after 3 years is a prohibition to the sale of alcohol. Any proposed prohibition must be initiated by the public and put on a ballot following the rules of Title 66 RCW 66.40.030</li> </ul> <p><b>RCW 66.40.030</b>  <b>License elections.</b></p> <p>(1) Within any election unit referred to in RCW 66.40.010, subject to the exception specified in subsection (2) of this section, a separate election may be held upon the question of whether the sale of liquor under spirits, beer, and wine restaurant; spirits, beer, and wine private club; spirits, beer, and wine nightclub; and sports entertainment facility licenses, must be permitted within the election unit. The conditions and procedure for holding the election are prescribed by RCW 66.40.020, 66.40.040, 66.40.100, 66.40.110, and 66.40.120. Whenever a majority of qualified voters voting upon the question in the election unit vote "against the sale of liquor under spirits, beer, and wine restaurant; spirits, beer, and wine private club; spirits, beer, and wine nightclub; and sports entertainment facility licenses," the county auditor must file with the *liquor control board a certificate showing the result of the canvass at the election. Ninety days after the date of that canvass, it is unlawful for licensees to maintain and operate premises within the election unit licensed under spirits, beer, and wine restaurant; spirits, beer, and wine private club; spirits, beer, and wine nightclub; and sports entertainment facility licenses.          (2) The addition after an election under subsection (1) of this section of new territory to the election unit by annexation, disincorporation, or otherwise does not extend the prohibition against the sale of liquor under spirits, beer, and wine restaurant; spirits, beer, and wine private club; spirits, beer, and wine nightclub; and sports entertainment facility licenses to the new territory. Furthermore, the new territory is not: (a) Within the election unit in any subsequent election under subsection (1) of this section; or (b) subject to any prohibition adopted pursuant to any subsequent election under subsection (1) of this section.          (3) Elections held under RCW 66.40.010, 66.40.020, 66.40.040, 66.40.100, 66.40.110, 66.40.120, and 66.40.140 are limited to the question of whether the sale of liquor by means other than under spirits, beer, and wine restaurant; spirits, beer, and wine private club; spirits, beer, and wine nightclub; and sports entertainment facility licenses is permitted within the election unit.</p>
<sup>1</sup> LCB =	<ul style="list-style-type: none"> <li>• Must be consistent with "WS CB" Meaning the "Washington State Liquor and Cannabis Board."</li> <li>• Supersedes other variance, modification and waiver criteria in Title 21A.</li> <li>• Demonstration project A is in effect for 3 years from effective date of the ordinance, after which the</li> </ul>		

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**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
14	<p>Adds a Sammamish Valley wine and adult beverage <u>special events demonstration project B</u>.</p> <ul style="list-style-type: none"> <li>Administrative approval by DPER, using review procedures in 21A.42 and decision criteria in 21A.44.040 (for CUPs)</li> <li>Allowed for WBD III</li> <li>Waives requirements in 21A.32.100 through .140; 21A.44.020 and 21A.08.080.B.12.I</li> <li>Allowed to obtain authorization for on-site weddings and similar uses under the CUP</li> <li>No waiver from other requirements (including review procedures)</li> <li>Only allowed with an application for a new or modified CUP for WBD III, either in conjunction with that application or before. Must demonstrate compliance with 21A.44.040.</li> <li>CUPs are a Type II land use decision</li> <li>Only allowed in area identified in Attachment B to ordinance.</li> <li>Must be consistent with general health, safety and welfare.</li> <li>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.</li> <li>Annually, DPER compiles a list of applications submitted, evaluation of impacts of events authorized by the demonstration project, and related code complaints.</li> <li>The Executive may submit additional proposed legislation within the 3 year</li> </ul>	<ul style="list-style-type: none"> <li>Overlay B allows consolidated review of CUP and TUP (instead of events being rolled into the CUP)</li> <li>Projects follow Type II process, including SEPA for the consolidated review</li> <li>No extra fees for TUP reviewed as part of the consolidated review (just pay for CUP)</li> <li>TUP follows code requirements (approved for one year, with 4 possible renewals for a total of 5 years)</li> <li>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</li> <li>Limited to 60 events</li> <li>Add to evaluation the consolidated review process (impacts on cost to application, cost to administer/review, time to issue) and additional events (60 v 24 per year) allowed under Overlay B.</li> <li>During the 5-year demonstration period properties in overlay B cannot be consolidate to create a winery.</li> <li>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.</li> <li>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.</li> <li>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</li> <li>Add language to the</li> </ul>	<ul style="list-style-type: none"> <li>Creating special district overlays won't fix the fact that our businesses are allowed throughout the entire state and is not to be regulated by any county or municipality; unless receiving less tax money for the general fund is the goal of King County. Refer to <b>Attachment 2</b> and RCW 66.08.120.</li> <li>Special Occasion licenses are controlled by the LCB. Not unincorporated area permitting offices. The proposed ordinance breaks the law on many levels. <ul style="list-style-type: none"> <li>(4) Each member of the board shall devote his or her entire time to the duties of his or her office and no member of the board shall hold any other public office. Before entering upon the duties of his or her office, each of said members of the board shall enter into a surety bond executed by a surety company authorized to do business in this state, payable to the state of Washington, to be approved by the governor in the penal sum of fifty thousand dollars conditioned upon the faithful performance of his or her duties, and shall take and subscribe to the oath of office prescribed for elective state officers, which oath and bond shall be filed with the secretary of state. The premium for said bond shall be paid by the board. [2012 c 117 § 266; 1986 c 105 § 1; 1949 c 5 § 9; 1947 c 113 § 1; 1945 c 208 § 2; 1933 ex.s. c 62 § 64; Rem. Supp. 1949 § 7306-64. Formerly RCW 43.66.020.]</li> </ul> </li> <li>King County does not have funding to spend on a \$50,000 bond per person who is within permitting. The county currently does not act in good faith and this will financially break the limited budget we have for the next 4 years to go towards our rural roads.</li> <li>No officer or employee may be financially influenced when required to license and enforce the laws and rules. DPER <u>only</u> makes money on permit fees and this would immediately be a conflict of interest, allowing county individuals to benefit from the licensing and give benefits to the highest payer.</li> </ul>

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
	demonstration project.	<p>demonstration projects to evaluate parking needs/impacts.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Add evaluation of surface water issues, and impacts on downstream properties and agricultural land, and recommended ways to address those issues/impacts</li> <li>• Add evaluation of special event parameters</li> <li>• Add language regarding the types of conditions required (number of events, size, and notification of future events)</li> </ul>	<p align="center"><b>66.08.080 Interest in manufacture or sale of liquor prohibited.</b> Except as provided by chapter 42.52 RCW, no member of the board and no employee of the board shall have any interest, directly or indirectly, in the manufacture of liquor or in any liquor sold under this title, or derive any profit or remuneration from the sale of liquor, other than the salary or wages payable to him or her in respect of his or her office or position, and shall receive no gratuity from any person in connection with such business. [2012 c 117 § 268; 1994 c 154 § 313; 1981 1st ex.s. c 5 § 3; 1933 ex.s. c 62 § 68; RRS § 7306-68.]</p> <p><b>RCW 42.52.020</b></p> <p><b>Activities incompatible with public duties.</b></p> <p>No state officer or state employee may have an interest, financial or otherwise, direct or indirect, or engage in a business or transaction or professional activity, or incur an obligation of any nature, that is in conflict with the proper discharge of the state officer's or state employee's official duties.</p> <p>[ 1996 c 213 § 2; 1994 c 154 § 102.]</p> <ul style="list-style-type: none"> <li>• Each employee in the County must relinquish any financial ties to any liquor manufacturer, importer, retailer, distributor, etc if following rules, like the LCB Officers are required to do.</li> </ul>

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Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
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>Is the county going to disperse the citation money to the same programs the State does? If you are going to create citations then the money needs to go to the programs that the state requires it goes to. Regardless, this is exactly why the county does not have the power to license any business regulated under RCW Title 66.</p> <p>Attempting to create citations is a violation of state law and a complete abuse of its police ordinance powers. Refer to Chapter 66.44 RCW Enforcement Penalties                      (2) In addition to any and all other powers granted, the board shall have the power to enforce the penal provisions of this title and the penal laws of this state relating to the manufacture, importation, transportation, possession, distribution and sale of liquor.</p> <p><b>Creating citations is a conflict with the board’s power of regulating the businesses. To come into compliance with State Law, King County must:</b></p> <ol style="list-style-type: none"> <li><b>1. Stop intruding on the State’s jurisdiction and evaluate King County’s permitting department’s illegal activity.</b></li> <li><b>2. Suspend King county’s unauthorized and illegal involvement in regulating the WBD businesses and all other businesses regulated under Title 66 RCW.</b></li> <li><b>3. Reverse the illegal King County ordinances that historically created restrictions to all businesses licensed and regulated by the WSLCB.</b></li> </ol>

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
15.5	Study requirements – not included in Executive’s proposal	<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"> <li>• 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.</li> <li>• Analysis of product content requirement (60% onsite, Puget Sound Counties, or ag accessory use).</li> <li>• Analysis of effectiveness of TUP triggers in KCC 21A.32.100.</li> <li>• Analysis of WBD I as interim use in A zone.</li> </ul>	<ul style="list-style-type: none"> <li>• If the study is composed like the Sammamish valley attempt, then don’t waste the citizens’ money. The county needs to perform a study on their permitting office and code enforcement officers. The county should do a sting on the department of permitting where it hires a secret person to apply for a change of use permit. This will show the county how broken the system really is.</li> <li>• Permitting has too much power to interpret things the way they want. They don’t process permits in a timely matter according to state law and accept no responsibility for their actions that are performed in bad faith.</li> </ul> <p align="center"><b>66.08.030 Regulations—Scope.</b> The power of the board to make regulations under chapter 34.05 RCW extends to:</p> <p align="center">(19) Prescribing methods of manufacture, conditions of sanitation, standards of ingredients, quality and identity of alcoholic beverages manufactured, sold, bottled, or handled by licensees and the board; and conducting from time to time, in the interest of the public health and general welfare, scientific studies and research relating to alcoholic beverages and the use and effect thereof;</p> <ul style="list-style-type: none"> <li>• Asking for ingredients infringes on a business’s trade secrets and regulating the source of ingredients is infringing on the states duties.</li> <li>• RCW Title 66 (see Attachment 2) specifically says the board has the right to regulate “standards of ingredients,” and methods of manufacture. If continued, the county will be in violation of state law when this ordinance is proposed. Requiring ingredient sources intrudes on business privacy and regulating with yearly business licenses creates a financial conflict of interest between the licensee and county government.</li> </ul>

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
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Issue #	Proposed Change	KL/CB Direction	Rural Area Small Business Perspective (Dane and Melissa)
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"> <li>• Must be applied for within 5 years of effective date of this ordinance</li> <li>• Good for one year, with up to 4 yearlong renewals (good for a total of 5 years) like for TUP</li> <li>• Use must cease once interim use approval is expired</li> <li>• Subject to same criteria as the TUP</li> <li>• Fee same as TUP</li> <li>• Process as a Type II permit.</li> <li>• Application requirements set by Title 20</li> </ul>	<ul style="list-style-type: none"> <li>• Not allowing use after 5 years is a prohibition against alcohol and must be put on a ballot, only proposed and voted on by the residents.</li> <li>• Stating, “good for one year up to four renewals,” is against the vesting rights of property owners. This breaks state law and is, again, an illegal act by King County.</li> <li>• Requiring yearly TUP application is the same as licensing businesses regulated under Title 66 RCW. It is illegal, and the county has been illegally withholding permits from citizens for over 20 years. This should be fixed immediately, and it was a good start creating DLS. The permitting office has never had a boss before Jan 1<sup>st</sup> of 2019 and their overstepping will bring sanctions upon the County.</li> </ul>

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

**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	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Rural Area Small Business Perspective (DS & ME)
		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		Should be outright permitted.
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		Should be 2 acres if 2.25 acres is too hard for people to understand how that comes from halving 4.5 acres.

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Issue #	Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Rural Area Small Business Perspective (DS & ME)
		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.	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.	There should not be an additional limit on top of what's already limited by Impervious Surface requirements. This is additionally and unreasonably restrictive. Must comply with IBC requirements and specified building height requirements based on zoning code.
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		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		Tastings should always be allowed. Our businesses are greatly limited without the ability to have people taste the product prior to purchasing it.



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Issue #	Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Rural Area Small Business Perspective (DS & ME)
		WBD I	WBD I (DC#19 in Residential table)	WBD II permitted (DC#3) conditional (DC#3)		WBD III (DC#12)		
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	There should be no additional requirement to change your water source. Restricting water usage is a violation of property and water rights.
23	Access	n/a	Direct access from an arterial	Direct access from an arterial		Direct access from an arterial		Remove this requirement.
24	Product Content	n/a	60% of product to be processed must be grown in 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.		Remove requirement, for growing 60% on site, and change to set restriction for sourcing within WA, and set that restriction to 95%. By setting this limitation it supports WA farmers, and protects rural and agricultural lands.

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Issue #	Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Rural Area Small Business Perspective (DS & ME)
		WBD I	WBD I (DC#19 in Residential table)	WBD II permitted (DC#3) conditional (DC#3)		WBD III (DC#12)		
25	Production/ Facility Location	n/a	<p>Required</p> <p>Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.</p> <p>Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p>	<p>Required</p> <p>Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.</p>	<p>Add requirement for production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p>	<p>Required</p> <p>Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.</p>	<p>Add requirement for production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p>	<p>Production facility location must be within WA state for wineries. Breweries and distilleries must have production on-site. Set property requirement for AG where 90% of property (for 4.5 acres or less) must be reserved for growth of agricultural products and have a "farm management plan" in place. Then for properties over 4.5 acres, set restriction to 95% must be reserved and must also have "farm management plan" in place.</p>

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Issue #	Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Rural Area Small Business Perspective (DS & ME)
		<b>WBD I</b>	<b>WBD I (DC#19 in Residential table)</b>	<b>WBD II permitted (DC#3) conditional (DC#3)</b>		<b>WBD III (DC#12)</b>		
<b>26</b>	<b>Parking</b>	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)	Not specified	<p>0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area</p> <p>Maximum parking determined through CUP process, tasting and retail areas should be limited to 1:50sf</p> <p>Add provision for grandfathering for existing parking (permits still required)</p>	Should be allowed parking that is allowed within impervious surface requirements for the property. No need to set additionally and unreasonably restrictive regulations when there are reasonable impervious restrictions already in place.

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Issue #	Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Rural Area Small Business Perspective (DS & ME)
		WBD I	WBD I (DC#19 in Residential table)	WBD II permitted (DC#3) conditional (DC#3)		WBD III (DC#12)		
27	Setbacks	n/a	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.  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.	C: 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.	Setbacks should be 25'. Entire "government land use" zoning code allows 25' setbacks, so businesses should be allowed the same. Conditionally may be allowed less than 25 with more restrictive landscape and drainage requirements.

**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

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		WBD I	WBD I (DC#17 in Residential table)	WBD II (DC#3 and DC#30)		WBD III (DC#12)		

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Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		<b>WBD I</b>	<b>WBD I (DC#17 in Residential table)</b>	<b>WBD II (DC#3 and DC#30)</b>		<b>WBD III (DC#12)</b>		
<b>29</b>	<b>Type of Permit</b>	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	Permitted Conditional Use		Conditional Use		Should be outright Permitted with manufacturing on-site. Conditionally allowed if production occurs outside of K.C. but will have a “farm management plan” to utilize at least 50% of lot for growth of agricultural products, and cannot exceed maximum impervious surface requirements
<b>30</b>	<b>Min. Lot Size</b>	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		Minimum lot size should be 2 acres.

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Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		<b>WBD I</b>	<b>WBD I (DC#17 in Residential table)</b>	<b>WBD II (DC#3 and DC#30)</b>		<b>WBD III (DC#12)</b>		
<b>31</b>	<b>Max. Building Size</b>	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.	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.	No max building size as long as it complies within impervious surface limitations requirements and building height requirements for parcel designations based on zoning.

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Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		<b>WBD I</b>	<b>WBD I (DC#17 in Residential table)</b>	<b>WBD II (DC#3 and DC#30)</b>		<b>WBD III (DC#12)</b>		
<b>32</b>	<b>Tastings</b>	Not allowed	SV: No tastings  Allow on-site sales of items produced on-site and incidental items.  Other areas: Tastings allowed by appointment only. Tastings must occur within these hours: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm  Allow on-site sales of items produced on-site and incidental items.	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 – 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		Should be allowed outright, and specify that hours and any outdoor activities must comply within local noise ordinance restrictions and State Law.
<b>34</b>	<b>Water</b>	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	Restriction of water infringes on our property and water rights and therefore should not be specified of connecting to any specific system.

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Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		WBD I	WBD I (DC#17 in Residential table)	WBD II (DC#3 and DC#30)		WBD III (DC#12)		
35	Access	Not specified		P: Direct access from an arterial  C: Direct access from public roadway.		Direct access from an arterial		Remove this stipulation.
36	Product Content	None		None		None		95% of ingredients must be sourced within WA state.
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	Production facility location must be within WA state for wineries. Breweries and distilleries must have production on-site. Set property requirement for RA where 50% of property must be reserved for growth of agricultural products (if soils are conducive to growth and have a "farm management plan" in place.



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Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		<b>WBD I</b>	<b>WBD I (DC#17 in Residential table)</b>	<b>WBD II (DC#3 and DC#30)</b>		<b>WBD III (DC#12)</b>		
<b>38</b>	<b>Parking</b>	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)	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)	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)	Should be allowed parking that is allowed within impervious surface requirements for the property. No need to set additionally and unreasonably restrictive regulations when there are reasonable impervious restrictions already in place.

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		<b>WBD I</b>	<b>WBD I (DC#17 in Residential table)</b>	<b>WBD II (DC#3 and DC#30)</b>		<b>WBD III (DC#12)</b>		
<b>39</b>	<b>Setbacks</b>	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.	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.	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.	Setbacks should be 25'. Entire "government land use" zoning code allows 25' setbacks, so businesses should be allowed the same. Conditionally may be allowed less than 25 with more restrictive landscape and drainage requirements.

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

**Manufacturing Table – Urban Reserve Zone – Production Facilities**

Issue #	Issue/Condition	Executive’s Proposal			KL/CB Direction	Task Force Industry Perspective / Discussion
		WBD I (DC#30)	WBD II (DC#3)	WBD III (DC#12)		
41						
	<b>Type of Permit</b>	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).	UP TO CITY REGULATIONS
	<b>Min. Lot Size</b>	None	2.5 acres	4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres		UP TO CITY REGULATIONS
	<b>Max. Building Size</b>	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		UP TO CITY REGULATIONS
	<b>Tastings</b>	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	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		UP TO CITY REGULATIONS

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Issue/Condition	Executive's Proposal			KL/CB Direction	Task Force Industry Perspective / Discussion
		WBD I (DC#30)	WBD II (DC#3)	WBD III (DC#12)		
41			F-Sun: 11am – 9 pm	pm		
	<b>Events</b>	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		UP TO CITY REGULATIONS
	<b>Water</b>	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		UP TO CITY REGULATIONS
	<b>Access</b>	Not specified	Direct access from an arterial	Direct access from an arterial		UP TO CITY REGULATIONS
	<b>Product Content</b>	None	None	None		UP TO CITY REGULATIONS
	<b>Production/ Facility Location</b>	Required	Required	Required		UP TO CITY REGULATIONS
	<b>Parking</b>	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		UP TO CITY REGULATIONS
	<b>Setbacks</b>	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other		UP TO CITY REGULATIONS

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)  
 Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Issue/Condition	Executive's Proposal			KL/CB Direction	Task Force Industry Perspective / Discussion
41		<b>WBD I (DC#30)</b>	<b>WBD II (DC#3)</b>	<b>WBD III (DC#12)</b>		
		zones. Includes parking areas.	zones. Includes parking areas.	zones. Includes parking areas.		

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

**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	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		<b>NB and CB (DC#17 and DC#29)</b>		<b>RB (DC#29) and I (DC#31)</b>		
42	<b>Type of Permit</b>	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.	Outright permitted
43	<b>Min. Lot Size</b>	None		None		None
44	<b>Max. Building Size</b>	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		None
45	<b>Tastings</b>	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.	Allowed within State law regulations.
46	<b>Events</b>	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		Allowed if everyone can be accommodated on-site

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		NB and CB (DC#17 and DC#29)		RB (DC#29) and I (DC#31)		
47	Water	None		None		No restriction
48	Access	None		None		No restriction
49	Product Content	None		None		No restriction
50	Production/Facility Location	Not specified		Not specified		No restriction
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 and retail area (For WBD III: maximum parking set by CUP, tasting/retail should be limited to 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 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)	Restrictions within what is required per IBC building code for parking requirements.

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)  
Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

Issue #	Issue/Condition	Executive's Proposal	KL/CB Direction	Executive's Proposal	KL/CB Direction	Task Force Industry Perspective / Discussion
		<b>NB and CB (DC#17 and DC#29)</b>		<b>RB (DC#29) and I (DC#31)</b>		
<b>52</b>	<b>Setbacks</b>	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.	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.	Setback of 25 feet, but may be conditionally allowed less with additional landscaping requirements.



**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

**Retail Table – Commercial Zones – Remote Tasting Rooms Countywide**

<b>Issue #</b>	<b>Issue/Condition</b>	<b>Executive’s Proposal</b>	<b>KL/CB Direction</b>	
		<b>CB and RB</b>	<b>CB and RB</b>	
<b>54</b>	<b>Type of Permit</b>	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.	Permitted outright
<b>55</b>	<b>Min. Lot Size</b>		None	None
<b>56</b>	<b>Max. Building Size</b>		None	None
<b>57</b>	<b>Tastings</b>		Allowed	Allowed
<b>58</b>	<b>Events</b>		Subject to standard TUP requirements (60 days per/year, maximum guests determined through review process)	Allowed if everyone can be accommodated on-site. If additional allowances needed, subject to standard TUP requirements.
<b>59</b>	<b>Water</b>		Not specified	Not specified
<b>60</b>	<b>Access</b>		Not specified	Not specified
<b>61</b>	<b>Product Content</b>		None	None
<b>62</b>	<b>Production/Facility Location</b>		Not required	Not required
<b>63</b>	<b>Parking</b>		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	Subject to IBC requirements as needed for building code.
<b>64</b>	<b>Setbacks</b>		Specified by underlying zoning	Setback of 25 feet, but may be conditionally allowed less with additional landscaping requirements.

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

**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

<b>Issue #</b>		<b>Executive’s Proposal</b>	<b>KL/CB Direction</b>	<b>Executive’s Proposal</b>	<b>KL/CB Direction</b>	<b>Task Force Industry Perspective / Discussion</b>
		<b>Remote Tasting Room Overlay A</b>		<b>Special Events Overlay B</b>		
<b>82</b>	<b>Use</b>	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	REMOVE OVERLAY
<b>83</b>	<b>Type of Permit</b>	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	REMOVE OVERLAY
<b>84</b>	<b>Areas allowed</b>	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		REMOVE OVERLAY
<b>85</b>	<b>Min. Lot Size</b>	Specified by underlying zoning		Specified by underlying zoning		REMOVE OVERLAY

**Proposed Ordinance 2018-0241- Perspective Dane (Four Horsemen) & Melissa (Lumber House)**  
**Joint KL/CB Conceptual Striking Amendment – UPDATED 3-9-19 Revision 6/4/2019**

<b>Issue #</b>		<b>Executive's Proposal</b>	<b>KL/CB Direction</b>	<b>Executive's Proposal</b>	<b>KL/CB Direction</b>	<b>Task Force Industry Perspective / Discussion</b>
		<b>Remote Tasting Room Overlay A</b>		<b>Special Events Overlay B</b>		
86	<b>Max. Building Size</b>	1,000 sf for tasting and retail only 500 sf outdoors		Specified by underlying zoning		REMOVE OVERLAY
87	<b>Tastings</b>	Tasting hours: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm		Specified by underlying zoning		REMOVE OVERLAY
88	<b>Sales</b>	Incidental retail sales of products related to tasting allowed		Specified by underlying zoning		REMOVE OVERLAY
89	<b>Events</b>	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	REMOVE OVERLAY
90	<b>Water</b>	Not specified		Specified by underlying zoning		REMOVE OVERLAY
91	<b>Access</b>	Direct access from an arterial	Not specified	Specified by underlying zoning		REMOVE OVERLAY
92	<b>Product Content</b>	None		Specified by underlying zoning		REMOVE OVERLAY
93	<b>Production</b>	Not allowed	Not specified	Specified by underlying zoning		REMOVE OVERLAY
94	<b>Parking</b>	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		REMOVE OVERLAY
95	<b>Setbacks</b>	Not specified		Specified by underlying zoning		REMOVE OVERLAY

## Auzins, Erin

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**From:** Susan Boundy-Sanders <sbsand@hotmail.com>  
**Sent:** Monday, June 10, 2019 6:47 PM  
**To:** Auzins, Erin  
**Subject:** Assessed values spreadsheet  
**Attachments:** ParcelData2019Update.xlsx

Hi Erin,

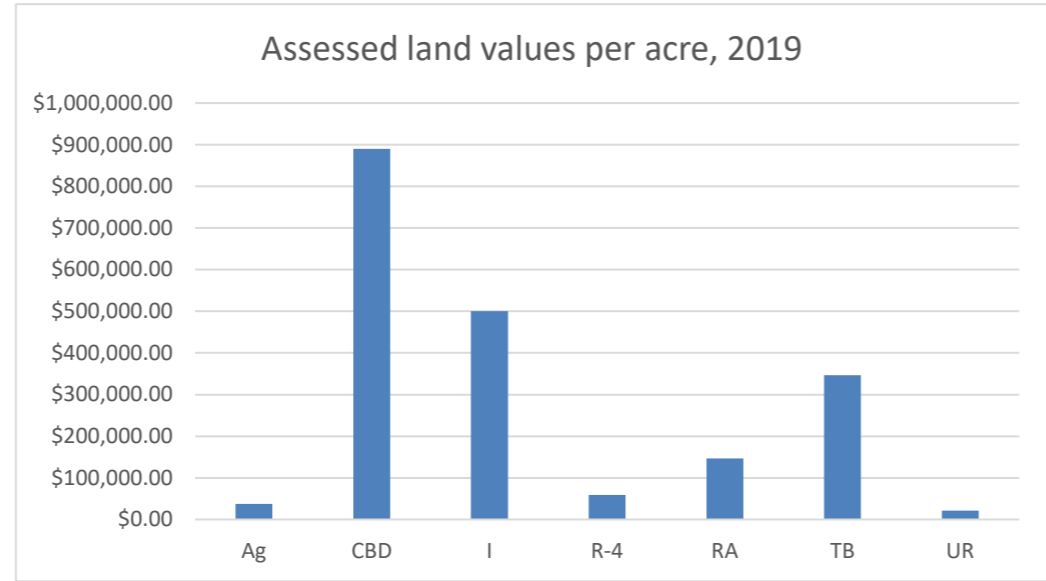
Please add the attached spreadsheet to the record for Ordinance 2018-0241.

It simply shows that RA- and A-zoned land is cheaper than commercial land inside the UGB. Therefore, commercial operations on RA- and A-zoned land have a competitive advantage over their competitors inside the UGB. The ordinance has the effect of encouraging businesses to locate outside the UGB, and encouraging land speculation outside the UGB.

Thank you,

Susan Boundy-Sanders  
sbsand@hotmail.com  
425.591.3672  
17859 149th Ave NE  
Woodinville, WA  
98072-6202  
Boundy-Sanders.com

Zoning	Acres	LandValue	\$/Acre
Ag	895.7638	33511100	\$37,410.64
CBD	6.994353	6224000	\$889,860.72
I	295.7081	148041500	\$500,633.90
R-4	117.2243	6945700	\$59,251.37
RA	218.8782	32164600.00	\$146,952.05
TB	51.55914	17879200	\$346,770.72
UR	482.41	10222800	\$21,191.10







2226059046	14216 140th PI NE	26196	0.601377	420,700	327,400	544416.86	442900.00	366700.00	609766.83	Wood	I	Lane Stimson Ltd	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059046		
2226059047	N/A	14362	0.329706	179,500	179,500	544424.17	201000.00	201000.00	609633.76	Wood	I	Stimson Lane Wine & Spirits	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059047		
2226059092	14111 NE 145th St	1853913	42.55999	22,559,500	11,123,400	261358.17	25198000.00	12050400.00	283139.19	Wood	I	Stimson Lane Wine & Spirits	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059092		
2226059096	14100 NE 145th St.	749667	17.20999	8,996,000	8,996,000	522719.77	10495300.00	10495300.00	609837.79	Wood	I	Stimson Lane Wine & Spirits	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059096		
2226059122	N/A	83738	1.92236	0	0	0.00	0	0	0.00	King	I	King County Parks	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059122		
3404700202	N/A	37752	0.866667	0	0	0.00	0	0	0.00	King	I	King County Parks	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3404700202		
3405100000	14508 Wood-Red Rd	41940	0.96281	0	0	0.00	0	0	0.00	Wood	I	"N/A"	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3405100000		
5711600010	15925 Wood-Red	50579	1.161134	1,377,000	657,500	566256.75	1602100.00	758600.00	653326.80	Wood	I	Kemis, Roger M.	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5711600010		
5711600020	15901 Wood-Red	59448	1.364738	800,000	772,800	566262.41	916700.00	891700.00	653385.35	Wood	I	Jones, Nigel	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5711600020		
5711600030	15815 Wood-Red	23149	0.531428	1,334,300	300,900	566210.38	1701800.00	347200.00	653334.14	Wood	I	Froula, James Todd	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5711600030		
225059161	N/A	531868	12.21001	0	0	0.00	0	0	0.00	Red	MP	King County Parks	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0225059161		
325059019	N/A	276170	6.339991	0	0	0.00	0	0	0.00	Red	MP	City of Redmond	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0325059019		
8858900010	9900 Willows Rd NE	1164794	26.73999	29,378,700	6,988,700	261357.61	43580200.00	11647900.00	435598.50	Red	MP	Overlake Christian Church	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=8858900010		
926059142	N/A	255222	5.859091	0	0	0.00	0	0	0.00	King	P	King County Parks	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0926059142		
1026059133	N/A	135685	3.114899	0	0	0.00	0	0	0.00	King	P	King County Parks	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059133		
1526059124	N/A	10689	0.245386	0	0	0.00	0	0	0.00	King	P	King County Parks	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1526059124		
1526059126	N/A	30000	0.688705	0	0	0.00	0	0	0.00	King	P	King County Parks	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1526059126		
926059040	none	430808	9.889991	0	0	0.00	0	0	0.00	Wood	P (Park)	City of Woodinville	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0926059040		
926059115	NE 175th	131973	3.029683	0	0	0.00	0	0	0.00	Wood	P (Park)	City of Woodinville	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0926059115		
926059181	NE 175th	179700	4.125344	0	0	0.00	0	0	0.00	Wood	P (Park)	City of Woodinville	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0926059181		
1426059058	NE 145th St	57934	1.329982	301,000	300,000	225567.02	361000.00	360000.00	270680.43	Wood	P/I	Puget Sound Energy	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1426059058		
1626059026	part of west hillside	217800	5	0	0	0.00	0	0	0.00	Wood	R	City of Woodinville	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1626059026		
1626059027	n/a	1079416	24.77998	0	0	0.00	0	0	0.00	Wood	R	City of Woodinville	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1626059027		
3175100000	15400 132nd Ave NE	2664836	61.17622	0	0	0.00	0	0	0.00	Wood	R	Hawthorne Condominium	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3175100000		
894640TRCT	Above James' house	1	1	0	0	0.00	0	0	0.00	Wood	R	"N/A"	blue.kingcounty.com/Assessor/eRealProperty/default.aspx?ParcelNbr=894640TRCT		
2626059100	12364 Red-Wood Rd	62726	1.439991	221,000	220,000	152778.75	325000.00	325000.00	225695.88	16,000,000	20140623	Red	R1	BCA Properties LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2626059100
7205940010	N/A	64573	1.482392	4,335,000	936,300	631614.27	5432000.00	1033100.00	696914.13	\$0 Foreclosu	20100901	Wood	R-12	RVA Group LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7205940010
7205940020	N/A	76917	1.765771	4,453,000	1,115,200	631565.35	5432000.00	1230600.00	696919.22	\$0 Foreclosu	20100901	Wood	R-12	RVA Group LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7205940020
7205940030	N/A	35488	0.814692	514,500	514,500	631526.71	567800.00	567800.00	696950.18	Wood	R-12	RVA Group LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7205940030		
7205940040	N/A	1017	0.023347	10,000	10,000	428318.58	10,000	10,000	428318.58	Wood	R-12	RVA Group LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7205940040		
926059047	13101 NE 171st St	756505	17.36697	66,000,000	14,373,500	827634.53	89223300.00	16580400.00	954709.12	58,410,000	20120904	Wood	R-18	Waterford II LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0926059047
2626059019	12300 Wood-Red Rd	555205	12.74575	14,532,600	1,673,200	131275.10	15200000.00	3886400.00	304917.25	16,000,000	20140623	Red	R4	BCA Properties LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2626059019
9428500065	none	154202	3.539991	1,218,000	1,218,000	344068.69	0	0	0.00	1,200,000	20140124	Red	R4	Toll WA LP	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=9428500065
9428500066	11830 154th PI NE	77972	1.789991	521,000	388,000	216760.89	652000.00	485000.00	270951.11	Red	R4	Luty, Richard M	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=9428500066		
1529200490	N/A	40142	0.921534	0	0	0.00	0	0	0.00	Wood	R-4	King County - WLRD	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1529200490		
2226059011	N/A	394222	9.050092	511,000	511,000	56463.52	723000.00	723000.00	79888.69	Wood	R-4	Wertheimer M J	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059011		
2226059012	N/A	64033	1.469995	146,000	146,000	99320.04	172000.00	172000.00	117007.17	Wood	R-4	Wertheimer M J	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059012		
2226059029	N/A	228690	5.25	442,000	442,000	84190.48	650000.00	650000.00	123809.52	Wood	R-4	Wertheimer M J	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059029		
2226059044	N/A	438205	10.0598	307,000	307,000	30517.50	441000.00	441000.00	43837.84	Wood	R-4	Stimson Lane Wine & Spirits	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059044		
2226059063	13611 NE 145th St.	74801	1.717195	409,000	217,000	126368.90	607000.00	366000.00	213138.33	Wood	R-4	Mueller, Michael J.	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059063		
2226059064	N/A	135753	3.11646	252,000	252,000	80860.98	413000.00	413000.00	132522.15	Wood	R-4	Mueller, Michael J.	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059064		
2226059076	14100 NE 145th St.	510958	11.72998	255,400	255,400	21773.27	510900.00	510900.00	43555.06	Wood	R-4	Stimson Lane Wine & Spirits	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059076		
2226059081	14100 NE 145th St.	130680	3	65,300	65,300	21766.67	130600.00	130600.00	43533.33	Wood	R-4	Stimson Lane Wine & Spirits	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059081		
2226059085	14313 137th PI NE	299257	6.869995	753,000	453,000	65938.91	1024000.00	578000.00	84133.97	Wood	R-4	Jorgensen William Alan + Jean	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059085		
2226059086	13650 NE 145th St	212695	4.882805	257,800	212,600	43540.54	413700.00	372200.00	76226.67	Wood	R-4	Stimson Lane Wine & Spirits	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059086		
2226059087	N/A	774876	17.78871	431,000	431,000	24228.86	774000.00	774000.00	43510.76	Wood	R-4	Stimson Lane Wine & Spirits	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059087		
2226059088	14312 132nd Ave NE	710536	16.31166	1,885,000	461,000	28261.99	2688000.00	752000.00	46101.98	Wood	R-4	Wertheimer M J	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059088		
2226059100	14404 137th PI NE	304064	6.980349	915,000	399,000	57160.47	1279000.00	578000.00	82803.88	Wood	R-4	Bramble Bump LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2226059100		
2481600120	14430 Wood-Red Rd	28140	0.646006	271,000	270,000	417953.09	329000.00	328000.00	507735.61	462,500	20170327	King	RA2.5	Fredrickson, Arnold L + A Elaine	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2481600120
3404700026	14356 Wood-Red Rd	17998	0.413177	294,000	171,000	413865.99	359000.00	206000.00	498575.40	King	RA2.5	Scrivanich, Larry & Jane	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3404700026		
3404700027	14366 Wood-Red Rd	15842	0.363682	328,000	171,000	470190.63	401000.00	206000.00	566428.48	King	RA2.5	Lee, Stephen & Sherri	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3404700027		
3406200280	14719 149th Ave NE	31500	0.72314	693,000	237,000	327737.14	849000.00	288000.00	398262.86	King	RA2.5	Ferrin Ralph	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3406200280		
3406200290	14715 149th Ave NE	36425	0.836203	645,000	272,000	325279.89	790000.00	330000.00	394641.04	704,000	20150716	King	RA2.5	Sharkasi Nahil T + Wang Sheng	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3406200290
1026059168	none	43607	1.001079	301,000	301,000	300675.58	375000.00	375000.00	374595.82	King	RA2.5P	Woodinville Alliance Ch	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059168		
1026059169	none	43607	1.001079	301,000	301,000	300675.58	375000.00	375000.00	374595.82	King	RA2.5P	Woodinville Alliance Ch	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059169		
2326059071	15315 NE 140th St	35284	0.810009	465,000	250,000	308638.48	569000.00	303000.00	374069.83	King	RA2.5P	Eaton Carol L	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2326059071		
1026059032	13965 NE 166th St.	51578	1.184068	702,400	260,000	219581.99	849400.00	340000.00	287145.68	King	RA2.5SO	Woodinville Montessori	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059032		
1026059037	16710 140th PI NE	27442	0.629982	416,000	204,000	323818.96	509000.00	247000.00	392074.92	King	RA2.5SO	Foote, Dwayne S + Kim M	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059037		
1026059090	16907 140th Ave NE	38940	0.893939	415,000	265,000	296440.68	505000.00	330000.00	369152.54	King	RA2.5SO	ARTADS LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059090		
1026059094	13940 NE 166th St.	250861	5.758976	5,089,700	752,500	130665.59	5772300.00	752500.00	130665.59	King	RA2.5SO	Woodinville Alliance Ch	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059094		
1026059095	N/A	217800	5	435,600	435,600	87120.00	525000.00	525000.00	105000.00	1520000.00	20181030	King	RA2.5SO	Bluemay2017 LLC	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059095
1026059097	14051 NE 167th St	74052	1.7	916,000	301,000	177058.82	1407000.00	366000.00	215294.12	713,500	20150602	King	RA2.5SO	Skiles, Randall K + Violet D	blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1026059097







3426059033	N/A	217364	4.989991	108,600	108,600	21763.57	141200.00	141200.00	28296.65	Red	UR	Sasada Sports International	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059033">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059033</a>
3426059061	10442 Willows Rd	2003760	46	1,001,800	1,001,800	21778.26	1302400.00	1302400.00	28313.04	Red	UR	Sasada Sports International	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059061">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059061</a>
3426059062	10442 Willows Rd	2213719	50.82	1,106,800	1,106,800	21778.83	1438900.00	1438900.00	28313.66	Red	UR	Sasada Sports International	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059062">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059062</a>
3426059068	10442 Willows Rd	436471	10.02	218,200	218,200	21776.46	283700.00	283700.00	28313.39	Red	UR	Sasada Sports International	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059068">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059068</a>
3426059069	10442 Willows Rd	834610	19.16001	417,300	417,300	21779.74	542400.00	542400.00	28308.96	Red	UR	Sasada Sports International	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059069">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059069</a>
3426059072	N/A	150282	3.45	0	0	0.00	0	0	0.00	Red	UR	King County Parks	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059072">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059072</a>
3426059077	N/A	250034	5.739991	0	0	0.00	0	0	0.00	Red	UR	King County Parks	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059077">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3426059077</a>
3526059040	10442 Willows Rd	3200788	73.47998	1,600,300	1,600,300	21778.72	2080500.00	2080500.00	28313.83	Red	UR	Sasada Sports International	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3526059040">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3526059040</a>
3526059074	N/A	1493236	34.27998	0	0	0.00	0	0	0.00	Red	UR	King County Parks	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3526059074">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3526059074</a>
3526059088	N/A	968338	22.22998	0	0	0.00	0	0	0.00	Red	UR	King County Parks	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3526059088">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3526059088</a>
5569620680	N/A	544526	12.5006	559,000	559,000	44717.86	698000.00	698000.00	55837.33	Red	UR	Glen Meadows LLC	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5569620680">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5569620680</a>
5569620690	N/A	524336	12.0371	549,000	549,000	45609.00	686000.00	686000.00	56990.48	Red	UR	Glen Meadows LLC	<a href="http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5569620690">blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5569620690</a>

Notes

ERC Spur S of 124th  
Zante Farm - CLASSIFIED AS OPEN SPACE  
21 Acres  
21 Acres southeast lot  
Foreclosure on vacant land in 2009, built  
Log cabin

SUBJECT TO DEED OF AND AGREEMENT

Kirshner Trailer  
one-story house and pond  
Parcel is two pieces, W and E of 9101 - S  
SFR 1600 sq ft + Recorded improvements

SUBJECT TO DEED OF & AGREEMENT RELATING TO

Dome, etc.  
Narrow strip behind bungalow  
Ball fields and trail on both sides of river  
SUBJECT TO DEED & AGREEMENT RELATING TO

SUBJECT TO DEED OF AND AGREEMENT

Development Rights Purchased YES - SU  
King County Parks  
Trail S of 145th, W of Sammamish  
Tree farm - Development rights purchased  
Development rights purchased YES - SU  
Development rights purchased NO - CL  
Development rights purchased NO - CL  
Trail S of 143rd, E of Sammamish  
Development rights purchased NO - CL  
House 1780 sq ft - Development rights purchased  
farmstand - Development rights purchased  
Development rights purchased YES - SU  
farm - Development rights purchased YES  
Development rights purchased YES - SU  
Development rights purchased YES + structure  
South 47 Farm - Development rights purchased  
Development rights purchased YES - SU  
vacant SW of 124th and Wood-Red - Development  
Development rights purchased YES - SU  
Vacant - Development rights purchased  
Red-Wood golf course  
South 47 Farm - Development rights purchased  
JB Instant Lawn - Development Rights Purchased  
Development rights purchased NO - CL  
Pump station  
Development rights purchased YES - SU  
King County Parks  
Casa Bonita - Development rights purchased  
vacant - Development rights purchased  
Development rights purchased NO  
HOLLYWOOD ACRES ADD NLY 100 FT TRAIL  
Development rights purchased NO - HO  
Plants Northwest Inc. - Development Rights  
Sixty Acres Park incl Sammamish Trail  
King County warranty deed instrument relating to  
Mobile home. AGREEMENT RELATING TO  
vacant SW of 124th and Wood-Red - Development  
Sammamish Trail N & S of 124th, E of river  
Development rights purchased YES - CL  
Sammamish Trail N & S of 124th

McCorry's  
Bungalow south of Chrysalis  
Chrysalis Elementary  
Woodinville Medical Center  
SFR 1450 sq ft  
SFR 1010 sq ft  
SFR 2190 sq ft  
Evergreen Care Center  
Sotheby's  
~ 300 ft long, average ~44 ft wide  
Woodinville purchased 2015

Hollywood Hill Animal Hospital

Tip-up office and I  
Railroad wye  
Tip-up office and I  
Green house - Schuyler Rubber  
south lot? Schuyler Rubber

Riverfront Business Park  
Tip-up office and I  
Icon Owner Bldg A  
Office

Columbia Winery  
ERC main line city open space to 145th  
Lumber sheds?  
Tip-up I  
Novelty Hill Winery  
Redhook Brewery  
Old warehouse  
Vacant Leone land - "couldn't be bother  
Willows Lodge  
Isenhower parking lot?  
Warehouse  
Isenhower  
Tip-up office and I  
Chrysalis high school building 22946' - l:  
Matheus Lumber Co  
Retention pond

Honey Bucket

Novelty Hill Winery vacant land  
Novelty Hill Winery  
Novelty Hill Winery  
Woodinville Corporate Center III  
Novelty Hill Winery vacant land  
Icon Owner Bldg C  
Redhook Brewery vacant land  
Redhook Warehouse  
Tip-up office and I  
vacant lot  
ERC main line McCorry's to city open sp  
Old warehouse  
ERC spur S of McCorry's  
Ste Michelle Winery

Ste Michelle Winery  
Ste Michelle Winery  
Ste. Michelle main buildings  
Ste Michelle Winery  
ERC spurs by N end of sod farm  
King County Parks  
Hollywood Tavern & Woodinville Whisk  
Kencor  
Appian  
Tip-up office and I  
Sammamish Trail 100th to 80th, W of ri  
ERC Spur S of 100th  
Overlake Christian Church  
Sammamish Trail Wilmot to Woodin Ck  
Sammamish Trail by Campbell Run  
King County Parks  
King County Parks  
Hillside parcel, partially gift  
Wilmot Gateway Park  
Woodin Creek Park

West hillside park  
vacant  
Hawthorne condos  
Critical areas tract behind James's house  
Theno's house 992 sq ft  
"Villas at Woodinville Village" RVA Grou  
"Villas at Woodinville Village" RVA Grou  
RVA Group LLC vacant  
"Tract A"  
Includes all three apartment areas  
Theno's house and old church bldg, now  
vacant (demolition of 3350 SFR & sever

Vacant W of Woodinville Whiskey  
Oakwerth vacant - CLASSIFIED AS OPEN  
Oakwerth vacant - CLASSIFIED AS OPEN  
Oakwerth vacant - CLASSIFIED AS OPEN  
vacant Ste. Michelle land  
W of Ste. Michelle  
vacant W of Ste. Michelle  
vacant Ste. Michelle land  
vacant Ste. Michelle land  
W of Ste. Michelle House 4190 sq ft  
Ste. Michelle caretaker SFR  
vacant Ste. Michelle land  
Oakwerth horses - house 9290 sq ft - CL  
House 3850 sq ft

Soft Tail Spirits

Single-family residence 3560 sq ft  
Single-family residence 2780 sq ft  
Wdnvl Alliance Ch back lot  
Wdnvl Alliance Ch back lot  
Single family 1440 sq ft + 1440 bsmt

Single-family residence 1900 sq ft  
ARTADS gained ownership via foreclosu

vacant "commercial"  
Single-family residence

Single-family residence 7450 sq ft  
Veterinarian main building  
vacant  
house for veterinarian

Single-family residence - green & cream  
Single-family residence 1190 sq ft  
Single-family residence  
Mobile home "residential"  
Single-family residence  
Single-family residence 680 sq ft  
Matthews Winery - "Present Use: Single  
Single family 2070 sq ft  
SFR 620 sq ft + \$1000 shed  
Single family 1350 sq ft + 2400 sq ft det.  
SFR 3240 sq ft + 6370 winery  
Single family 3820 sq ft  
Single family 5800 sq ft  
Single family 4820 sq ft + 480 shed  
Single family 6030 sq ft  
Single family 2880 sq ft  
Single family 1090 sq ft geodesic + 2400  
Single family 1020 sq ft  
Single family 4920 sq ft  
Single family 2100 sq ft  
Single family 3020 sq ft  
Single family 3560 sq ft  
vacant  
vacant ?  
Pink faux chateau 4220 sq ft  
Single family 3560 sq ft  
King Co ROW  
Single family 2830 sq ft  
vacant  
SFR 2130 sq ft  
Single family 1600 sq ft  
vacant  
Single family 2690 sq ft  
Single family 2920 sq ft  
Tasting  
9360 sq ft  
vacant

Sky River Meadery  
brick bungalow  
vacant  
Single family 2540 sq ft  
Single family 950 sq ft  
Single family 2340 sq ft  
De Lille residence & winery 7930 sq ft g  
vacant  
Single family 1440 sq ft  
Single family 1900 sq ft  
Mobile home  
Single family 1660 sq ft  
Single family 3020 sq ft  
Single-family residence 1230 sq ft  
Single-family residence 1180 sq ft  
vacant single-family  
bungalow middle of Gold Creek propert

brick house middle of Gold Creek prope  
Molbak's office & storage (old stable) 8:  
vacant  
Molbak's greenhouses north  
ERC main line 145th to 130th  
CLASSIFIED AS OPEN SPACE "FARM & A  
ERC Spur by S end of sod farm  
Sammamish Trail 100th to 80th, E of riv  
New northeast parcel - current bldgs  
New southeast parcel - vacant  
New southwest parcel - vacant  
New center parcel - parking lot  
New northwest parcel - vacant  
Grange  
Hollywood School  
Photographer  
Station Pizzeria/Gorman Winery  
Now split

Lovejoy barn  
Gorman  
Hollywood Vineyards  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
City of Woodinville  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel  
Woodinville Village parcel - Tom Ellison  
vacant (commercial)  
vacant (commercial)  
vacant  
Juanita Hauling  
building 98238 sq ft  
ERC main line NE 130th St. to 134th Ave  
residence and service garage  
Money Saver Totem Lk Self Storage  
building 5690 sq ft  
ERC Spur N of 124th  
Sammamish Valley Park - Development  
Sammamish Trail N of 116th, W of Sami  
Development rights purchased YES - SU  
ERC Spur N of 116th  
Willows Run Golf Course - Development  
Development rights purchased NO - LES  
ERC Spur S of 116th  
Development rights purchased NO - LES  
Development rights purchased YES - LES  
Development rights purchased YES - LES



Development rights purchased YES - LES  
Willows Run Golf Course - Development  
Willows Run Golf Course - Development  
Willows Run Golf Course - Development  
Willows Run Golf Course - Development  
Sammamish Trail S of 114th, E of river  
Sammamish Trail S of 116th, W of river  
Development rights purchased NO - LES  
Development rights purchased NO  
Sammamish Trail S of 100th, E & W of ri



2726059108	14120 NE 1	51170	1.174702	0	0	0.00	0	0	0.00	King	A10	King Count blue.kingcc Pump stati
2726059127	N/A	2840983	65.22	1,475,000	1,475,000	22615.76	1,846,000	1,846,000	28304.20	1,401,322	20131231	King A10 Caspian Ho blue.kingcc Developme
3404700135	N/A	798019	18.32	0	0	0.00	0	0	0.00	King	A10	King Count blue.kingcc King Count
3404700160	14005 Woc	65340	1.5	383,000	344,000	229333.33	466000	428000	285333.33	King	A10	Sifuentes P blue.kingcc Casa Bonita
3404700161	N/A	553212	12.7	109,000	109,000	8582.68	109000	109000	8582.68	King	A10	Sifuentes P blue.kingcc vacant - De
3404700170	14123 Woc	209959	4.819995	665,000	624,000	129460.70	811000	780000	161825.88	1000000	20190503	King A10 Frei Joshua blue.kingcc Developme
3404700180	14209 Woc	70131	1.609986	557,000	344,000	213666.42	678000	428000	265840.78	King	A10	Funai Toshi blue.kingcc HOLLYWOC
3404700185	14223 Woc	139828	3.210009	667,000	473,000	147351.60	813000	590000	183800.10	King	A10	Frei Thoma blue.kingcc Developme
3404700190	N/A	419918	9.639991	480,200	314,900	32666.01	530000	377900	39201.28	King	A10	Agresta, Dc blue.kingcc Plants Nort
9428500080	N/A	2613600	60	0	0	0.00	0	0	0.00	King	A10	King Count blue.kingcc Sixty Acres
1026059031	16725 1401	347608	7.979982	715,000	605,000	75814.71	870000	756000	94737.06	#####	20160628	King A10* Icarus Hold blue.kingcc King Count
1526059059	15165 1481	666468	15.3	334,000	310,000	20261.44	417000	386000	25228.76	King	A10SO	Bui, Dean T blue.kingcc Mobile hon
2626059010	N/A	476111	10.93	0	0	0.00	0	0	0.00	King	A10SO	King Count blue.kingcc vacant SW
2626059059	N/A	515155	11.82633	0	0	0.00	0	0	0.00	King	A10SO	King Count blue.kingcc Sammamis
2626059084	12053 1541	1327090	30.46579	1,388,000	1,307,000	42900.57	1692000	1635000	53666.74	4,400,000	20100302	King A10SO Heywood E blue.kingcc Developme
2726059081	N/A	388990	8.929982	0	0	0.00	0	0	0.00	King	A10SO	King Count blue.kingcc Sammamis
926059031	12801 NE 1	31700	0.727732	770800	570,600	784080.00	902700	693500	952960.88	916700.00	20170227	Wood CBD McCorry's blue.kingcc McCorry's
1026059053	16915 1401	38016	0.872727	324,000	314,000	359791.67	2390300	570200	653354.17	0.00	20161020	Wood CBD Vineyard Pl blue.kingcc Bungalow s
1026059074	17005 1401	37145	0.852732	1,285,700	742,900	871200.00	1554800	817100	958214.46			Wood CBD Sound Edu blue.kingcc Chrysalis El
1026059078	17000 1401	71438	1.639991	9,001,000	1,785,900	1088969.51	11118800	1928800	1176104.15	12400000	20170717	Wood CBD Woodinville blue.kingcc Woodinville
1026059101	16814 1401	18295	0.419995	332,000	192,000	457147.85	406000.00	233000.00	554767.97			Wood CBD Trovato De blue.kingcc SFR 1450 sc
1026059106	16816 1401	24393	0.559986	307,000	243,000	433939.24	375000.00	296000.00	528584.43			Wood CBD Cottage Lal blue.kingcc SFR 1010 sc
1026059108	16818 1401	17859	0.409986	500,000	162,000	395135.23	612000.00	197000.00	480503.95			Wood CBD Cottage Lal blue.kingcc SFR 2190 sc
1026059109	16916 1401	37768	0.867034	5,014,900	887,500	1023604.64	5223800.00	981900.00	1132481.57			Wood CBD Skony Woc blue.kingcc Evergreen C
1026059112	16812 1401	14810	0.339991	660,000	207,300	609722.35	727500.00	266500.00	783844.70	800000.00	20140925	Wood CBD Kirkland Dc blue.kingcc Sotheby's
1026059174	NE 171st St	13250	0.304178	225,000	225,000	739698.11	240000.00	240000.00	789011.32	245000.00	#####	Wood CBD Sound Edu blue.kingcc ~ 300 ft lon
1026059040	none	319050	7.32438	0	0	0.00	0	0	0.00	Wood	GB	City of Wor blue.kingcc Woodinville
926059032	17280 Woc	92622	2.126309	1,982,700	1,157,700	544464.73	6170300.00	1465200.00	689081.56			Wood I Woodinville blue.kingcounty.com/A
926059033	17025 Woc	24700	0.567034	560,500	321,100	566280.00	767000.00	370500.00	653400.00			Wood I Hollywood blue.kingcc Hollywood
926059034	17030 Woc	83078	1.907208	2,900,400	1,038,400	544460.68	3474900.00	1246100.00	653363.30			Wood I Schiessel Ir blue.kingcounty.com/A
926059042	16928 Woc	159264	3.656198	6,444,900	1,990,800	544500.00	8198900.00	2388900.00	653383.59			Wood I Woodinville blue.kingcc Tip-up offic
926059043	none	329466	7.563499	0	0	0.00	0	0	0.00	Wood	I	Port of Sea blue.kingcc Railroad wy
926059084	16750 Woc	425106	9.759091	11,134,100	5,101,200	522712.62	14504600.00	6376500.00	653390.78			Wood I Woodinville blue.kingcc Tip-up offic
926059098	16855 Woc	18914	0.434206	446,900	245,800	566091.15	515700.00	283700.00	653376.97	475000	20180725	Wood I Acomb, Wi blue.kingcc Green hous
926059136	16901 Woc	58885	1.351814	625,600	471,000	348420.82	736000.00	588800.00	435563.01			Wood I Kerfield En blue.kingcc south lot? S
926059162	17272 Woc	56420	1.295225	4,236,300	705,200	544461.40	2574900.00	846300.00	653400.00	#####	20190328	Wood I WLA Holdir blue.kingcounty.com/A
926059190	none	38701	0.888453	0	0	0.00	0	0	0.00	Wood	I	King Count blue.kingcounty.com/A
1526059005	16110 Woc	394654	9.060009	13,520,800	4,933,100	544491.72	15887100.00	5919800.00	653398.90	#####	20160211	Wood I Riverfront I blue.kingcc Riverfront I
1526059006	16220 Woc	222558	5.109229	7,337,400	2,781,900	544485.32	9633100.00	3338300.00	653386.30			Wood I North Seat blue.kingcc Tip-up offic
1526059008	15540 Woc	484387	11.12	15,056,700	6,054,800	544496.63	19708200.00	7265800.00	653399.55	#####	20150226	Wood I Icon Owne blue.kingcc Icon Owner
1526059009	15323 Woc	169013	3.880005	3,939,400	2,112,600	544483.89	5356600.00	2535100.00	653375.52			Wood I Stearns Prc blue.kingcc Office
1526059016	14655 Woc	32609	0.7486	50,000	50,000	66791.38	50,000	50,000	66791.38	895,000	20120501	Wood I Hollywood blue.kingcounty.com/A
1526059017	15000 Woc	283758	6.514187	7,754,800	3,546,900	544488.49	10181600.00	4256300.00	653389.25	#####	20150226	Wood I Icon Owne blue.kingcounty.com/A
1526059019	14030 NE 1	252648	5.8	7,772,900	3,537,000	609827.59	8713400.00	4295000.00	740517.24			Wood I B&B Prope blue.kingcc Columbia V

1526059023	N/A	988812	22.7	0	0	0.00	0	0	0.00			King	I	King Count blue.kingcc ERC main li
1526059025	16026 Woc	109124	2.505142	1,511,000	1,364,000	544480.04	1770100.00	1636800.00	653376.05			Wood	I	Snow, John blue.kingcc Lumber she
1526059026	16111 Woc	433353	9.948416	16,995,900	5,416,900	544498.74	20155600.00	6500200.00	653390.45			Wood	I	CHAIPATAN blue.kingcc Tip-up I
1526059038	14710 Woc	50965	1.169995	4,860,500	662,500	566241.54	5056200.00	764400.00	653335.90			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059042	14066 NE 1	818057	18.78	11,758,300	6,053,600	322342.84	13968900.00	6872000.00	365921.10	#####	20180112	Wood	I	Redhook A blue.kingcc Redhook Br
1526059044	16225 Woc	49504	1.136455	619,800	618,800	544500.00	743500.00	742500.00	653347.20			Wood	I	Young Corç blue.kingcc Old warehc
1526059046	15321 Woc	130680	3	1,568,100	1,568,100	522700.00	1306800.00	1306800.00	435600.00			Wood	I	Silver Lake blue.kingcc Vacant Leo
1526059047	14580 NE 1	229125	5.259986	31,862,900	3,436,800	653385.74	37404000.00	3895100.00	740515.25			Wood	I	Willows Lo blue.kingcc Willows Lor
1526059049	15007 Woc	24830	0.570018	692,900	322,700	566122.11	1032600.00	397200.00	696819.65			Wood	I	Fonk, Dale blue.kingcc Isenhower
1526059053	15902 Woc	518129	11.89461	6,477,600	6,476,600	544498.95	23407400.00	5748400.00	483277.92	8,400,000	20121218	Wood	I	BD Real Est blue.kingcc Warehouse
1526059054	15007 Woc	104108	2.389991	1,752,800	1,301,300	544479.08	2252700.00	1561600.00	653391.63			Wood	I	NWCV Assc blue.kingcc Isenhower
1526059057	16220 Woc	226296	5.195041	10,972,800	2,828,700	544500.00	12698200.00	3394400.00	653392.30			Wood	I	Waddwooc blue.kingcc Tip-up offic
1526059060	15900 Woc	65907	1.513017	3,914,300	823,800	544475.22	4019100.00	988600.00	653396.70	5,500,000	20140721	Wood	I	Black Dog F blue.kingcc Chrysalis hi
1526059063	15800 Woc	217800	5	2,723,500	2,722,500	544500.00	3268000.00	3267000.00	653400.00			Wood	I	Matheus Lt blue.kingcc Matheus Lu
1526059068	N/A	20119	0.461869	1,000	1,000	2165.12	6902500.00	2325200.00	5034331.33	8,400,000	20121218	Wood	I	BD Real Est blue.kingcc Retention p
1526059075	15511 Woc	117339	2.693733	4,446,100	1,466,700	544486.08	4761300.00	1760000.00	653368.45			Wood	I	BD Real Est blue.kingcounty.com/A
1526059086	15955 Woc	181210	4.160009	2,265,100	2,265,100	544493.99	2411700.00	2411700.00	579734.30			Wood	I	Northwest blue.kingcc Honey Bucl
1526059088	15300 Woc	463564	10.64197	11,845,500	5,974,500	561409.47	14266500.00	6953400.00	653394.36	#####	20150226	Wood	I	Icon Owner blue.kingcounty.com/A
1526059094	15801 Woc	149864	3.440404	1,125,000	1,125,000	326996.48	1331700.00	1331700.00	387076.63			Wood	I	Asko Proce blue.kingcounty.com/A
1526059095	15701 Woc	149864	3.440404	1,125,000	1,125,000	326996.48	1331700.00	1331700.00	387076.63			Wood	I	Asko Proce blue.kingcounty.com/A
1526059096	Wood-Red	27248	0.625528	340,600	340,600	544500.00	524900.00	524900.00	839131.09			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059097	Wood-Red	39839	0.914578	497,900	497,900	544404.33	597500.00	597500.00	653307.06			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059098	Wood-Red	38520	0.884298	481,500	481,500	544500.00	577800.00	577800.00	653400.00			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059100	15010 Woc	363771	8.351033	14,286,600	14,286,600	4,547,100	17833400.00	5456500.00	653392.22	#####	20150226	Wood	I	Icon Owner blue.kingcc Woodinville
1526059117	N/A	8102	0.185996	10,000	10,000	53764.50	10,000	10,000	53764.50			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059120	15500 Woc	382457	8.780005	11,277,100	4,780,700	544498.58	14768700.00	5736800.00	653393.74	#####	20150226	Wood	I	Icon Owner blue.kingcc Icon Owner
1526059121	14100 NE 1	72876	1.673003	1,093,100	1,093,100	653376.09	1238800.00	1238800.00	740465.01			Wood	I	Redhook A blue.kingcc Redhook Br
1526059122	14300 NE 1	102061	2.342998	4,469,300	1,530,900	653393.60	5394300.00	1735000.00	740504.21			Wood	I	Redhook A blue.kingcc Redhook W
1526059125	15525 Woc	185002	4.247062	6,400,000	2,312,500	544494.11	7257200.00	2775000.00	653392.94			Wood	I	BD Real Est blue.kingcc Tip-up offic
1626059020	16265 Woc	108850	2.498852	1,360,600	1,360,600	544490.00	1469400.00	1469400.00	588029.99			Wood	I	Young Corç blue.kingcc vacant lot
1626059021	N/A	313320	7.192837	0	0	0.00	0	0	0.00			King	I	King Count blue.kingcc ERC main li
1626059070	16245 Woc	70756	1.624334	885,400	884,400	544469.22	991500.00	990500.00	609788.29			Wood	I	Young Corç blue.kingcc Old warehc
1626059164	N/A	776652	17.82948	0	0	0.00	0	0	0.00			Wood	I	King Count blue.kingcc ERC spur S
2226059032	N/A	528818	12.13999	6,346,800	6,345,800	522718.68	7404400.00	7403400.00	609835.72			Wood	I	Stimson La blue.kingcc Ste Michell
2226059046	14216 140f	26196	0.601377	420,700	327,400	544416.86	442900.00	366700.00	609766.83			Wood	I	Lane Stims blue.kingcc Ste Michell
2226059047	N/A	14362	0.329706	179,500	179,500	544424.17	201000.00	201000.00	609633.76			Wood	I	Stimson La blue.kingcc Ste Michell
2226059092	14111 NE 1	1853913	42.55999	22,559,500	11,123,400	261358.17	25198000.00	12050400.00	283139.19			Wood	I	Stimson La blue.kingcc Ste. Michel
2226059096	14100 NE 1	749667	17.20999	8,996,000	8,996,000	522719.77	10495300.00	10495300.00	609837.79			Wood	I	Stimson La blue.kingcc Ste Michell
2226059122	N/A	83738	1.92236	0	0	0.00	0	0	0.00			King	I	King Count blue.kingcc ERC spurs b
3404700202	N/A	37752	0.866667	0	0	0.00	0	0	0.00			King	I	King Count blue.kingcc King Count
3405100000	14508 Woc	41940	0.96281	0	0	0.00	0	0	0.00			Wood	I	"N/A" blue.kingcc Hollywood
5711600010	15925 Woc	50579	1.161134	1,377,000	657,500	566256.75	1602100.00	758600.00	653326.80			Wood	I	Kemis, Rog blue.kingcc Kencor
5711600020	15901 Woc	59448	1.364738	800,000	772,800	566262.41	916700.00	891700.00	653385.35			Wood	I	Jones, Nige blue.kingcc Appian
5711600030	15815 Woc	23149	0.531428	1,334,300	300,900	566210.38	1701800.00	347200.00	653334.14			Wood	I	Froula, Jarr blue.kingcc Tip-up offic
225059161	N/A	531868	12.21001	0	0	0.00	0	0	0.00			Red	MP	King Count blue.kingcc Sammamis
325059019	N/A	276170	6.339991	0	0	0.00	0	0	0.00			Red	MP	City of Red blue.kingcc ERC Spur S

8858900010	9900 Willo'	1164794	26.73999	29,378,700	6,988,700	261357.61	43580200.00	11647900.00	435598.50	Red	MP	Overlake C blue.kingcc	Overlake Cl		
926059142	N/A	255222	5.859091	0	0	0.00	0	0	0.00	King	P	King Count blue.kingcc	Sammamisl		
1026059133	N/A	135685	3.114899	0	0	0.00	0	0	0.00	King	P	King Count blue.kingcc	Sammamisl		
1526059124	N/A	10689	0.245386	0	0	0.00	0	0	0.00	King	P	King Count blue.kingcc	King Count		
1526059126	N/A	30000	0.688705	0	0	0.00	0	0	0.00	King	P	King Count blue.kingcc	King Count		
926059040	none	430808	9.889991	0	0	0.00	0	0	0.00	Wood	P (Park)	City of Wor blue.kingcc	Hillside par		
926059115	NE 175th	131973	3.029683	0	0	0.00	0	0	0.00	Wood	P (Park)	City of Wor blue.kingcc	Wilmot Gat		
926059181	NE 175th	179700	4.125344	0	0	0.00	0	0	0.00	Wood	P (Park)	City of Wor blue.kingcc	Woodin Cre		
1426059058	NE 145th S	57934	1.329982	301,000	300,000	225567.02	361000.00	360000.00	270680.43	Wood	P/I	Puget Sour blue.kingcounty.com/			
1626059026	part of wes	217800	5	0	0	0.00	0	0	0.00	Wood	R	City of Wor blue.kingcc	West hillsid		
1626059027	n/a	1079416	24.77998	0	0	0.00	0	0	0.00	Wood	R	City of Wor blue.kingcc	vacant		
3175100000	15400 132i	2664836	61.17622	0	0	0.00	0	0	0.00	Wood	R	Hawthorne blue.kingcc	Hawthorne		
894640TRCT	Above Jam	1	1	0	0	0.00	0	0	0.00	Wood	R	"N/A" blue.kingcc	Critical are		
2626059100	12364 Red-	62726	1.439991	221,000	220,000	152778.75	325000.00	325000.00	225695.88	#####	20140623	Red	R1	BCA Proper blue.kingcc	Theno's ho
7205940010	N/A	64573	1.482392	4,335,000	936,300	631614.27	5432000.00	1033100.00	696914.13	\$0 Foreclos	20100901	Wood	R-12	RVA Group blue.kingcc	"Villas at W
7205940020	N/A	76917	1.765771	4,453,000	1,115,200	631565.35	5432000.00	1230600.00	696919.22	\$0 Foreclos	20100901	Wood	R-12	RVA Group blue.kingcc	"Villas at W
7205940030	N/A	35488	0.814692	514,500	514,500	631526.71	567800.00	567800.00	696950.18			Wood	R-12	RVA Group blue.kingcc	RVA Group
7205940040	N/A	1017	0.023347	10,000	10,000	428318.58	10,000	10,000	428318.58			Wood	R-12	RVA Group blue.kingcc	"Tract A"
926059047	13101 NE 1	756505	17.36697	66,000,000	14,373,500	827634.53	89223300.00	16580400.00	954709.12	#####	20120904	Wood	R-18	Waterford blue.kingcc	Includes all
2626059019	12300 Woc	555205	12.74575	14,532,600	1,673,200	131275.10	15200000.00	3886400.00	304917.25	#####	20140623	Red	R4	BCA Proper blue.kingcc	Theno's ho
9428500065	none	154202	3.539991	1,218,000	1,218,000	344068.69			0.00	1,200,000	20140124	Red	R4	Toll WA LP blue.kingcc	vacant (der
9428500066	11830 154i	77972	1.789991	521,000	388,000	216760.89	652000.00	485000.00	270951.11			Red	R4	Luty, Richa blue.kingcounty.com/	
1529200490	N/A	40142	0.921534	0	0	0.00	0	0	0.00	Wood	R-4	King Count blue.kingcc	Vacant W c		
2226059011	N/A	394222	9.050092	511,000	511,000	56463.52	723000.00	723000.00	79888.69			Wood	R-4	Wertheime blue.kingcc	Oakwerth v
2226059012	N/A	64033	1.469995	146,000	146,000	99320.04	172000.00	172000.00	117007.17			Wood	R-4	Wertheime blue.kingcc	Oakwerth v
2226059029	N/A	228690	5.25	442,000	442,000	84190.48	650000.00	650000.00	123809.52			Wood	R-4	Wertheime blue.kingcc	Oakwerth v
2226059044	N/A	438205	10.0598	307,000	307,000	30517.50	441000.00	441000.00	43837.84			Wood	R-4	Stimson La blue.kingcc	vacant Ste.
2226059063	13611 NE 1	74801	1.717195	409,000	217,000	126368.90	607000.00	366000.00	213138.33			Wood	R-4	Mueller, M blue.kingcc	W of Ste. M
2226059064	N/A	135753	3.11646	252,000	252,000	80860.98	413000.00	413000.00	132522.15			Wood	R-4	Mueller, M blue.kingcc	vacant W o
2226059076	14100 NE 1	510958	11.72998	255,400	255,400	21773.27	510900.00	510900.00	43555.06			Wood	R-4	Stimson La blue.kingcc	vacant Ste.
2226059081	14100 NE 1	130680	3	65,300	65,300	21766.67	130600.00	130600.00	43533.33			Wood	R-4	Stimson La blue.kingcc	vacant Ste.
2226059085	14313 137i	299257	6.869995	753,000	453,000	65938.91	1024000.00	578000.00	84133.97			Wood	R-4	Jorgensen ' blue.kingcc	W of Ste. M
2226059086	13650 NE 1	212695	4.882805	257,800	212,600	43540.54	413700.00	372200.00	76226.67			Wood	R-4	Stimson La blue.kingcc	Ste. Michel
2226059087	N/A	774876	17.78871	431,000	431,000	24228.86	774000.00	774000.00	43510.76			Wood	R-4	Stimson La blue.kingcc	vacant Ste.
2226059088	14312 132i	710536	16.31166	1,885,000	461,000	28261.99	2688000.00	752000.00	46101.98			Wood	R-4	Wertheime blue.kingcc	Oakwerth f
2226059100	14404 137i	304064	6.980349	915,000	399,000	57160.47	1279000.00	578000.00	82803.88			Wood	R-4	Bramble B blue.kingcc	House 3850
2481600120	14430 Woc	28140	0.646006	271,000	270,000	417953.09	329000.00	328000.00	507735.61	462,500	20170327	King	RA2.5	Fredricksor blue.kingcounty.com/	
3404700026	14356 Woc	17998	0.413177	294,000	171,000	413865.99	359000.00	206000.00	498575.40			King	RA2.5	Scrivanich, blue.kingcc	Soft Tail Sp
3404700027	14366 Woc	15842	0.363682	328,000	171,000	470190.63	401000.00	206000.00	566428.48			King	RA2.5	Lee, Steph blue.kingcounty.com/	
3406200280	14719 149i	31500	0.72314	693,000	237,000	327737.14	849000.00	288000.00	398262.86			King	RA2.5	Ferrin Ralp blue.kingcc	Single-fami
3406200290	14715 149i	36425	0.836203	645,000	272,000	325279.89	790000.00	330000.00	394641.04	704,000	20150716	King	RA2.5	Sharkasi N blue.kingcc	Single-fami
1026059168	none	43607	1.001079	301,000	301,000	300675.58	375000.00	375000.00	374595.82			King	RA2.5P	Woodinvill blue.kingcc	Wdnlv Allia
1026059169	none	43607	1.001079	301,000	301,000	300675.58	375000.00	375000.00	374595.82			King	RA2.5P	Woodinvill blue.kingcc	Wdnlv Allia
2326059071	15315 NE 1	35284	0.810009	465,000	250,000	308638.48	569000.00	303000.00	374069.83			King	RA2.5P	Eaton Caro blue.kingcc	Single famil
1026059032	13965 NE 1	51578	1.184068	702,400	260,000	219581.99	849400.00	340000.00	287145.68			King	RA2.5SO	Woodinvill blue.kingcounty.com/	





9518200030	N/A	18253	0.419031	182,500	182,500	435528.41	219000.00	219000.00	522634.09	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200040	N/A	22303	0.512006	223,000	223,000	435541.41	267600.00	267600.00	522649.69	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200050	N/A	56282	1.292057	562,800	562,800	435584.52	675300.00	675300.00	522654.99	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200060	N/A	15171	0.348278	151,700	151,700	435571.29	182000.00	182000.00	522570.69	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200070	N/A	1359	0.031198	0	0	0.00	0	0	0.00	Wood	TB	City of Woodinville blue.kingcc City of Woodinville		
9518200080	N/A	52601	1.207553	526,000	526,000	435591.72	631200.00	631200.00	522710.06	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200090	N/A	2411	0.055349	24,100	24,100	435419.33	28900.00	28900.00	522141.85	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200100	N/A	5167	0.118618	51,600	51,600	435009.87	62000.00	62000.00	522686.28	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200110	N/A	35483	0.814578	354,800	354,800	435563.17	425700.00	425700.00	522602.15	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200120	N/A	76608	1.758678	766,000	766,000	435554.51	919200.00	919200.00	522665.41	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200130	N/A	95188	2.185216	951,800	951,800	435563.39	1142200.00	1142200.00	522694.37	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200140	N/A	81266	1.865611	812,600	812,600	435567.84	975100.00	975100.00	522670.69	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200150	N/A	58994	1.354316	589,900	589,900	435570.46	707900.00	707900.00	522699.33	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200160	N/A	51001	1.170822	510,000	510,000	435591.46	612000.00	612000.00	522709.75	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200170	N/A	63928	1.467585	640,200	639,200	435545.49	767100.00	767100.00	522695.47	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200180	N/A	1020879	23.43616	1,028,700	1,028,700	43893.72	1234500.00	1234500.00	52675.02	Wood	TB	Woodinville blue.kingcc Woodinville		
9518200190	N/A	55718	1.279109	557,100	557,100	435537.46	668600.00	668600.00	522707.49	Wood	TB	Woodinville blue.kingcc Woodinville		
2226059027	141st Ave I	48787	1.119995	731,800	731,800	653395.54	829300.00	829300.00	740449.46	5,188,000	20110511	Red	TL 7B	Astronics A blue.kingcc vacant (con
2226059042	141st Ave I	58806	1.35	882,000	882,000	653333.33	764400.00	764400.00	566222.22	5,188,000	20110511	Red	TL 7B	Astronics A blue.kingcc vacant (con
2226059053	141st Ave I	114127	2.619995	1,826,000	1,826,000	696947.79	1771900.00	1711900.00	653398.09	5,188,000	20110511	Red	TL 7B	Astronics A blue.kingcc vacant
2226059080	13501 141st	135036	3.1	2,215,300	2,160,500	696935.48	2213700.00	2160500.00	696935.48			Red	TL 7B	Astronics A blue.kingcc Juanita Hall
2726059002	12950 141st	266152	6.110009	12,766,500	4,258,400	696954.76	15612700.00	5056800.00	827625.60	5,188,000	20110511	Red	TL 7B	Astronics A blue.kingcc building 98
2726059019	N/A	418147	9.599334	0	0	0.00	0	0	0.00			King	TL 7B	King County blue.kingcc ERC main li
2726059065	12805 141st	24820	0.569789	385,400	310,200	544412.25	486500.00	397100.00	696924.90			Red	TL 7B	Bellevue Dr blue.kingcc residence a
2726059069	12707 141st	91476	2.1	6,878,000	1,006,200	479142.86	9393500.00	1326400.00	631619.05			Red	TL 7B	Money Sav blue.kingcc Money Sav
2726059082	12828 Willamette	40360	0.926538	1,109,500	476,200	513956.19	1224600.00	565000.00	609796.83			Red	TL 7B	PGD Holdir blue.kingcc building 56
2726059147	N/A	169366	3.888108	0	0	0.00	0	0	0.00			King	TL 7B	King County blue.kingcc ERC Spur N
2726059016	N/A	1397404	32.07998	0	0	0.00	0	0	0.00			Red	UR	City of Red blue.kingcc Sammamish
2726059075	N/A	128066	2.939991	0	0	0.00	0	0	0.00			Red	UR	King County blue.kingcc Sammamish
2726059076	14500 NE 1st	1615204	37.07998	130,000	130,000	3505.93	130,000	130,000	3505.93			Red	UR	Button, Thr blue.kingcc Developme
2726059140	N/A	130352	2.99247	0	0	0.00	0	0	0.00			Red	UR	City of Red blue.kingcc ERC Spur N
3426059018	10442 Willamette	3696066	84.85	6,428,600	1,848,000	21779.61	6793800.00	2402400.00	28313.49	10365000	20190308	Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059020	N/A	188614	4.329982	94,300	94,300	21778.38	122500.00	122500.00	28291.11			Red	UR	Sasada Spo blue.kingcc Developme
3426059023	N/A	412950	9.480028	0	0	0.00	0	0	0.00			Red	UR	City of Red blue.kingcc ERC Spur S
3426059028	N/A	173804	3.989991	86,900	86,900	21779.50	112900.00	112900.00	28295.80			Red	UR	Sasada Spo blue.kingcc Developme
3426059030	N/A	216493	4.969995	269,400	108,200	21770.64	282100.00	140700.00	28309.89			Red	UR	Sasada Spo blue.kingcc Developme
3426059032	N/A	217364	4.989991	108,600	108,600	21763.57	141200.00	141200.00	28296.65			Red	UR	Sasada Spo blue.kingcc Developme
3426059033	N/A	217364	4.989991	108,600	108,600	21763.57	141200.00	141200.00	28296.65			Red	UR	Sasada Spo blue.kingcc Developme
3426059061	10442 Willamette	2003760	46	1,001,800	1,001,800	21778.26	1302400.00	1302400.00	28313.04			Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059062	10442 Willamette	2213719	50.82	1,106,800	1,106,800	21778.83	1438900.00	1438900.00	28313.66			Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059068	10442 Willamette	436471	10.02	218,200	218,200	21776.46	283700.00	283700.00	28313.39			Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059069	10442 Willamette	834610	19.16001	417,300	417,300	21779.74	542400.00	542400.00	28308.96			Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059072	N/A	150282	3.45	0	0	0.00	0	0	0.00			Red	UR	King County blue.kingcc Sammamish
3426059077	N/A	250034	5.739991	0	0	0.00	0	0	0.00			Red	UR	King County blue.kingcc Sammamish
3526059040	10442 Willamette	3200788	73.47998	1,600,300	1,600,300	21778.72	2080500.00	2080500.00	28313.83			Red	UR	Sasada Spo blue.kingcc Developme



3526059074 N/A	1493236	34.27998	0	0	0.00	0	0	0.00	Red	UR	King Count blue.kingcc Developme
3526059088 N/A	968338	22.22998	0	0	0.00	0	0	0.00	Red	UR	King Count blue.kingcc Sammamisl
5569620680 N/A	544526	12.5006	559,000	559,000	44717.86	698000.00	698000.00	55837.33	Red	UR	Glen Mead blue.kingcounty.com/
5569620690 N/A	524336	12.0371	549,000	549,000	45609.00	686000.00	686000.00	56990.48	Red	UR	Glen Mead blue.kingcounty.com/





1526059088	15300	Woc	463564	10.64197	11,845,500	5,974,500	561409.47	14266500.00	6953400.00	653394.36	#####	20150226	Wood	I	Icon Owner blue.kingcounty.com/A
1526059094	15801	Woc	149864	3.440404	1,125,000	1,125,000	326996.48	1331700.00	1331700.00	387076.63			Wood	I	Asko Proce blue.kingcounty.com/A
1526059095	15701	Woc	149864	3.440404	1,125,000	1,125,000	326996.48	1331700.00	1331700.00	387076.63			Wood	I	Asko Proce blue.kingcounty.com/A
1526059096	Wood-Red		27248	0.625528	340,600	340,600	544500.00	524900.00	524900.00	839131.09			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059097	Wood-Red		39839	0.914578	497,900	497,900	544404.33	597500.00	597500.00	653307.06			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059098	Wood-Red		38520	0.884298	481,500	481,500	544500.00	577800.00	577800.00	653400.00			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059100	15010	Woc	363771	8.351033	14,286,600	14,286,600	4,547,100	17833400.00	5456500.00	653392.22	#####	20150226	Wood	I	Icon Owner blue.kingcc Woodinville
1526059117	N/A		8102	0.185996	10,000	10,000	53764.50	10,000	10,000	53764.50			Wood	I	Novelty Hil blue.kingcc Novelty Hill
1526059120	15500	Woc	382457	8.780005	11,277,100	4,780,700	544498.58	14768700.00	5736800.00	653393.74	#####	20150226	Wood	I	Icon Owner blue.kingcc Icon Owner
1526059121	14100	NE 1	72876	1.673003	1,093,100	1,093,100	653376.09	1238800.00	1238800.00	740465.01			Wood	I	Redhook A blue.kingcc Redhook B
1526059122	14300	NE 1	102061	2.342998	4,469,300	1,530,900	653393.60	5394300.00	1735000.00	740504.21			Wood	I	Redhook A blue.kingcc Redhook W
1526059125	15525	Woc	185002	4.247062	6,400,000	2,312,500	544494.11	7257200.00	2775000.00	653392.94			Wood	I	BD Real Est blue.kingcc Tip-up offic
1626059020	16265	Woc	108850	2.498852	1,360,600	1,360,600	544490.00	1469400.00	1469400.00	588029.99			Wood	I	Young Corç blue.kingcc vacant lot
1626059021	N/A		313320	7.192837	0	0	0.00	0	0	0.00			King	I	King Count' blue.kingcc ERC main li
1626059070	16245	Woc	70756	1.624334	885,400	884,400	544469.22	991500.00	990500.00	609788.29			Wood	I	Young Corç blue.kingcc Old warehc
1626059164	N/A		776652	17.82948	0	0	0.00	0	0	0.00			Wood	I	King Count' blue.kingcc ERC spur S
2226059032	N/A		528818	12.13999	6,346,800	6,345,800	522718.68	7404400.00	7403400.00	609835.72			Wood	I	Stimson La blue.kingcc Ste Michell
2226059046	14216	1401	26196	0.601377	420,700	327,400	544416.86	442900.00	366700.00	609766.83			Wood	I	Lane Stims blue.kingcc Ste Michell
2226059047	N/A		14362	0.329706	179,500	179,500	544424.17	201000.00	201000.00	609633.76			Wood	I	Stimson La blue.kingcc Ste Michell
2226059092	14111	NE 1	1853913	42.55999	22,559,500	11,123,400	261358.17	25198000.00	12050400.00	283139.19			Wood	I	Stimson La blue.kingcc Ste. Michel
2226059096	14100	NE 1	749667	17.20999	8,996,000	8,996,000	522719.77	10495300.00	10495300.00	609837.79			Wood	I	Stimson La blue.kingcc Ste Michell
2226059122	N/A		83738	1.92236	0	0	0.00	0	0	0.00			King	I	King Count' blue.kingcc ERC spurs b
3404700202	N/A		37752	0.866667	0	0	0.00	0	0	0.00			King	I	King Count' blue.kingcc King Count'
3405100000	14508	Woc	41940	0.96281	0	0	0.00	0	0	0.00			Wood	I	"N/A" blue.kingcc Hollywood
5711600010	15925	Woc	50579	1.161134	1,377,000	657,500	566256.75	1602100.00	758600.00	653326.80			Wood	I	Kemis, Rog blue.kingcc Kencor
5711600020	15901	Woc	59448	1.364738	800,000	772,800	566262.41	916700.00	891700.00	653385.35			Wood	I	Jones, Nige blue.kingcc Appian
5711600030	15815	Woc	23149	0.531428	1,334,300	300,900	566210.38	1701800.00	347200.00	653334.14			Wood	I	Froula, Jam blue.kingcc Tip-up offic
225059161	N/A		531868	12.21001	0	0	0.00	0	0	0.00			Red	MP	King Count' blue.kingcc Sammamis
325059019	N/A		276170	6.339991	0	0	0.00	0	0	0.00			Red	MP	City of Red blue.kingcc ERC Spur S
8858900010	9900	Willo'	1164794	26.73999	29,378,700	6,988,700	261357.61	43580200.00	11647900.00	435598.50			Red	MP	Overlake Cl blue.kingcc Overlake Cl
926059142	N/A		255222	5.859091	0	0	0.00	0	0	0.00			King	P	King Count' blue.kingcc Sammamis
1026059133	N/A		135685	3.114899	0	0	0.00	0	0	0.00			King	P	King Count' blue.kingcc Sammamis
1526059124	N/A		10689	0.245386	0	0	0.00	0	0	0.00			King	P	King Count' blue.kingcc King Count'
1526059126	N/A		30000	0.688705	0	0	0.00	0	0	0.00			King	P	King Count' blue.kingcc King Count'
926059040	none		430808	9.889991	0	0	0.00	0	0	0.00			Wood	P (Park)	City of Woc blue.kingcc Hillside par
926059115	NE 175th		131973	3.029683	0	0	0.00	0	0	0.00			Wood	P (Park)	City of Woc blue.kingcc Wilmot Gat
926059181	NE 175th		179700	4.125344	0	0	0.00	0	0	0.00			Wood	P (Park)	City of Woc blue.kingcc Woodin Cre
1426059058	NE 145th S		57934	1.329982	301,000	300,000	225567.02	361000.00	360000.00	270680.43			Wood	P/I	Puget Soun blue.kingcounty.com/A
1626059026	part of wes		217800	5	0	0	0.00	0	0	0.00			Wood	R	City of Woc blue.kingcc West hillsic
1626059027	n/a		1079416	24.77998	0	0	0.00	0	0	0.00			Wood	R	City of Woc blue.kingcc vacant
3175100000	15400	1321	2664836	61.17622	0	0	0.00	0	0	0.00			Wood	R	Hawthorne blue.kingcc Hawthorne
894640TRCT	Above Jam		1	1	0	0	0.00	0	0	0.00			Wood	R	"N/A" blue.kingcc Critical are
2626059100	12364	Red-	62726	1.439991	221,000	220,000	152778.75	325000.00	325000.00	225695.88	16,000,000	20140623	Red	R1	BCA Proper blue.kingcc Theno's ho
7205940010	N/A		64573	1.482392	4,335,000	936,300	631614.27	5432000.00	1033100.00	696914.13	\$0 Foreclosu	20100901	Wood	R-12	RVA Group blue.kingcc "Villas at W
7205940020	N/A		76917	1.765771	4,453,000	1,115,200	631565.35	5432000.00	1230600.00	696919.22	\$0 Foreclosu	20100901	Wood	R-12	RVA Group blue.kingcc "Villas at W
7205940030	N/A		35488	0.814692	514,500	514,500	631526.71	567800.00	567800.00	696950.18			Wood	R-12	RVA Group blue.kingcc RVA Group
7205940040	N/A		1017	0.023347	10,000	10,000	428318.58	10,000	10,000	428318.58			Wood	R-12	RVA Group blue.kingcc "Tract A"





1526059052	14711 1481	61419	1.409986	498,000	258,000	182980.51	607000	321000	227661.80	1,200,000	20170522	King	RA-2.5SO	Carlson, Mi blue.kingcounty.com/
1526059056	none	64468	1.479982	30,000	30,000	20270.52	30000	30000	20270.52			King	RA-2.5SO	Carlson, Mi blue.kingcounty.com/
1526059037	15377 1401	31800	0.730028	318,000	209,000	286290.57	387000.00	260000.00	356150.94			King	RA5	Bonadies a blue.kingcc bungalow r
1526059041	15327 1401	216493	4.969995	386,400	216,400	43541.29	504000.00	259700.00	52253.57			King	RA5	Gold Creek blue.kingcc brick house
2626059058	none	1255399	28.82	669,600	627,500	21773.08	856700.00	690400.00	23955.59	4,000,000	20130930	King	RA5SO	T26 Holdin; blue.kingcc Molbak's or
2626059080	none	34936	0.80202	294,000	294,000	366574.31	367000.00	367000.00	457594.46	4,000,000	20130930	King	RA5SO	T26 Holdin; blue.kingcc vacant
2626059083	none	257004	5.9	652,700	308,400	52271.19	566900.00	405000.00	68644.07	4,000,000	20130930	King	RA5SO	T26 Holdin; blue.kingcc Molbak's gr
2226059030	N/A	494176	11.34472	0	0	0.00	0	0	0.00			King	RSA 1	King Count' blue.kingcc ERC main li
2226059108	N/A	1075496	24.68999	812,000	812,000	32887.82	1016000.00	1016000.00	41150.28			King	RSA 1	Washingto; blue.kingcc CLASSIFIED
2226059121	N/A	195491	4.487856	0	0	0.00	0	0	0.00			King	RSA 1	King Count' blue.kingcc ERC Spur by
225059163	N/A	521413	11.97	0	0	0.00	0	0	0.00			King	SMT	King Count' blue.kingcc Sammamis
247850010	14525 1481	42137	0.967332	1,186,500	358,500	370606.83	2402300.00	800600.00	827636.90			Wood	TB	Apple Farm blue.kingcc New northe
247850020	N/A	14715	0.33781	125,200	125,200	370622.63	264800.00	264800.00	783872.78			Wood	TB	Apple Farm blue.kingcc New south
247850030	N/A	31942	0.733287	271,800	271,800	370659.57	574900.00	574900.00	784003.63			Wood	TB	Apple Farm blue.kingcc New south
247850040	N/A	23254	0.533838	197,900	197,900	370711.45	418500.00	418500.00	783945.13			Wood	TB	Apple Farm blue.kingcc New center
247850050	N/A	27812	0.638476	236,600	236,600	370570.11	500600.00	500600.00	784054.94			Wood	TB	Apple Farm blue.kingcc New north
1426059028	14654 1481	45302	1.039991	607,100	543,600	522696.92	544600.00	543600.00	522696.92			Wood	TB	Sammamis blue.kingcc Grange
1426059065	14810 NE 1	110200	2.529844	2,184,100	1,542,800	609840.00	2493800.00	1542800.00	609840.00			Wood	TB	McAuliffe F blue.kingcc Hollywood
1426059108	14700 1481	3480	0.07989	240,000	70,000	876206.90	147800.00	70000.00	876206.90			Wood	TB	Sammamis blue.kingcc Photograph
1526059020	14505 1481	21403	0.491345	794,500	321,000	653308.41	844500.00	385200.00	783970.10			Wood	TB	DTS Enterp blue.kingcc Station Pizz
1526059048	"none"	140004	3.21405	2018000		0.00			0.00			Wood	TB	Apple Farm blue.kingcc Now split
3404700005	14450 Woc	41040	0.942149	4,430,200	574,500	609776.32	5284100.00	656600.00	696917.54			Wood	TB	Buchan Brc blue.kingcounty.com/
3404700010	none	40865	0.938131	572,100	572,100	609829.34	653800.00	653800.00	696917.36			Wood	TB	Buchan Brc blue.kingcounty.com/
3404700215	N/A	21000	0.482094	258,900	210,000	435600.00	402500.00	357000.00	740520.00	1100000	20171016	Wood	TB	Lovejoy, G; blue.kingcc Lovejoy bar
3404700216	14479 Woc	69100	1.586318	3,847,900	1,036,500	653400.00	4617500.00	1036500.00	653400.00			Wood	TB	Hollywood blue.kingcc Gorman
3404700217	14421 Woc	6300	0.144628	100,800	100,800	696960.00	122800.00	122800.00	849074.29			Wood	TB	Hollywood blue.kingcc Hollywood
9518200010	N/A	17999	0.4132	179,900	179,900	435382.19	215900.00	215900.00	522507.03			Wood	TB	Woodinville blue.kingcc Woodinville
9518200020	N/A	18114	0.41584	181,100	181,100	435503.81	217300.00	217300.00	522556.48			Wood	TB	Woodinville blue.kingcc Woodinville
9518200030	N/A	18253	0.419031	182,500	182,500	435528.41	219000.00	219000.00	522634.09			Wood	TB	Woodinville blue.kingcc Woodinville
9518200040	N/A	22303	0.512006	223,000	223,000	435541.41	267600.00	267600.00	522649.69			Wood	TB	Woodinville blue.kingcc Woodinville
9518200050	N/A	56282	1.292057	562,800	562,800	435584.52	675300.00	675300.00	522654.99			Wood	TB	Woodinville blue.kingcc Woodinville
9518200060	N/A	15171	0.348278	151,700	151,700	435571.29	182000.00	182000.00	522570.69			Wood	TB	Woodinville blue.kingcc Woodinville
9518200070	N/A	1359	0.031198	0	0	0.00	0	0	0.00			Wood	TB	City of Woc blue.kingcc City of Woc
9518200080	N/A	52601	1.207553	526,000	526,000	435591.72	631200.00	631200.00	522710.06			Wood	TB	Woodinville blue.kingcc Woodinville
9518200090	N/A	2411	0.055349	24,100	24,100	435419.33	28900.00	28900.00	522141.85			Wood	TB	Woodinville blue.kingcc Woodinville
9518200100	N/A	5167	0.118618	51,600	51,600	435009.87	62000.00	62000.00	522686.28			Wood	TB	Woodinville blue.kingcc Woodinville
9518200110	N/A	35483	0.814578	354,800	354,800	435563.17	425700.00	425700.00	522602.15			Wood	TB	Woodinville blue.kingcc Woodinville
9518200120	N/A	76608	1.758678	766,000	766,000	435554.51	919200.00	919200.00	522665.41			Wood	TB	Woodinville blue.kingcc Woodinville
9518200130	N/A	95188	2.185216	951,800	951,800	435563.39	1142200.00	1142200.00	522694.37			Wood	TB	Woodinville blue.kingcc Woodinville
9518200140	N/A	81266	1.865611	812,600	812,600	435567.84	975100.00	975100.00	522670.69			Wood	TB	Woodinville blue.kingcc Woodinville
9518200150	N/A	58994	1.354316	589,900	589,900	435570.46	707900.00	707900.00	522699.33			Wood	TB	Woodinville blue.kingcc Woodinville
9518200160	N/A	51001	1.170822	510,000	510,000	435591.46	612000.00	612000.00	522709.75			Wood	TB	Woodinville blue.kingcc Woodinville
9518200170	N/A	63928	1.467585	640,200	639,200	435545.49	767100.00	767100.00	522695.47			Wood	TB	Woodinville blue.kingcc Woodinville
9518200180	N/A	1020879	23.43616	1,028,700	1,028,700	43893.72	1234500.00	1234500.00	52675.02			Wood	TB	Woodinville blue.kingcc Woodinville
9518200190	N/A	55718	1.279109	557,100	557,100	435537.46	668600.00	668600.00	522707.49			Wood	TB	Woodinville blue.kingcc Woodinville
2226059027	141st Ave f	48787	1.119995	731,800	731,800	653395.54	829300.00	829300.00	740449.46	5,188,000	20110511	Red	TL 7B	Astronics A blue.kingcc vacant (cor
2226059042	141st Ave f	58806	1.35	882,000	882,000	653333.33	764400.00	764400.00	566222.22	5,188,000	20110511	Red	TL 7B	Astronics A blue.kingcc vacant (cor

2226059053	141st Ave f	114127	2.619995	1,826,000	1,826,000	696947.79	1771900.00	1711900.00	653398.09	5,188,000	20110511	Red	TL 7B	Astronics A blue.kingcc vacant
2226059080	13501 141:	135036	3.1	2,215,300	2,160,500	696935.48	2213700.00	2160500.00	696935.48			Red	TL 7B	Astronics A blue.kingcc Juanita Hau
2726059002	12950 141:	266152	6.110009	12,766,500	4,258,400	696954.76	15612700.00	5056800.00	827625.60	5,188,000	20110511	Red	TL 7B	Astronics A blue.kingcc building 98
2726059019	N/A	418147	9.599334	0	0	0.00	0	0	0.00			King	TL 7B	King Count' blue.kingcc ERC main li
2726059065	12805 141:	24820	0.569789	385,400	310,200	544412.25	486500.00	397100.00	696924.90			Red	TL 7B	Bellevue Dr blue.kingcc residence a
2726059069	12707 141:	91476	2.1	6,878,000	1,006,200	479142.86	9393500.00	1326400.00	631619.05			Red	TL 7B	Money Sav blue.kingcc Money Sav
2726059082	12828 Willk	40360	0.926538	1,109,500	476,200	513956.19	1224600.00	565000.00	609796.83			Red	TL 7B	PGD Holdir blue.kingcc building 56
2726059147	N/A	169366	3.888108	0	0	0.00	0	0	0.00			King	TL 7B	King Count' blue.kingcc ERC Spur N
2726059016	N/A	1397404	32.07998	0	0	0.00	0	0	0.00			Red	UR	City of Red blue.kingcc Sammamis
2726059075	N/A	128066	2.939991	0	0	0.00	0	0	0.00			Red	UR	King Count' blue.kingcc Sammamis
2726059076	14500 NE 1	1615204	37.07998	130,000	130,000	3505.93	130,000	130,000	3505.93			Red	UR	Button, Th blue.kingcc Developme
2726059140	N/A	130352	2.99247	0	0	0.00	0	0	0.00			Red	UR	City of Red blue.kingcc ERC Spur N
3426059018	10442 Willk	3696066	84.85	6,428,600	1,848,000	21779.61	6793800.00	2402400.00	28313.49	10365000	20190308	Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059020	N/A	188614	4.329982	94,300	94,300	21778.38	122500.00	122500.00	28291.11			Red	UR	Sasada Spo blue.kingcc Developme
3426059023	N/A	412950	9.480028	0	0	0.00	0	0	0.00			Red	UR	City of Red blue.kingcc ERC Spur S
3426059028	N/A	173804	3.989991	86,900	86,900	21779.50	112900.00	112900.00	28295.80			Red	UR	Sasada Spo blue.kingcc Developme
3426059030	N/A	216493	4.969995	269,400	108,200	21770.64	282100.00	140700.00	28309.89			Red	UR	Sasada Spo blue.kingcc Developme
3426059032	N/A	217364	4.989991	108,600	108,600	21763.57	141200.00	141200.00	28296.65			Red	UR	Sasada Spo blue.kingcc Developme
3426059033	N/A	217364	4.989991	108,600	108,600	21763.57	141200.00	141200.00	28296.65			Red	UR	Sasada Spo blue.kingcc Developme
3426059061	10442 Willk	2003760	46	1,001,800	1,001,800	21778.26	1302400.00	1302400.00	28313.04			Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059062	10442 Willk	2213719	50.82	1,106,800	1,106,800	21778.83	1438900.00	1438900.00	28313.66			Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059068	10442 Willk	436471	10.02	218,200	218,200	21776.46	283700.00	283700.00	28313.39			Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059069	10442 Willk	834610	19.16001	417,300	417,300	21779.74	542400.00	542400.00	28308.96			Red	UR	Sasada Spo blue.kingcc Willows Ru
3426059072	N/A	150282	3.45	0	0	0.00	0	0	0.00			Red	UR	King Count' blue.kingcc Sammamis
3426059077	N/A	250034	5.739991	0	0	0.00	0	0	0.00			Red	UR	King Count' blue.kingcc Sammamis
3526059040	10442 Willk	3200788	73.47998	1,600,300	1,600,300	21778.72	2080500.00	2080500.00	28313.83			Red	UR	Sasada Spo blue.kingcc Developme
3526059074	N/A	1493236	34.27998	0	0	0.00	0	0	0.00			Red	UR	King Count' blue.kingcc Developme
3526059088	N/A	968338	22.22998	0	0	0.00	0	0	0.00			Red	UR	King Count' blue.kingcc Sammamis
5569620680	N/A	544526	12.5006	559,000	559,000	44717.86	698000.00	698000.00	55837.33			Red	UR	Glen Mead blue.kingcounty.com/A
5569620690	N/A	524336	12.0371	549,000	549,000	45609.00	686000.00	686000.00	56990.48			Red	UR	Glen Mead blue.kingcounty.com/A





2.63E+09 12053 1541 1327090 30.46579 1,388,000 1,307,000 42900.57 1692000 1635000 53666.74 4,400,000 20100302 King A10SO Heywood Brian + lblue.kingcc Developme





1.63E+09	16265 Woc	108850	2.498852	1,360,600	1,360,600	544490.00	1469400.00	1469400.00	588029.99	Wood	I	Young Corꝑ blue.kingcc vacant lot
1.63E+09	16245 Woc	70756	1.624334	885,400	884,400	544469.22	991500.00	990500.00	609788.29	Wood	I	Young Corꝑ blue.kingcc Old warehc
2.23E+09	N/A	528818	12.13999	6,346,800	6,345,800	522718.68	7404400.00	7403400.00	609835.72	Wood	I	Stimson La blue.kingcc Ste Michell
2.23E+09	14216 140i	26196	0.601377	420,700	327,400	544416.86	442900.00	366700.00	609766.83	Wood	I	Lane Stimsı blue.kingcc Ste Michell
2.23E+09	N/A	14362	0.329706	179,500	179,500	544424.17	201000.00	201000.00	609633.76	Wood	I	Stimson La blue.kingcc Ste Michell
2.23E+09	14111 NE 1	1853913	42.55999	22,559,500	11,123,400	261358.17	25198000.00	12050400.00	283139.19	Wood	I	Stimson La blue.kingcc Ste. Michel
2.23E+09	14100 NE 1	749667	17.20999	8,996,000	8,996,000	522719.77	10495300.00	10495300.00	609837.79	Wood	I	Stimson La blue.kingcc Ste Michell
5.71E+09	15925 Woc	50579	1.161134	1,377,000	657,500	566256.75	1602100.00	758600.00	653326.80	Wood	I	Kemis, Rog blue.kingcc Kencor
5.71E+09	15901 Woc	59448	1.364738	800,000	772,800	566262.41	916700.00	891700.00	653385.35	Wood	I	Jones, Nige blue.kingcc Appian
5.71E+09	15815 Woc	23149	0.531428	1,334,300	300,900	566210.38	1701800.00	347200.00	653334.14	Wood	I	Froula, Jam blue.kingcc Tip-up offic
			295.7081					148041500.00				





2326059106	15408 NE 1	109771	2.519995	726,000	386,000	153174.88	897000.00	413000.00	163889.19		King	RA2.5SO	Pape Frank blue.kingcc Single famil	
2626059005	none	81893	1.880005	366,000	365,000	194148.46	456000.00	456000.00	242552.60	850,000	20101029	King	RA2.5SO	JBX Woodii blue.kingcc vacant
2626059045	13020 Woc	36396	0.835537	476,000	314,000	375806.13	594000.00	392000.00	469159.25	468,000	20150728	King	RA2.5SO	Wu Proper blue.kingcc SFR 2130 sc
2626059056	12870 Woc	14810	0.339991	396,000	227,000	667665.09	494000.00	283000.00	832375.42	650000.00	#####	King	RA2.5SO	Blanco Nor blue.kingcc Single famil
2626059072	none	511830	11.75	908,000	908,000	77276.60	1135000.00	1135000.00	96595.74			King	RA2.5SO	Bosack Leo blue.kingcc vacant
2626059094	13233 156i	59677	1.369995	718,000	383,000	279562.98	899000.00	478000.00	348906.28	725,000	20130918	King	RA2.5SO	Claudio Mi blue.kingcc Single famil
2944010280	13420 Woc	27870	0.639807	750,000	281,000	439194.83	939000.00	350000.00	547039.83			King	RA2.5SO	Keating Mc blue.kingcc Single famil
3404700030	14344 Woc	45766	1.050643	514,000	303,000	288394.88	630000.00	368000.00	350261.77			King	RA2.5SO	SR-9 Invest blue.kingcc Tasting
3404700031	14338 Woc	45738	1.05	1,589,000	255,000	242857.14	1949000.00	310000.00	295238.10			King	RA2.5SO	Jablonski K blue.kingcc 9360 sq ft
3404700032	none	46517	1.067883	239,000	239,000	223807.21	290000.00	290000.00	271565.23			King	RA2.5SO	Tavares Jo blue.kingcc vacant
3404700035	14314 Woc	134600	3.089991	345,000	344,000	111327.19	419000.00	418000.00	135275.48			King	RA2.5SO	Wetherill E blue.kingcounty.com/A
3404700040	14270 Woc	111078	2.55	843,500	375,000	147058.82	930000.00	390000.00	152941.18	895,000	20140515	King	RA2.5SO	Talbott, Pa blue.kingcc Sky River M
3404700041	14314 Woc	37000	0.849403	512,000	256,000	301388.11	626000.00	311000.00	366139.46	550,000	20140929	King	RA2.5SO	Hollywood blue.kingcc brick bunga
3404700043	none	33000	0.757576	293,000	293,000	386760.00	356000.00	356000.00	469920.00	210,000	20101118	King	RA2.5SO	Apui Danie blue.kingcc vacant
3404700050	14250 Woc	64033	1.469995	677,000	303,000	206123.09	830000.00	368000.00	250340.92			King	RA2.5SO	Van Gene T blue.kingcc Single famil
3404700055	14232 Woc	40025	0.918848	388,000	272,000	296022.99	476000.00	330000.00	359145.53			King	RA2.5SO	Brubaker-F blue.kingcc Single famil
3404700057	14238 Woc	99752	2.289991	791,000	427,000	186463.63	969000.00	520000.00	227075.15			King	RA2.5SO	Lill Gregory blue.kingcc Single famil
3404700060	14208 Woc	385070	8.839991	963,300	550,000	62217.26	1422000.00	630000.00	71267.04			King	RA2.5SO	Lill Eleonor blue.kingcc De Lille resi
3404700061	none	89912	2.064096	408,000	408,000	197665.27	496000.00	496000.00	240298.96			King	RA2.5SO	Fischer Vio blue.kingcc vacant
3404700075	14044 Woc	91911	2.109986	351,000	350,000	165877.86	427000.00	426000.00	201897.05			King	RA2.5SO	Fischer Vio blue.kingcc Single famil
3404700080	14032 Woc	43700	1.003214	370,000	270,000	269135.01	453000.00	328000.00	326949.20	476,800	20141112	King	RA2.5SO	Erickson Jo blue.kingcc Single famil
3404700081	14022 Woc	193406	4.439991	343,000	245,000	55180.29	417000.00	298000.00	67117.26	370,000	20150515	King	RA2.5SO	Collins Inve blue.kingcc Mobile hon
3404700086	15316 NE 1	43995	1.009986	603,000	270,000	267330.38	740000.00	328000.00	324756.90	515,000	20130404	King	RA2.5SO	Newstrand blue.kingcc Single famil
3404700088	15332 NE 1	43995	1.009986	639,000	334,000	330697.58	784000.00	406000.00	401985.68			King	RA2.5SO	Huffman C blue.kingcc Single famil
3407700006	15114 148i	84639	1.943044	283,000	278,000	143074.47	344000.00	339000.00	174468.51			King	RA2.5SO	Carlson Dal blue.kingcc Single-fami
3407700011	15132 148i	180584	4.145638	371,000	370,000	89250.43	452000.00	451000.00	108789.04			King	RA2.5SO	Carlson Da blue.kingcc Single-fami
3407700015	N/A	272250	6.25	407,000	407,000	65120.00	495000.00	495000.00	79200.00			King	RA2.5SO	Gable Gael blue.kingcc vacant sing
1526059051	14701 148i	64468	1.479982	445,000	322,000	217570.27	543000	401000	270949.31	995,000	20140828	King	RA-2.5SO	Larone Hol blue.kingcc SFR 1600 sc
1526059052	14711 148i	61419	1.409986	498,000	258,000	182980.51	607000	321000	227661.80	1,200,000	20170522	King	RA-2.5SO	Carlson, Mi blue.kingcounty.com/A
1526059056	none	64468	1.479982	30,000	30,000	20270.52	30000	30000	20270.52			King	RA-2.5SO	Carlson, Mi blue.kingcounty.com/A
1526059037	15377 140i	31800	0.730028	318,000	209,000	286290.57	387000.00	260000.00	356150.94			King	RA5	Bonadies a blue.kingcc bungalow r
1526059041	15327 140i	216493	4.969995	386,400	216,400	43541.29	504000.00	259700.00	52253.57			King	RA5	Gold Creek blue.kingcc brick house
2626059058	none	1255399	28.82	669,600	627,500	21773.08	856700.00	690400.00	23955.59	4,000,000	20130930	King	RA5SO	T26 Holdin blue.kingcc Molbak's ol
2626059080	none	34936	0.80202	294,000	294,000	366574.31	367000.00	367000.00	457594.46	4,000,000	20130930	King	RA5SO	T26 Holdin blue.kingcc vacant
2626059083	none	257004	5.9	652,700	308,400	52271.19	566900.00	405000.00	68644.07	4,000,000	20130930	King	RA5SO	T26 Holdin blue.kingcc Molbak's gr
			218.8782						32164600.00					



Parcel #	Address	Sq. Ft.	Acres	Assessed2016(Land2016(\$))	2016\$/acre	Assessed2019(Land2019(\$))	2019\$/acre	Last sale \$	Sale date	Juris	Zoning	Owner	URL	Notes	
2.48E+08	14525 1481	42137	0.967332	1,186,500	358,500	370606.83	2402300.00	800600.00	827636.90	Wood	TB	Apple Farm Villag	blue.kingcc	New northe	
2.48E+08	N/A	14715	0.33781	125,200	125,200	370622.63	264800.00	264800.00	783872.78	Wood	TB	Apple Farm Villag	blue.kingcc	New south	
2.48E+08	N/A	31942	0.733287	271,800	271,800	370659.57	574900.00	574900.00	784003.63	Wood	TB	Apple Farm Villag	blue.kingcc	New south	
2.48E+08	N/A	23254	0.533838	197,900	197,900	370711.45	418500.00	418500.00	783945.13	Wood	TB	Apple Farm Villag	blue.kingcc	New center	
2.48E+08	N/A	27812	0.638476	236,600	236,600	370570.11	500600.00	500600.00	784054.94	Wood	TB	Apple Farm Villag	blue.kingcc	New north	
1.43E+09	14654 1481	45302	1.039991	607,100	543,600	522696.92	544600.00	543600.00	522696.92	Wood	TB	Sammamish Valle	blue.kingcc	Grange	
1.43E+09	14810 NE 1	110200	2.529844	2,184,100	1,542,800	609840.00	2493800.00	1542800.00	609840.00	Wood	TB	McAuliffe Propert	blue.kingcc	Hollywood	
1.43E+09	14700 1481	3480	0.07989	240,000	70,000	876206.90	147800.00	70000.00	876206.90	Wood	TB	Sammamish Valle	blue.kingcc	Photograph	
1.53E+09	14505 1481	21403	0.491345	794,500	321,000	653308.41	844500.00	385200.00	783970.10	Wood	TB	DTS Enterprises In	blue.kingcc	Station Pizz	
3.4E+09	14450 Woc	41040	0.942149	4,430,200	574,500	609776.32	5284100.00	656600.00	696917.54	Wood	TB	Buchan Bros. Inve	blue.kingcounty.com/A		
3.4E+09	none	40865	0.938131	572,100	572,100	609829.34	653800.00	653800.00	696917.36	Wood	TB	Buchan Bros. Inve	blue.kingcounty.com/A		
3.4E+09	N/A	21000	0.482094	258,900	210,000	435600.00	402500.00	357000.00	740520.00	1100000	20171016	Wood	Lovejoy, Gay	blue.kingcc	Lovejoy bar
3.4E+09	14479 Woc	69100	1.586318	3,847,900	1,036,500	653400.00	4617500.00	1036500.00	653400.00	Wood	TB	Hollywood Vineya	blue.kingcc	Gorman	
3.4E+09	14421 Woc	6300	0.144628	100,800	100,800	696960.00	122800.00	122800.00	849074.29	Wood	TB	Hollywood Vineya	blue.kingcc	Hollywood	
9.52E+09	N/A	17999	0.4132	179,900	179,900	435382.19	215900.00	215900.00	522507.03	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	18114	0.41584	181,100	181,100	435503.81	217300.00	217300.00	522556.48	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	18253	0.419031	182,500	182,500	435528.41	219000.00	219000.00	522634.09	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	22303	0.512006	223,000	223,000	435541.41	267600.00	267600.00	522649.69	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	56282	1.292057	562,800	562,800	435584.52	675300.00	675300.00	522654.99	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	15171	0.348278	151,700	151,700	435571.29	182000.00	182000.00	522570.69	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	52601	1.207553	526,000	526,000	435591.72	631200.00	631200.00	522710.06	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	2411	0.055349	24,100	24,100	435419.33	28900.00	28900.00	522141.85	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	5167	0.118618	51,600	51,600	435009.87	62000.00	62000.00	522686.28	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	35483	0.814578	354,800	354,800	435563.17	425700.00	425700.00	522602.15	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	76608	1.758678	766,000	766,000	435554.51	919200.00	919200.00	522665.41	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	95188	2.185216	951,800	951,800	435563.39	1142200.00	1142200.00	522694.37	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	81266	1.865611	812,600	812,600	435567.84	975100.00	975100.00	522670.69	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	58994	1.354316	589,900	589,900	435570.46	707900.00	707900.00	522699.33	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	51001	1.170822	510,000	510,000	435591.46	612000.00	612000.00	522709.75	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	63928	1.467585	640,200	639,200	435545.49	767100.00	767100.00	522695.47	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	1020879	23.43616	1,028,700	1,028,700	43893.72	1234500.00	1234500.00	52675.02	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
9.52E+09	N/A	55718	1.279109	557,100	557,100	435537.46	668600.00	668600.00	522707.49	Wood	TB	Woodinville Villag	blue.kingcc	Woodinville	
			51.55914				17879200.00								

Parcel #	Address	Sq. Ft.	Acres	Assessed2016(Land2016(\$))	2016\$/acre	Assessed2019(Land2019(\$))	2019\$/acre	Last sale \$	Sale date	Juris	Zoning	Owner	URL	Notes		
2.73E+09	N/A	1397404	32.07998	0	0	0.00	0	0	0.00	Red	UR	City of Red	blue.kingcc	Sammamisl		
2.73E+09	N/A	128066	2.939991	0	0	0.00	0	0	0.00	Red	UR	King Count	blue.kingcc	Sammamisl		
2.73E+09	14500 NE 1	1615204	37.07998	130,000	130,000	3505.93	130,000	130,000	3505.93	Red	UR	Button, Th	blue.kingcc	Developme		
2.73E+09	N/A	130352	2.99247	0	0	0.00	0	0	0.00	Red	UR	City of Red	blue.kingcc	ERC Spur N		
3.43E+09	10442 Will	3696066	84.85	6,428,600	1,848,000	21779.61	6793800.00	2402400.00	28313.49	10365000	20190308	Red	UR	Sasada Spo	blue.kingcc	Willows Ru
3.43E+09	N/A	188614	4.329982	94,300	94,300	21778.38	122500.00	122500.00	28291.11	Red	UR	Sasada Spo	blue.kingcc	Developme		
3.43E+09	N/A	412950	9.480028	0	0	0.00	0	0	0.00	Red	UR	City of Red	blue.kingcc	ERC Spur S		
3.43E+09	N/A	173804	3.989991	86,900	86,900	21779.50	112900.00	112900.00	28295.80	Red	UR	Sasada Spo	blue.kingcc	Developme		
3.43E+09	N/A	216493	4.969995	269,400	108,200	21770.64	282100.00	140700.00	28309.89	Red	UR	Sasada Spo	blue.kingcc	Developme		
3.43E+09	N/A	217364	4.989991	108,600	108,600	21763.57	141200.00	141200.00	28296.65	Red	UR	Sasada Spo	blue.kingcc	Developme		
3.43E+09	N/A	217364	4.989991	108,600	108,600	21763.57	141200.00	141200.00	28296.65	Red	UR	Sasada Spo	blue.kingcc	Developme		
3.43E+09	10442 Will	2003760	46	1,001,800	1,001,800	21778.26	1302400.00	1302400.00	28313.04	Red	UR	Sasada Spo	blue.kingcc	Willows Ru		
3.43E+09	10442 Will	2213719	50.82	1,106,800	1,106,800	21778.83	1438900.00	1438900.00	28313.66	Red	UR	Sasada Spo	blue.kingcc	Willows Ru		
3.43E+09	10442 Will	436471	10.02	218,200	218,200	21776.46	283700.00	283700.00	28313.39	Red	UR	Sasada Spo	blue.kingcc	Willows Ru		
3.43E+09	10442 Will	834610	19.16001	417,300	417,300	21779.74	542400.00	542400.00	28308.96	Red	UR	Sasada Spo	blue.kingcc	Willows Ru		
3.43E+09	N/A	150282	3.45	0	0	0.00	0	0	0.00	Red	UR	King Count	blue.kingcc	Sammamisl		
3.43E+09	N/A	250034	5.739991	0	0	0.00	0	0	0.00	Red	UR	King Count	blue.kingcc	Sammamisl		
3.53E+09	10442 Will	3200788	73.47998	1,600,300	1,600,300	21778.72	2080500.00	2080500.00	28313.83	Red	UR	Sasada Spo	blue.kingcc	Developme		
3.53E+09	N/A	1493236	34.27998	0	0	0.00	0	0	0.00	Red	UR	King Count	blue.kingcc	Developme		
3.53E+09	N/A	968338	22.22998	0	0	0.00	0	0	0.00	Red	UR	King Count	blue.kingcc	Sammamisl		
5.57E+09	N/A	544526	12.5006	559,000	559,000	44717.86	698000.00	698000.00	55837.33	Red	UR	Glen Mead	blue.kingcounty.com/A			
5.57E+09	N/A	524336	12.0371	549,000	549,000	45609.00	686000.00	686000.00	56990.48	Red	UR	Glen Mead	blue.kingcounty.com/A			
			482.41				10,222,800									

## Auzins, Erin

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**From:** Steve Doe <stevenadoe@hotmail.com>  
**Sent:** Monday, June 10, 2019 9:25 PM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

The Sammamish Valley Agricultural Production District (APD) is one of the most fertile valleys in the country. If farmed to full potential, the Valley could annually supply local organic vegetables to 80,000 people, at a value of \$54 million. These sustainable, high yields are essential as climate change decreases yields in the Midwest and California.

It makes ZERO SENSE to support the Lambert/Balducci version of the Beverage Ordinance, which undermines the efforts of dozens of hard working farmers in the Valley, works at cross purposes to well-established land use regulations, and is totally counterproductive to multiple KC initiatives supporting local farming with taxpayer dollars.

\* The Ordinance allows for commercial development on top of the Valley's steep-sloped, environmentally sensitive KC SO-120 Ag Buffer Overlay area. The RA Buffer and the APD are an integrated environmental ecosystem. Development in the RA Buffer damages the adjoining farmlands with sediment-laden, toxic, and overheated water runoff from impervious and compacted surfaces. Groundwater flow is also degraded by commercial activity which exceeds the capacity of residential septic systems.

\* Land use speculation pushes out the farmers. Farmland in the Valley's APD, when sold for farming, is typically priced at \$15k-35k per acre. Recently several parcels have sold for as much as \$850k per acre and another was on the market for \$1.6m per acre – with intention for uses other than agriculture.

\* KC farmers will be put out of business. Additionally, these farmers support a broad ecosystem of local restaurants, chefs, foodbanks, and landscaping companies that will be harmed by the Ordinance.

\* The 60% rule for product to be grown ON SITE should be restored, to prevent productive farmland from being turned into manufacturing uses.

\* Commercial development of Rural Area and APD lands goes against many taxpayer-funded KC efforts to support locally sourced food, including the Local Food Initiative, the Farmland Preservation Program, Puget Sound Fresh, Farm King County, and the Land Conservation Initiative.

\* The WA State GMA mandates that King County protect the County's Rural Areas and APDs. The Ordinance allows for commercial development throughout KC Rural Areas and will negatively impact not only the Sammamish Valley APD but the other KC APDs as well.

Please adopt the Friends of Sammamish Valley Amended Ordinance that would protect the APD farmlands.

Sincerely,  
Steve Doe  
13324 174th Ave NE  
Redmond, WA 98052

## Auzins, Erin

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**From:** Karin Doe <kittendoe222@hotmail.com>  
**Sent:** Monday, June 10, 2019 9:26 PM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Karin Doe  
13324 174th Ave NE  
Redmond, WA 98052

## Auzins, Erin

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**From:** Karin Gunther <karin\_gunther@hotmail.com>  
**Sent:** Monday, June 10, 2019 9:27 PM  
**To:** Balducci, Claudia  
**Cc:** kcexec@kingcounty.gov; Dembowski, Rod; Dunn, Reagan; von Reichbauer, Pete; Gossett, Larry; Lambert, Kathy; McDermott, Joe; Kohl-Welles, Jeanne; Upthegrove, Dave; Auzins, Erin; Wolf, Karen  
**Subject:** Winery, Brewery, Distillery Code Update

Dear Councilmember Balducci:

My name is Karin Gunther and I have been a resident of the west ridge of the Sammamish Valley near the Tolt Pipeline Trail since 2012. I am writing in opposition to the ordinance of proposed changes to Sammamish Valley land use.

I have come to really appreciate my home, my neighborhood, my local area. I love the wineries/tasting rooms in Woodinville and am very proud of our Washington State wines. Most importantly, I love the farmland that still exists in the Sammamish River Valley and I feel we should be doing everything we can to promote and support local farming. It is good for our health and for our environment. These different interests can coexist without harming each other if the existing zoning is followed.

Thank you for hosting the community meeting last week. One of the citizens that spoke reminded me of my initial reaction when I heard about the opposition to the proposed changes to the Sammamish Valley. I thought "oh brother, growth is inevitable, get used to it." I no longer feel this way, and I would like to offer my perspective. Even though my home feels rather rural presently, I live in an urban growth zone. So I know that more development is inevitable where I live and I accept that. Our county government has had the foresight to enact a growth plan for the area and zoned certain areas as APD and RA along the Sammamish River Valley to protect the rural areas and farmland I love. I am very concerned that the proposed ordinance would permanently and negatively affect these areas. In fact I do not believe that there is ANYTHING positive about the proposal.

I am concerned that farmland will be irreparably harmed and that the amount of farming will decrease instead of increase. Land speculation has already happened by those anticipating the proposed change.

I know that the traffic and parking situation along Rt. 202 is already very bad, and would only get much worse.

There is no viable reason for the proposed changes. There is plenty of land/commercial space where the zone violators and any new businesses could operate successfully. Downtown Woodinville has new developments in process and there are plans for developing at the main traffic circle. And the part of Woodinville Redmond Rd NE that runs along the west side of the river-is appropriate and available for these land uses as well. There will eventually be a rail-trail along this area - how charming it would be to have a tasting room with trail access!

I do not feel that the approximately 5 businesses that have knowingly gone against zoning should be rewarded for their bad behavior. Why did King County not enforce this? There are OTHER and BETTER locations that will not require approval of a land use ordinance. Having these five businesses move to more appropriate locations would NOT make them go out of business.

What is the real reason behind this proposed ordinance? The slide on page 4 of the presentation this week does NOT answer the question.

Have you taken a look at the Friends of Sammamish Valley website? <https://friendsofsammamishvalley.org> It is very impressive! It seems very factual to me, with minimal emotion. I would really like to know if anything that is said on that website is incorrect! Please take a look!

Claudia, I have thought of you as a progressive member of the King County Council, and I have been happy to have you as my council member. But this proposed ordinance is anything but progressive! Please do not vote for this. A vote for this ordinance is a vote against the environment and our future!

Sincerely,

Karin Gunther  
13387 NE 152nd St  
Woodinville, WA 98072  
[425-298-0769](tel:425-298-0769)

This is from the Friends' email to King County council members:

"The Sammamish Valley Agricultural Production District (APD) is one of the most fertile valleys in the country. If farmed to full potential, the Valley could annually supply local organic vegetables to 80,000 people, at a value of \$54 million. These sustainable, high yields are essential as climate change decreases yields in the Midwest and California.

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