

Public Comments on Proposed Ordinance 2018-0241.2

Winery, Brewery Distillery Code Changes

June 12, 2019

Auzins, Erin

From: Mike Hallman <Mike_Hallman@msn.com>
Sent: Wednesday, June 12, 2019 5:06 AM
To: kcexec@kingcounty.gov; Dembowski, Rod; Dunn, Reagan; von Reichbauer, Pete; Gossett, Larry; Lambert, Kathy; McDermott, Joe; Kohl-Welles, Jeanne; Upthegrove, Dave; Balducci, Claudia; Auzins, Erin; Wolf, Karen
Cc: Mary Kay Hallman
Subject: The Proposed Beverage Ordinance 2018-0241.2

I have never felt the need to comment or oppose any of your legislation until now. **I strongly oppose this ordinance and urge you to vote it down.**

My wife and I have lived for almost thirty years in the Grousemont subdivision, directly adjacent to a number of the parcels affected by this proposed ordinance. A major factor in our decision to build in Grousemont was the proximity to the rural area.

I have followed the work of the King County Council closely over the years from executive positions at Microsoft and Boeing and, in fact, testified before the council in 2010 when I served as interim CEO at the Museum of Flight to gain the council's support to encourage NASA to bring one of the Space Shuttles to Seattle. I understand the challenges you face balancing the issues of rapid population growth, economic opportunity, transportation, public safety, etc. This ordinance, however, appears to cater to some influential special interests who have benefited from the county's lack of enforcement of its own zoning regulations.

You have undoubtedly heard a great deal about the issues raised by the valley's agriculture businesses. I will not reiterate them here, but will say I believe they are correct and the ordinance should not be approved for these reasons.

Beyond the AG issues, the traffic on Redmond-Woodinville road is already a big problem not confined to "rush hour". Turning left, across traffic, out of Grousemont can be a 5-10 minute wait. This ordinance will make it worse. I urge you try to drive thru the Hollywood Wine area, particularly on a weekend. The wine tasting clientele appear to like walking between venues and any pedestrian traffic on this highway would be a disaster.

We can hear the concerts at Chateau St Michelle 2 miles away from our house; imagine what it would be like at 500 feet. Bottom line is that this area is not suitable for retail liquor stores or event venues.

I take no comfort that the ordinance talks about "demonstration projects" that would be evaluated annually for five years or the size of "events will be limited to 250 people. This is a slippery slope. You all know after business have invested in "projects", you would not be able to reverse yourselves and try to go back. Eventually this will lead to a retail strip mall on the east side of Redmond-Woodinville Road. The wine industry should stay

focused on the city of Woodinville which has the land and regulatory infrastructure already in place.

For the sake of the preservation of the rural area and not putting more stress on the surrounding road infrastructure, I urge you to vote no on the ordinance.

Respectfully,

Mike Hallman
15702 NE 135th Street
Redmond, WA 98052-1756

Fax: (425) 881-2493
Cell: (206) 719-8302

mike_hallman@msn.com

Auzins, Erin

From: Communications, Comments
Sent: Wednesday, June 12, 2019 7:56 AM
To: Auzins, Erin
Subject: Form submission from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>

Submitted from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Submitted at 7:55:37 AM, on Wednesday, June 12, 2019

Winery_Code:

FromUser: Teresa

EEmail: evergreen16@protonmail.com

addr1: 18107 96th ave ne

city: Bothell

state: WA

zip: 98011

MessageText: The County needs to protect the lands surrounding our agriculture areas and prevent the N. King Agriculture areas from having the same fate as the Kent Valley and other productive agriculture lands in WA, OR, CA. We have UGA to areas for commercial businesses. There is more than enough thriving drinking/event centers, etc establishments within the UGAs where you cannot have thriving affordable agriculture in those areas. We as a community needs the county and state to follow the laws on the books and protect the areas that are best for farming (plant nurseries, animals, flowers, and food) and the surrounding area from pollution and land speculation which has happened in several areas due to the "Temp" beverage study.

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.

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/75.0.3770.80 Safari/537.36

Auzins, Erin

From: Susan Boundy-Sanders <sbsand@hotmail.com>
Sent: Wednesday, June 12, 2019 8:03 AM
To: Auzins, Erin
Subject: Tracking matrix for 2018-0241 - for the record
Attachments: MatrixCurrentVsExec-S1Tech-FoSV-Wdnvl-KLCBS2T2.xlsx

Good morning, Erin,

Another file to add to the hearing record for 2018-0241, please.

See you soon,

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

	Exec's transmittal	Technical Striker - S1	FoSV striker	PRE Chair	Woodinville	Rural Services Committee
Definition: Winery	Repeals existing definition	Same as Exec's	Winery: An establishment primarily engaged in manufacturing wine, cider or brandies. In the A zone wineries are allowed only as a secondary use where the primary use of the site is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals. In the RA Zone, wineries are allowed only as the primary use of the site or as a secondary use where the primary use of the site is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals. As used in this section, "primary use" when used in reference to a winery means that not less than 80% of the annual gross revenues from all business operations conducted on the site is derived directly from the sale of wine, cider and/or brandy produced on the site. With reference to the use of A zoned property, "primary use" means that (1) not less than 80% of the annual gross revenues from all business operations conducted on the site is derived directly from SIC Industry Group No. 01-Growing and Harvesting Crops and/or No. 02-Raising Livestock and small animals and that (2) not less than sixty percent of all products used in the manufacturing process are grown on the site. As used in this section, "manufacturing" means that all of the activities required to process whole grapes or other unprocessed fruit into wine, cider or brandy take place on the site, including the crushing of fruit, fermentation and barrel or tank aging. 21A.06	2: Same as Exec's	1. Require all (not just one or some) of the essential steps in manufacturing wine. 2. Also define "primary" and "primarily" including the metric by which they are judged: revenues, weight, acreage, square footage, man-hours, etc.	25. "Add requirement for production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing."
Definition: Adult Beverage Business	An adult beverage business means a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses.			3: OK with Exec's		
Winery, Brewery, Distillery Facility I	Winery, brewery, distillery facility I: 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. 21A.06	Winery, brewery, distillery facility I: A very small-scale production facility 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. 21A.06	Winery, brewery, distillery facility I: A winery, brewery or distillery as those terms are defined by KCC 21A.06, with gross floor area devoted to processing not to exceed one thousand five hundred square, licensed by the State of Washington to produce adult beverages such as wine, cider, beer or distilled spirits, where on-site product tasting or retail sale of merchandise does not occur. 21A.06	5: "11/9 -- add language that non-retail liquor licenses are not allowed. Make technical edits for consistency."		5. "Add language that retail liquor licenses are not allowed. Adds allowances for on-site tasting and related retail sales. Make technical edits for consistency."
Winery, Brewery, Distillery Facility II	Winery, brewery, distillery facility II: 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. 21A.06	Winery, brewery, distillery facility II: 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 production-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. 21A.06	Winery, brewery, distillery facility II: A winery, brewery, or distillery as those terms are defined by KCC 21A.06, that meets the size limitations of the zoning district in which it is located for a winery, brewery, distillery facility II, licensed by the State of Washington to produce adult beverages such as wine, cider, beer or distilled spirits. A Winery, brewery, distillery facility II may include on-site tasting and sales of products produced on-site only. 21A.06	6: "11/9 -- add language that non-retail liquor licenses are not allowed. Make technical edits for consistency."		6. "Add language that retail liquor licenses are not allowed. Make technical edits for consistency."
Winery, Brewery, Distillery Facility III	Winery, brewery, distillery facility III: 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. 21A.06	Winery, brewery, distillery facility III: A production facility n 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 production-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. 21A.06	Winery, brewery, distillery facility III: A winery, brewery, or distillery as those terms are defined by KCC 21A.06, that meets the size limitations of the zoning district in which it is located for a winery, brewery, distillery facility III, licensed by the State of Washington to produce adult beverages such as wine, cider, beer or distilled spirits. A winery, brewery, distillery facility III may include on-site tasting and sales of products produced on-site only. 21A.06	7: "11/9 -- add language that non-retail liquor licenses are not allowed. Make technical edits for consistency."		7. "Add language that retail liquor licenses are not allowed. Make technical edits for consistency."
Definition: Brewery	Not included	Not included	Brewery: An establishment primarily engaged in producing beer, ale or similar beverages by steeping, boiling and fermenting ingredients such as malt, barley and hops. As used in this section "primarily engaged in" means that not less than 80% of the annual gross revenues from all business operations conducted on the site is derived directly from the sale of beer,			

Definition: Distillery	Not included	Not included	Distillery: An establishment primarily engaged in the process of producing alcoholic beverages through processes of fermentation and distillation that produces higher concentrations of alcohol, including bourbon, vodka, gin, rum, tequila, whiskey, scotch and other adult beverages. As used in this section "primarily engaged in" means that not less than 80% of the annual gross revenues from all business operations conducted on the site are derived directly from the sale of alcoholic beverages distilled on-site. 21A.06			
Definition: Cidery	Not included	Not included	Included in definition of winery.			
Definition: Remote tasting room	Remote tasting room: A small facility approved by the Washington state Liquor and Cannabis Board as a Tasting Room - Additional Location 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. 21A.06	Remote tasting room: A small facility approved by the Washington state Liquor and Cannabis Board as a Tasting Room - Additional Location 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. "Remote tasting room" does not include any additional privileges allowed by the liquor and cannabis board for a Tasting Room – Additional Location. 21A.06	Remote tasting room: A small facility with total space devoted to tasting and retail activity not to exceed one thousand square feet of gross floor area, that is 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. 21A.06	4: "6/28 -- revise the language so that breweries and distilleries can participate in the demonstration project. Be clear that additional endorsements, and other retail liquor licenses (bars and restaurants) would not be allowed."		4. "Revise the language so that breweries and distilleries can participate in te demonstration project. Be lear that additional endorsements, and other retail liquor licenses (bars and restaurants) would not be allowed"
Definition: Event	Not included	Not included	Winery, brewery, distillery facility special event: A private event such as a wedding, anniversary party, office gathering or other event not open to the public, conducted at a winery, brewery, distillery facility I, II or III, with attendance limited to the occupancy load permitted for the primary structure on the site by the fire code, conducted not more frequently than two times per month, and authorized by a temporary use permit. No amplified outdoor sound allowed. No other special events or uses are allowed to be conducted in, or on the site of a winery, brewery, distillery facility I, II or III. No special events or uses shall be conducted in a Remote Tasting Room. 21A.06		1. Clearly differentiate activities that constitute normal business practices from those that are outside normal business, need a TUP, or need a CUP. 2. Definition should reflect complete list of stakeholders. 3. Definition that allows an event to be recognized from the road is desirable. 4. Definition might be in terms of ticket sales, special advertising, invitations or RSVPs, specified start and end times, private or public, outside the normal course of business. 5. Make it explicit that one event begins and ends on a single calendar day.	

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PRE Chair	Woodinville	Rural Services Committee
2: Same as Exec's	1. Require all (not just one or some) of the essential steps in manufacturing wine. 2. Also define "primary" and "primarily" including the metric by which they are judged: revenues, weight, acreage, square footage, man-hours, etc.	25. "Add requirement for production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing."
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Case Number	Case Name	Case Type	Case Status	Case Date	Case Location	Case Description	Case Details	Case Notes	Case Actions	Case Outcome	Case Comments	Case Attachments	Case History	Case Alerts	Case Tags	Case Filters	Case Search	Case Sort	Case Page
1000001	Case 1000001	Case Type 1	Case Status 1	Case Date 1	Case Location 1	Case Description 1	Case Details 1	Case Notes 1	Case Actions 1	Case Outcome 1	Case Comments 1	Case Attachments 1	Case History 1	Case Alerts 1	Case Tags 1	Case Filters 1	Case Search 1	Case Sort 1	Case Page 1
1000002	Case 1000002	Case Type 2	Case Status 2	Case Date 2	Case Location 2	Case Description 2	Case Details 2	Case Notes 2	Case Actions 2	Case Outcome 2	Case Comments 2	Case Attachments 2	Case History 2	Case Alerts 2	Case Tags 2	Case Filters 2	Case Search 2	Case Sort 2	Case Page 2
1000003	Case 1000003	Case Type 3	Case Status 3	Case Date 3	Case Location 3	Case Description 3	Case Details 3	Case Notes 3	Case Actions 3	Case Outcome 3	Case Comments 3	Case Attachments 3	Case History 3	Case Alerts 3	Case Tags 3	Case Filters 3	Case Search 3	Case Sort 3	Case Page 3
1000004	Case 1000004	Case Type 4	Case Status 4	Case Date 4	Case Location 4	Case Description 4	Case Details 4	Case Notes 4	Case Actions 4	Case Outcome 4	Case Comments 4	Case Attachments 4	Case History 4	Case Alerts 4	Case Tags 4	Case Filters 4	Case Search 4	Case Sort 4	Case Page 4
1000005	Case 1000005	Case Type 5	Case Status 5	Case Date 5	Case Location 5	Case Description 5	Case Details 5	Case Notes 5	Case Actions 5	Case Outcome 5	Case Comments 5	Case Attachments 5	Case History 5	Case Alerts 5	Case Tags 5	Case Filters 5	Case Search 5	Case Sort 5	Case Page 5
1000006	Case 1000006	Case Type 6	Case Status 6	Case Date 6	Case Location 6	Case Description 6	Case Details 6	Case Notes 6	Case Actions 6	Case Outcome 6	Case Comments 6	Case Attachments 6	Case History 6	Case Alerts 6	Case Tags 6	Case Filters 6	Case Search 6	Case Sort 6	Case Page 6
1000007	Case 1000007	Case Type 7	Case Status 7	Case Date 7	Case Location 7	Case Description 7	Case Details 7	Case Notes 7	Case Actions 7	Case Outcome 7	Case Comments 7	Case Attachments 7	Case History 7	Case Alerts 7	Case Tags 7	Case Filters 7	Case Search 7	Case Sort 7	Case Page 7
1000008	Case 1000008	Case Type 8	Case Status 8	Case Date 8	Case Location 8	Case Description 8	Case Details 8	Case Notes 8	Case Actions 8	Case Outcome 8	Case Comments 8	Case Attachments 8	Case History 8	Case Alerts 8	Case Tags 8	Case Filters 8	Case Search 8	Case Sort 8	Case Page 8
1000009	Case 1000009	Case Type 9	Case Status 9	Case Date 9	Case Location 9	Case Description 9	Case Details 9	Case Notes 9	Case Actions 9	Case Outcome 9	Case Comments 9	Case Attachments 9	Case History 9	Case Alerts 9	Case Tags 9	Case Filters 9	Case Search 9	Case Sort 9	Case Page 9
1000010	Case 1000010	Case Type 10	Case Status 10	Case Date 10	Case Location 10	Case Description 10	Case Details 10	Case Notes 10	Case Actions 10	Case Outcome 10	Case Comments 10	Case Attachments 10	Case History 10	Case Alerts 10	Case Tags 10	Case Filters 10	Case Search 10	Case Sort 10	Case Page 10

Issue / Condition	Rural Area - Current	Rural Area - Proposed					
	Rural Winery - Current	Winery I - Exec	Winery I - Tech Striker	Winery I - FoSV Striker	Winery I - PRE Chair	Winery I - Woodinville	Winery I - Rural Svcs Cmte
Type of Permit	Permitted ^a Conditional Use ^b	Permitted P30 21A.08.080.30.a	Permitted P30	Permitted P30 21A.08.080			29. Permit as residential accessory use. "Use is conditional if setbacks to RA and R zones are reduced to 25 feet."
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	No minimum in P30 21A.08.080.30	Same as Exec's	Same as Exec's		^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf in P30 21A.08.080.30.b	Same as Exec's	Same as Exec's			
Tasting Hours and Remote Tasting Rooms	^a In accordance with state law; limited to products produced on site.	Not allowed P30 - 21A.08.080.30.g	Same as Exec's	Same as Exec's	32: "Tastings allowed by appointment only."	Same as Exec's	32. No tastings in Sammamish Valley WBD I, but allow on-site sales of items produced on-site and incidental items.

Home Occupation	^a Allowed	Not allowed	Same as Exec's	Same as Exec's	10: "11/9 -- remove this from the ordinance. Add a study requirement instead." 29: "Move WBD I to a residential accessory use. Allow in RA and A zones."		9. "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."
Home Industry		Not allowed	Same as Exec's	Same as Exec's	11: "11/9 -- remove this from the ordinance. Add a study requirement instead."		9. "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."
Events	^b Accessory to nonresidential use	Not allowed if event requires TUP C30 - 21A.08.080.30.g	Same as Exec's	Same as Exec's	12: 2 events/yr, size=50 guests, no TUP needed 12: TUP required when events exceed building occupancy, require portable toilets and additional parking, but not when stages or tents are used. 12: "For WBD I, nonconforming home occupations and home industries, 2 events per year, maximum 50 people, without a TUP is allowed"	Same as Exec's	12. TUP required for "events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extend beyond stated hours of operation." "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."
Amplified Sound						No outdoor amplified sound	
Water Supply	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Same as Exec's	Same as Exec's		Must use public utility water for all commercial operations	

Access	Not specified	Not specified	Same as Exec's	Same as Exec's			
Product Content	^{a,b} 60% from Puget Sound	Not specified	Same as Exec's	Same as Exec's		Same as Exec's	
Production	Required	Required	Same as Exec's	All phases of production			37. "Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing"
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	One on-site parking place for employee P30 - 21A.08.080.30.e ?Is this same as current?	Include parking as part of 1500 sf limit P30 - 21A.08.080.30.b One on-site parking place for employee P30 - 21A.08.080.30.e	38 regarding WBD I: "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."	1/300sf	38. "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"
Setbacks	75'	75' for strux and parking unless historic P30 - 21A.08.080.30.c	Same as Exec's	Same as Exec's	39: "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."		39. "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."

KC Bus. License	Not specified	Required	Same as Exec's	Same as Exec's	1: Same as Exec's		1. Same as Exec's
Fines & Penalties	\$100 per event	\$500/\$1000 per event	Same as Exec's	\$500/\$10,000	15: "Modify the citation penalties: 1st violation – written warning plus discretion to fine up to \$100 2nd violation - written warning plus discretion to fine up to \$200 3rd violation - written warning plus discretion to fine up to \$500 4th violation - \$750 5th violation - \$1,000 Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued"	1. Fine all types of violations, not just events. 2. Scale fines to magnitude of the infraction. 3. Set size of fine to incentivize compliance, including \$tens0000s and high enough to put repeat violators out of business.	15. Same as Exec's; review effectiveness at the end of 5 years
Demonstration Project Review	n/a	n/a	n/a	n/a		n/a	
Grandfathering	n/a	n/a	n/a	n/a			38. Grandfathering for existing parking

Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed	Not allowed C30 - 21A.08.080.30.g	Same as Exec's	Same as Exec's	32: "Allow on-site sales of items produced on-site and incidental items."		
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Winery II - Exec	Winery II - Tech Striker	Winery II - FoSV Striker	PRE Chair	Winery II - Woodinville	Winery II - Rural Svcs Cmte	Winery III - Exec	Winery III - Tech Striker
Permitted ¹ Conditional Use ² 21A.08.080.3 (P3) 21A.08.080.31 (C31)	Permitted P3* Conditional C31**	Permitted P3* Conditional C31** 21A.08.080				Conditional Use C12	Conditional C12
4.5 acres P3 - 21A.08.080.3.c	2.5 acres* 4.5 acres** can do tastings and events	4.5 acres* 4.5 acres** can do tastings and events		^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production		4.5 acres* 10 acres** C12 - 21A.08.080.12.c	Same as Exec's
3,500 sf (5000 sf for historic) P3 - 21A.08.080.3.d	3500 sf (5000 sf for historic) Strux on un+K5:L7suitable land	Production and event space nte 3500 sf (5000 sf for historic)	31: "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."		31. "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."	6,000 sf* 8,000 sf** (+8000 sf underground) C12 - 21A.08.080.12.b	** (+8000 sf underground) Strux on unsuitable land
Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm P3 - 21A.08.080.3.h	Mon-Th 11-7 Fri-Sun 11-9	Mon-Th 11-5 Fri-Sun 11-9	32: "Remove specified hours. Test the hours in the demonstration projects."	Mon-Th 11-5 Fri-Sun 11-7		Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm C12 - 21A.08.080.12.h	Mon-Th 11-7 Fri-Sun 11-9

Not allowed	Same as Exec's	Same as Exec's	10: "11/9 -- remove this from the ordinance. Add a study requirement instead."	Oppose	9. "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."	Not allowed	Same as Exec's
Not allowed	Same as Exec's	Same as Exec's	11: "11/9 -- remove this from the ordinance. Add a study requirement instead."	Oppose	9. "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."	Not allowed	Same as Exec's
Up to 24 days/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan P3 - 21A.08.080.3.I.	Same as Exec's	No more than 2/month with TUP. No outdoor amplified sound. No other special events or temporary uses.	12: 24 events/yr, size=150 guests 12: TUP required when events exceed building occupancy, require portable toilets and additional parking, but not when stages or tents are used.	6/yr; weekends only; limit 60 guests/event	12. TUP required for "events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extend beyond stated hours of operation." Max 150 guests	Permitted with TUP C12 - 21A.08.080.12.I Up to 24 days/year – max. size = 250 guests; parking accommodated onsite or managed through parking plan	With TUP C12 - 21A.08.080.12.I
				No outdoor amplified sound			
Adhere to Public Health standards	Same as Exec's	Same as Exec's		Must use public utility water for all commercial operations		Must connect to existing Group A water system, or existing Group B water system if Group A water system not available C12 - 21A.08.080.12.d	Same as Exec's

Direct access to an arterial P3 - 21A.08.080.3.i	Same as Exec's	Same as Exec's Chair's striker says current proposal allows direct access from public roadway, conditionally	23 and 35: "Access may not use local streets that abut residential uses." "With a CUP, access to a public street required"			Direct access to an arterial C12 - 21A.08.080.12.i	Same as Exec's
Not specified	Same as Exec's	Same as Exec's		Same as Exec's		Not specified	Same as Exec's
Required	Same as Exec's	All phases of production		Require all key elements of production on-site	37. "Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing"	Required	Same as Exec's
Limited to 150% of minimum required. P3 - 21A.08.080.3.j	0.9/1000sf + 1/300sf Limited to 150% of minimum required	0.9/1000sf + 1/300sf	8: "6/28 -- keep existing parking ratio of 1:50sf for tasting and retail areas. 11/9 -- 1. Apply the WBD parking ratios to facilities to II and III 2. Add a parking ratio for remote tasting room of 1:50sf of tasting and retail areas" 38: "Tasting ratio is 1 per 50 square feet"	1/300 sf	38. 0.9/1000sf + 1/300sf of tasting 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"	Determined through CUP Limited to 150% of minimum C12 - 21A.08.080.12.j	Determined through CUP C12 - 21A.08.080.12.j
75' for strux and parking unless historic P3 - 21A.08.080.3.e	Same as Exec's	Limited to 150% of minimum required	27 and 39: "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."		39. "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' for strux and parking unless historic C12 - 21A.08.080.12.e	Same as Exec's

Required P3 - 21A.08.080.3.k.	Same as Exec's	Same as Exec's	1: Same as Exec's		1. Same as Exec's	Required C12 - 21A.08.080.12.k	Same as Exec's C12 - 21A.08.080.12.j
\$500/\$1000	Same as Exec's	\$500/\$10,000	15: "Modify the citation penalties: 1st violation – written warning plus discretion to fine up to \$100 2nd violation - written warning plus discretion to fine up to \$200 3rd violation - written warning plus discretion to fine up to \$500 4th violation - \$750 5th violation - \$1,000 Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued"	1. Fine all types of violations, not just events. 2. Scale fines to magnitude of the infraction. 3. Set size of fine to incentivize compliance, including \$tens0000s and high enough to put repeat violators out of business.	15. Same as Exec's; review effectiveness at the end of 5 years	\$500/\$1000	Same as Exec's
n/a	n/a	n/a		n/a		n/a	n/a
n/a	n/a	n/a			38. Grandfathering for existing parking	n/a	n/a

Not mentioned 21A.08.080.3.h.	Same as Exec's	Permitted 21A.08.080.3.h.		Permitted.		Not mentioned 21A.08.080.12.h.	Same as Exec's
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				Rural Area - Demonstration Projects			
Winery III - FoSV Striker	PRE Chair	Winery III - Woodinville	Winery III - Rural Svcs Cmte	Tasting Room in Overlay A - Exec 24 Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Tasting Overlay A - Tech Striker	Tasting Overlay A - FoSV Striker	Tasting Overlay A - PRE Chair striker
Conditional C12 21A.08.080				Permitted. Ordinance Section 24.G allows operations permitted under this section to continue indefinitely as a nonconforming use.	Same as Exec's	Vashon only; remove Sammamish Valley	13: Add Fall City to Vashon and Sammamish Valley 84: "Extend Sammamish Valley north from Woodinville City limits (up to just north of Tolt Pipeline) Vashon Town Center or CB zoning, not entire Rural Town Add CB zoning in Fall City Rural Town"
Same as Exec's		^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production		21A..55.E.1.: "To be eiigible to use the provisions of this section, a remote tasting room must be located on a demonstration project site identified in Attachment A to this ordinance."	Same as Exec's	Same as Exec's except remove Sammamish Valley	85: Chair's striker characterizes Exec's proposed minimum lot size as "Specified by underlying zoning" and Chair's striker "agreed to" this
	31: "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."		31. "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."	1,000 sf + 500 sf outdoors	Same as Exec's	Same as Exec's except remove Sammamish Valley	86: Chair's striker characterizes Exec's proposal as "1,000 sf for tasting and retail only, 500 sf outdoors"; Chair's striker "agreed to" this
Mon-Th 11-5 Fri-Sun 11-9	32: "Remove specified hours. Test the hours in the demonstration projects."	Mon-Th 11-5 Fri-Sun 11-7		Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm P3 - 21A.08.080.3.h	Mon-Th 11-7 Fri-Sun 11-9	Same as Exec's except remove Sammamish Valley	84: "Tasting hours Sun-Th: 11am – 9pm F-Sat: 11am – 11pm (but no outdoors tasting past 10pm)" 54 re: remote tasting rooms: "Also permitted within the demonstration project areas subject to the requirements in 21A.55"

Same as Exec's	10: "11/9 -- remove this from the ordinance. Add a study requirement instead."		9. "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."	Not allowed	Same as Exec's	Same as Exec's except remove Sammamish Valley	10: "11/9 -- remove this [home occupation prohibition] from the ordinance. Add a study requirement instead."
Same as Exec's	11: "11/9 -- remove this from the ordinance. Add a study requirement instead."		9. "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."	Not allowed	Same as Exec's	Same as Exec's except remove Sammamish Valley	11: "11/9 -- remove this [home industry prohibition] from the ordinance. Add a study requirement instead."
No more than 2/month with TUP. No outdoor amplified sound. No other events or temporary uses.	12: 24 events/yr, size=250 guests 12: TUP required when events exceed building occupancy, require portable toilets and additional parking, but not when stages or tents are used.	6/yr; weekends only; limit 60 guests/event	12. TUP required for "events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extend beyond stated hours of operation." Max 250 guests.	Events that require TUP not allowed	Same as Exec's	Same as Exec's except remove Sammamish Valley	89: 2/year, max 50 people, no TUP required.
		No outdoor amplified sound					
Same as Exec's	34: "Maintain existing code: Meet requirements for water and wastewater; water meters required for use of wells."	Must use public utility water for all commercial operations		Adhere to Public Health standards	Same as Exec's	Same as Exec's except remove Sammamish Valley	90: Chair's striker characterizes Exec's proposal as water source "Not specified"; Chair's striker "agreed to" this.

Same as Exec's	23: "Access may not use local streets that abut residential uses."			Direct access to an arterial	Same as Exec's	Same as Exec's except remove Sammamish Valley	91: "Not specified" i.e., remove access restrictions from ordinance?
Same as Exec's		Same as Exec's		Not specified	Same as Exec's	Same as Exec's except remove Sammamish Valley	92: Same as Exec's
All phases of production			37. "Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing"	Not allowed	Same as Exec's	Same as Exec's except remove Sammamish Valley	82: Chair's striker says that Exec's version allows "One or more WBD I, II, III allowed to operate "; Chair's striker "agreed to" this. 93: Chairs striker characterizes Exec's proposal as "Not allowed"; Chair's striker proposes "Not specified"
Limited to 150% of minimum C12 - 21A.08.080.12.j	8: "6/28 -- keep existing parking ratio of 1:50sf for tasting and retail areas. 11/9 -- 1. Apply the WBD parking ratios to facilities to II and III 2. Add a parking ratio for remote tasting room of 1:50sf of tasting and retail areas"	1/300sf	38. 0.9/1000sf + 1/300sf of tasting 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"	Limited to 150% of minimum required	Same as Exec's	Same as Exec's except remove Sammamish Valley	94: Chair's striker characterizes Exec's proposal as "1 space per 300 square feet of public tasting and retail area Limited to 150% of minimum required"; Chair's striker proposes "1 per 50sf of tasting/retail area"
Same as Exec's	27 and 39: "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."		39. "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."	Not specified	Same as Exec's	Same as Exec's except remove Sammamish Valley	95: Same as Exec's: "Not specified." Does this mean zero setbacks?

Same as Exec's	1: Same as Exec's		1. Same as Exec's	Required	Same as Exec's	Same as Exec's except remove Sammamish Valley	1: Same as Exec's
\$500/\$10,000	15: "Modify the citation penalties: 1st violation – written warning plus discretion to fine up to \$100 2nd violation - written warning plus discretion to fine up to \$200 3rd violation - written warning plus discretion to fine up to \$500 4th violation - \$750 5th violation - \$1,000 Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued"	1. Fine all types of violations, not just events. 2. Scale fines to magnitude of the infraction. 3. Set size of fine to incentivize compliance, including \$tens0000s and high enough to put repeat violators out of business.	15. Same as Exec's; review effectiveness at the end of 5 years	\$500/\$1000	Same as Exec's	\$500/\$10,000	15: "Modify the citation penalties: 1st violation – written warning plus discretion to fine up to \$100 2nd violation - written warning plus discretion to fine up to \$200 3rd violation - written warning plus discretion to fine up to \$500 4th violation - \$750 5th violation - \$1,000 Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued"
n/a	13: Add evaluation of permit review timelines for "TUP permit review timelines comparison with WBD IIIs that don't use the demonstration project."	n/a		21A.55.G."Applications in accordance with this section may be accepted by the department of permitting and environmental review only within three years of the effective date of this ordinance."	Same as Exec's	Same as Exec's except remove Sammamish Valley	13: 6/28 -- Add evaluations of parking; impacts on cities, CSA groups, survival/profits of "the businesses" Require an ordinance to end the overlay. Remove the requirement that DPER stop accepting applications automatically after 3 years. 6/29 -- Reduce Vashon overlay to Town Core or CB zoning. 11/9 -- Extend demonstration to 5 years Add evaluation of tasting hours Add evaluation of permit review timelines. 97: "5 years with annual review. Code amendments within 5 years of this ordinance"
n/a			38. Grandfathering for existing parking	21A.55.G."Remote tasting room uses approved in accordance with this section may continue as long as an underlying business license or renewal is maintained, and subject to the nonconformance provisions of K.C.C. chapter 21A.32."	Same as Exec's	Same as Exec's except remove Sammamish Valley	13: Require an ordinance to end the overlay. No mention of removing the Exec's proposed grandfathering provision.

Permitted 21A.08.080.12.h.				Allowed 21A.55.D.1 and 21A.55.D.2.f.	Same as Exec's	Same as Exec's except remove Sammamish Valley	88: Chair's striker characterizes Exec's proposal as "Incidental retail sales of products related to tasting allowed"; Chair's striker "agreed to" this
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Tasting Overlay A - Woodinville	Tasting Overlay A - Rural Svcs Cmte	Winery III in Events Overlay B - Exec 25	Winery III - Events Overlay B - Tech Striker	Winery III - Events Overlay A - FoSV Striker	Events Overlay B - PRE Chair	Events Overlay B - Woodinville	Events Overlay B - Rural Svcs Cmte
No overlays in SO-120; cautious approach elsewhere	4. Add breweries and distilleries to demonstration projects	Conditional Use. Ordinance Section 25.G allows conditional uses to continue indefinitely as a nonconforming use.	Conditional C12	No overlays in Sammamish Valley	14: Cannot consolidate parcels to meet minimum size	No overlays in SO-120; cautious approach elsewhere	4. Add breweries and distilleries to demonstration projects
^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production		Transmitted as: "To be eligible to use the provisions of this section, a demonstration project must be located on a demonstration project site identified in Attachment B to this ordinance." April draft: 4.5 acres* 10 acres**	Same as Exec's	No overlays in Sammamish Valley	85: Chair's striker characterizes Exec's proposed minimum lot size as "Specified by underlying zoning" and Chair's striker "agreed to" this	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	14. "During the 5-year demonstration period properties in Overlay B cannot be consolidate (sic) to create a winery."
		6,000 sf* 8,000 sf**	**(+8000 sf underground)	No overlays in Sammamish Valley	31: "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area." 85: Chair's striker characterizes Exec's proposed maximum building size as "Specified by underlying zoning" and Chair's striker "agreed to" this		
Mon-Th 11-5 Fri-Sun 11-7	54. Remote tasting rooms "permitted within the demonstration project areas"	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Mon-Th 11-7 Fri-Sun 11-9	No overlays in Sammamish Valley	84: Chair's striker calls Overlay B "Special Events Overlay" Chair's striker characterizes Exec's proposed hours as "Specified by underlying zoning"; Chair's striker "agreed to" this 54 re: remote tasting rooms: "Also permitted within the demonstration project areas subject to the requirements in 21A.55"	Mon-Th 11-5 Fri-Sun 11-7	54. Remote tasting rooms "permitted within the demonstration project areas"

	9. "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."	Not allowed	Not allowed	No overlays in Sammamish Valley	10: "11/9 -- remove this [home occupation prohibition] from the ordinance. Add a study requirement instead."		9. "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."
	9. "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."	Not allowed	Not allowed	No overlays in Sammamish Valley	11: "11/9 -- remove this [home industry prohibition] from the ordinance. Add a study requirement instead."		9. "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."
6/yr; weekends only; limit 60 guests/event	12. TUP required for "events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extend beyond stated hours of operation." 89. "2/year. Max 50 people. No TUP required."	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Same as Exec's	No overlays in Sammamish Valley	82: "Special events normally permitted through the Temporary Use Permit process, with a WBD III Conditional Use Permit" 89: Same as Exec's	6/yr; weekends only; limit 60 guests/event	12. TUP required for "events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extend beyond stated hours of operation." 14. Limit 60 events per year. 89. "60 maximum per year"
No outdoor amplified sound						No outdoor amplified sound	
Must use public utility water for all commercial operations		Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Same as Exec's	No overlays in Sammamish Valley	14: Comply with Hirst. 90: Chair's striker characterizes the Exec's proposal as "Specified by underlying zoning"; Chair's striker "agreed to" this.	Must use public utility water for all commercial operations	14: Comply with Hirst.

	91. "Not specified"	Direct access to an arterial	Same as Exec's	No overlays in Sammamish Valley	23: "Access may not use local streets that abut residential uses." 91: Same as Exec's		
Same as Exec's		Not specified	Same as Exec's	No overlays in Sammamish Valley	92: Chair's striker characterizes the Exec's proposal as "Specified by underlying zoning"; Chair's striker "agreed to" this.	Same as Exec's	
	93. "Not specified"	Required	Same as Exec's	No overlays in Sammamish Valley	93: Chair's striker characterizes the Exec's proposal as "Specified by underlying zoning"; Chair's striker "agreed to" this.		
1/300sf	8. Same as Exec's 94. "1 per 300 square feet of tasting/retail area. Tasting/retail limited to 1 per 50 square feet of tasting area"	Determined through CUP, which waives TUP regulations	Same as Exec's	No overlays in Sammamish Valley	14: "Add language to the demonstration projects to evaluate parking needs/impacts." 94: Chair's striker characterizes the Exec's proposal as "Specified by underlying zoning"; Chair's striker "agreed to" this.	1/300sf	8. Same as Exec's
		75'	Same as Exec's	No overlays in Sammamish Valley	95: Chair's striker characterizes Exec's proposal as "Specified by the underlying zoning"; Chair's striker "agreed to" this.		

	1. Same as Exec's	Required	Same as Exec's	No overlays in Sammamish Valley	1: Same as Exec's		1. Same as Exec's
1. Fine all types of violations, not just events. 2. Scale fines to magnitude of the infraction. 3. Set size of fine to incentivize compliance, including \$tens0000s and high enough to put repeat violators out of business.	15. Same as Exec's; review effectiveness at the end of 5 years	\$500/\$1000	Same as Exec's	No overlays in Sammamish Valley	15: "Modify the citation penalties: 1st violation – written warning plus discretion to fine up to \$100 2nd violation - written warning plus discretion to fine up to \$200 3rd violation - written warning plus discretion to fine up to \$500 4th violation - \$750 5th violation - \$1,000 Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued"	1. Fine all types of violations, not just events. 2. Scale fines to magnitude of the infraction. 3. Set size of fine to incentivize compliance, including \$tens0000s and high enough to put repeat violators out of business.	15. Same as Exec's; review effectiveness at the end of 5 years
	13. Evaluate: parking needs/impacts; evaluation by cities, CSAs, customers' views of overlays; survival/profitability of businesses; tasting hours; special event parameters; permit review timelines. Stop accepting demonstration applications after 3 years, extend demonstration project to 5 years, evaluate after 5 years. 15.5. More evaluation criteria include analysis to evaluate and "reduce impact of those urban uses" on "adjacent rural uses outside the UGA."	21A.55.G."Demonstration project applications authorized by this section shall be filed with the department of permitting and environmental review within three years of the effective date of this ordinance."	Same as Exec's	No overlays in Sammamish Valley	14: 6/28 -- Add evaluations of parking; impacts on cities, CSA groups, survival/profits of "the businesses" Require an ordinance to end the overlay. Remove the requirement that DPER stop accepting applications automatically after 3 years. 6/29 -- Reduce Vashon overlay to Town Core or CB zoning. 11/9 -- Extend demonstration to 5 years Add evaluation of tasting hours Add evaluation of permit review timelines including review times for TUPs. 97: "5 years with annual review. Code amendments within 5 years of this ordinance."		14. Consolidated review of CUP and TUP instead of events being in CUP. Add to evaluation: "cost to application, cost to administer/review, time to issue" and additional events (60 instead of 24) allowed under overlay B. Numerous other evaluation criteria including water use and compliance with Hirst. 15.5. More evaluation criteria include analysis to evaluate and "reduce impact of those urban uses" on "adjacent rural uses outside the UGA."
Oppose grandfathering and permanent CUPs		21A.55.G."Conditional uses permitted under this section are subject to the nonconformance provisions of K.C.C. chapter 21A.32. Any deadline in this subsection shall be adjusted to include the time for appeal of all or any portion of the project approval."	Same as Exec's	No overlays in Sammamish Valley	14: Require and ordinance to end the overlay. No mention of removing the Exec's proposed grandfathering provision.	Oppose grandfathering and permanent CUPs	

		Allowed 21A.55.E.1	Same as Exec's	No overlays in Sammamish Valley	88: Chair's striker characterizes Exec's proposal as sales allowed as "Specified by underlying zoning"; Chair's striker "agreed to" this		
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Agricultural - Current	Agricultural - Proposed						
Agricultural Winery - Current	Ag Winery I - Rural Svcs Cmte	Ag Winery II - Exec	Ag Winery II - Tech Striker	Ag Winery II - FoSV Striker	Ag Winery II - PRE Chair	Ag Winery II - Woodinville	Ag Winery II - Rural Svcs Cmte
Permitted ^a Conditional Use ^b		Permitted P3 21A.08.080.3	Permitted P3	Permitted P3 21A.08.080			
^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production		4.5 acres P3 - 21A.08.080.3.c	2.5 acres	4.5 acres		^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	
^b 8000 sf above ground + 8000 sf below grade	19. 1500sf "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."	3,500 sf P3 (5000 sf for historic) P3 - 21A.08.080.3.d	3500 sf (5000 sf for historic)	Production and event space nte 3500 sf (5000 sf for historic)	19 and 31: "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."		19. "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."
^a In accordance with state law; limited to products produced on site.	20. No tasting allowed. Allow on-site sales of items produced on-site and incidental items.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm P3 - 21A.08.080.3.h	Mon-Th 11-7 Fri-Sun 11-9	Mon-Th 11-5 Fri-Sun 11-9	20 and 32: "Remove specified hours. Test the hours in the demonstration projects."	Mon-Th 11-5 Fri-Sun 11-7	

^a Allowed	17. Allow in A zones as a residential accessory use, accessory to a primary ag use, for an interim use period of up to 5 years.	Not allowed	Same as Exec's	Same as Exec's	10: "11/9 -- remove this from the ordinance. Add a study requirement instead." 29: "Move WBD I to a residential accessory use. Allow in RA and A zones."	Oppose home occupation WBDs	9. "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."
		Not allowed	Same as Exec's	Same as Exec's	11: "11/9 -- remove this from the ordinance. Add a study requirement instead."	Oppose home industry WBDs	9. "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."
Not allowed	12. TUP required for "events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extend beyond stated hours of operation." "No events for WBD I interim use permit in A zone"	Up to 2 events per month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan P3 - 21A.08.080.3.I	Same as Exec's	No more than 2/month with TUP. No outdoor amplified sound. No other special events or temporary uses.	12: 24 events/yr, size=150 guests 12: TUP required when events exceed building occupancy, require portable toilets and additional parking, but not when stages or tents are used. 12: "For WBD I, nonconforming home occupations and home industries, 2 events per year, maximum 50 people, without a TUP is allowed"	2/yr; weekends only; limit 60 guests/event	12. TUP required for "events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extend beyond stated hours of operation." Max 150 guests.
						No outdoor amplified sound	
^b Adhere to Public Health; exempt wells use water meter.	22. Not specified.	Adhere to Public Health standards	Same as Exec's	Same as Exec's		Must use public utility water for all commercial operations	

Not specified	23. Direct access from an arterial	Direct access to an arterial 21A.08.080.3.i	Same as Exec's	Same as Exec's	23: "Access may not use local streets that abut residential uses." "With a CUP, access to a public street required" 35: "Access may not use local streets that abut residential uses."		
^{a,b} 60% from Puget Sound	24. 60% from Puget Sound counties	60% of product to be processed to be grown on site. P3 - 21A.08.080.3.f	Same as Exec's	Same as Exec's	24: "In the A zone, WBD are an accessory use to agriculture. Specific limitations are set." 36 regarding WBD I: "In the A zone, WBD are an accessory use to agriculture. Specific limitations are set."	Same as Exec's	
^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	25. On portion of property unsuitable for agricultural production purposes. Require production to include two or more stages of production.	Required	Same as Exec's	Same as Exec's	25: "Non-agricultural facility uses must be on portion of the property least suitable for agricultural production purposes."	Production allowed	25. On portion of property unsuitable for agricultural production purposes. Require production to include two or more stages of production.
^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	26. One stall for non-resident employee. For customers: minimum 1, pls 1:1000sf of area dedicated to WBD facility uses, maximum 150% of minimum req'd. Grandfather existing parking.	Limited to 150% of minimum required. P3 - 21A.08.080.3.j	0.9/1000sf + 1/300sf Limited to 150% of minimum required		8: "6/28 -- keep existing parking ratio of 1:50sf for tasting and retail areas. 11/9 -- 1. Apply the WBD parking ratios to facilities to II and III 2. Add a parking ratio for remote tasting room of 1:50sf of tasting and retail areas" 26: "Tasting ratio is 1 per 50 square feet"	1/300 sf	26. Grandfather existing parking.
75' from rural and residential zones	27. 75' from RA and R zones except historic buildings; 5 or 10 feet from all other zones including parking areas.	75' for strux and parking unless historic P3 - 21A.08.080.3.e	Same as Exec's	Same as Exec's	27 and 39: "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."		27. Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'.

		Required P3 - 21A.08.080.3.k	Same as Exec's	Same as Exec's	1: Same as Exec's		1. Same as Exec's
\$100 per event		\$500/\$1000	Same as Exec's	\$500/\$10,000	15: "Modify the citation penalties: 1st violation – written warning plus discretion to fine up to \$100 2nd violation - written warning plus discretion to fine up to \$200 3rd violation - written warning plus discretion to fine up to \$500 4th violation - \$750 5th violation - \$1,000 Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued"	1. Fine all types of violations, not just events. 2. Scale fines to magnitude of the infraction. 3. Set size of fine to incentivize compliance, including \$tens0000s and high enough to put repeat violators out of business.	15. Same as Exec's; review effectiveness at the end of 5 years
n/a	15.5. Analyze WBD I as an interim use in Ag zone 16. Describes "interim use approval"	n/a	n/a	n/a		n/a	
	26. Grandfather existing parking.	n/a	n/a	n/a			26. Grandfather existing parking.

^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed		Permitted P3 21A.08.080.3.h. Tasting of products produced on site	Same as Exec's	Tasting and sales limited to products produced on site. 21A.08.080.3.h.		Tasting and sales limited to products produced on site.	
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						Comments
Ag Winery III - Exec	Ag Winery III - Tech Striker	Ag Winery III - FoSV Striker	Ag Winery III - PRE Chair	Ag Winery III - Woodinville	Ag Winery III - Rural Svcs Cmte	
Conditional Use C12	Conditional C12	Conditional C12 21A.08.080				Allowed square footage remains the same <i>(except that tasting rooms & Winery I's are new uses)</i>
4.5 acres* 10 acres** C12 - 21A.08.080.12.c	Same as Exec's	Same as Exec's		^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production		Reduction in lot size for Winery II from current 4.5 acres
6,000 sf* 8,000 sf** (+ 8000 sf underground) C12 - 21A.08.080.12.b	**(+8000 sf underground) Strux on unsuitable land		19 and 31: "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."		19. "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."	Same square footage as currently allowed <i>(except that tasting rooms & Winery I's are new uses)</i>
Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm C12 - 21A.08.080.12.h	Mon-Th 11-7 Fri-Sun 11-9	Mon-Th 11-5 Fri-Sun 11-9	20 and 32: "Remove specified hours. Test the hours in the demonstration projects."	Mon-Th 11-5 Fri-Sun 11-7		Remote tasting rooms not currently allowed; establish hours of operation.

Not allowed	Same as Exec's	Same as Exec's	10: "11/9 -- remove this from the ordinance. Add a study requirement instead."		9. "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."	Current allowed – to be replaced with Winery I
Not allowed	Same as Exec's	Same as Exec's	11: "11/9 -- remove this from the ordinance. Add a study requirement instead."		9. "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."	
Permitted with TUP C12 - 21A.08.080.12.l Up to 24 days/year – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Same as Exec's	No more than 2/month with TUP. No outdoor amplified sound. No other events or temporary uses.	12: 24 events/yr, size=250 guests 12: TUP required when events exceed building occupancy, require portable toilets and additional parking, but not when stages or tents are used.	2/yr; weekends only; limit 60 guests/event	12. TUP required for "events that exceed the building occupancy, that use portable toilets, additional parking, temporary stages, temporary tents or canopies, traffic control, or extend beyond stated hours of operation." Max 250 guests.	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
				No outdoor amplified sound		
Must connect to existing Group A water system, or existing Group B water system if Group A water system not available C12 - 21A.08.080.12.d	Same as Exec's	Same as Exec's	22 and 34: "Maintain existing code: Meet requirements for water and wastewater; water meters required for use of wells."	Must use public utility water for all commercial operations	22. TBD	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems

Direct access to an arterial C12 - 21A.08.080.12.i	Same as Exec's	Same as Exec's	23 and 35: "Access may not use local streets that abut residential uses."			New condition
60% of product to be processed to be grown on site. C12 - 21A.08.080.12.g	Same as Exec's	Same as Exec's	24: "In the A zone, WBD are an accessory use to agriculture. Specific limitations are set."	Same as Exec's		Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on site
Required	Same as Exec's	Same as Exec's	25: "Non-agricultural facility uses must be on portion of the property least suitable for agricultural production purposes."		25. On portion of property unsuitable for agricultural production purposes. Require production to include two or more stages of production.	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Determined through CUP Limited to 150% of minimum C12 - 21A.08.080.12.j			8: "6/28 -- keep existing parking ratio of 1:50sf for tasting and retail areas. 11/9 -- 1. Apply the WBD parking ratios to facilities to II and III 2. Add a parking ratio for remote tasting room of 1:50sf of tasting and retail areas" 26: "Tasting ratio is 1 per 50 square feet"	1/300sf	26. 0.9 per 1000sf , plus 1/300sf or tasting/retail area. Grandfather existing parking.	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
75' for strux and parking unless historic C12 - 21A.08.080.12.e	Same as Exec's	Same as Exec's	27 and 39: "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."		27. Allow the setback to be modified through a CUP. Require a screening and other mitigation to reduce it to 25'.	Current standard

Required C12 - 21A.08.080.12.k	Same as Exec's	Same as Exec's	1: Same as Exec's		1. Same as Exec's	New requirement. \$100/year.
\$500/\$1000	Same as Exec's	\$500/\$10,000	15: "Modify the citation penalties: 1st violation – written warning plus discretion to fine up to \$100 2nd violation - written warning plus discretion to fine up to \$200 3rd violation - written warning plus discretion to fine up to \$500 4th violation - \$750 5th violation - \$1,000 Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued"	1. Fine all types of violations, not just events. 2. Scale fines to magnitude of the infraction. 3. Set size of fine to incentivize compliance, including \$tens0000s and high enough to put repeat violators out of business.	15. Same as Exec's; review effectiveness at the end of 5 years	Increase from \$100 for 1st & \$500 for subsequent violations
n/a	n/a	n/a	Add evaluation of permit review timelines for "TUP permit review timelines comparison with WBD Ills that don't use the demonstration project."	n/a		Demonstration project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
n/a	n/a	n/a			26. Grandfather existing parking.	

Permitted C12 21A.08.080.12.h. Tasting of products produced on site	Same as Exec's	Tasting and sales shall be limited to products produced on site 21A.08.080.12.h.				
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R, UR, NB, CB, RB

Rural Svcs Cmte

41: "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). "

42: "In I zone, limit to breweries and distilleries. No wineries or remote tasting rooms."

54: ""

13: Add CB in Fall City as part of tasting Overlay A. Reduce Vashon to CB.

55. Remote tasting rooms in CB and RB: no minimum lot size

44 re: NB and CB: "Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area."

56. Remote tasting rooms in CB and RB: no maximum building size

45. NB and CB: "Add tasting allowance to WBD III for consistency."

45. RB and I: "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."

54. Remote tasting rooms: "Permitted in CB and RB outright. "

57. Tastings in remote tasting rooms in CB and RB: allowed

9 re: R, UR, NB, CB, RB: "11/9 -- remove this [prohibition against WBD as home occupation] from the ordinance. Add a study requirement instead."
29 re: A and RA: "Move WBD I to a residential accessory use. Allow in RA and A zones."

11: "11/9 -- remove this [prohibition against WBD as home industry] from the ordinance. Add a study requirement instead."

12: Exec/S1 proposal allows 60 events/yr in WBD II and III in "other zones"?
58. CB and RB: "Subject to standard TUP requirements (60 days per/year, maximum guests determined through review process)"

59. CB and RB: water source "Not specified"

60. CB and RB: access restrictions "Not specified"

61. CB and RB: Product content restrictions "None"

62. CB and RB: Production/Facility Location restrictions "Not required"

51.

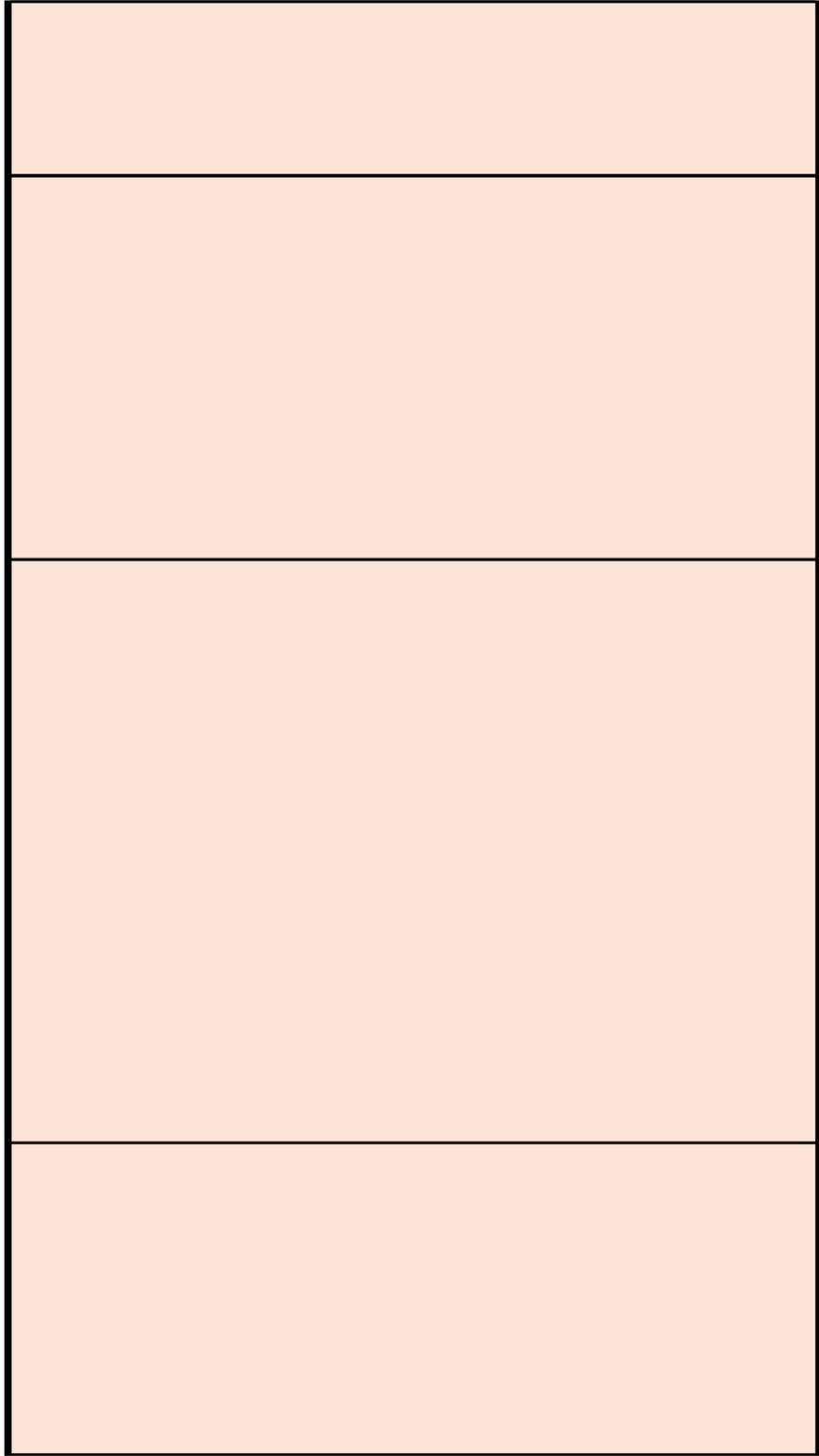
WBD II in NB, CB, RB, and I: $0.9/1000sf + 1/300sf$ of tasting/retail area
WBD III in NB, CB, RB, and I: "Tasting/retail limited to 1 per 50 square feet of tasting area (When max parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)"

63. CB and RB: "Add this use to table, require 1 per 300sf of tasting/retail area. Tasting retail limited to 1 per 50sf of tasting area"

52.

WBD II in NB, CB, RB, I: "Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'"
WBD III in NB, CB, RB, I: "Setbacks only apply to interior lot lines"

64. CB and RB: Setbacks "Specified by underlying zoning"





Auzins, Erin

From: Ted Turk <redcedar10@aol.com>
Sent: Monday, June 10, 2019 8:35 PM
To: Auzins, Erin
Subject: The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

Council Members should vote NO on the "Adult Beverage" ordinance.

This ordinance is not needed: bona fide wineries are already allowed in the Rural Area and there is plenty of room for tasting rooms within the Woodinville City Limits.

The only ones who need this ordinance are those who have been violating the zoning code for years, and land speculators. Why should the County want to benefit these groups?

It's a disgrace that the County has not enforced its own zoning for years, and now it proposes to compound the problem by rewarding the violators by legalizing their illegal facilities, and even expanding the Rural Area where tasting rooms (basically bars) can operate. It's outrageous.

The ordinance is complex, which obscures the main changes being proposed: 1) legalizes illegal tasting rooms and expands the area in which they can operate, 2) loosens restrictions on wineries in the Rural and Agricultural Zones, and 3) significantly expands the number and type of events wineries can host. All of these changes would have adverse impacts on the Rural and Agricultural areas.

The ordinance circumvents the GMA by allowing urban uses (bars) in the Rural Area. This effectively moves the Urban Growth Boundary without going through the prescribed process. This can't be legal.

I have worked in environmental permitting for over 30 years; the SEPA checklist prepared for this ordinance is the worst environmental permitting document I've ever seen. It's a joke. As an interested party, I'm offended. The County should be ashamed to put it out. The checklist essentially blows off every type of environmental impact. Establishing two dozen new businesses along this stretch of road would have no impacts? It doesn't pass the laugh test. SEPA reviews for individual actions will not address the cumulative impacts of this ordinance. You need an EIS.

In summary, this ordinance solely benefits a few commercial interests. The interests of the residents and the Rural and Agricultural Areas are not represented; instead, they are dismissed. In addition, the ordinance is vulnerable to legal challenge.

Sincerely,
Ted Turk
14128 171st Ave NE
Woodinville, WA 98072

Auzins, Erin

From: Communications, Comments
Sent: Wednesday, June 12, 2019 9:24 AM
To: Auzins, Erin
Subject: FW: Wine District Resident Input Regarding Woodinville Wine District Proposals

From: Alisa Bell <alisa@gallabell.net>
Sent: Tuesday, June 11, 2019 10:59 PM
To: Communications, Comments <council@kingcounty.gov>
Subject: Wine District Resident Input Regarding Woodinville Wine District Proposals

Dear King County Council Members,

We are residents of Unincorporated King County in Woodinville and have lived at our house for over 20 years. Our property is in close proximity to Matthews Winery and we would appreciate your consideration of our input regarding the Adult Beverage Ordinance that you are discussing tomorrow.

I wrote a detailed letter regarding our support of the local wine industry last fall. We absolutely support allowing wineries and tasting rooms that do not infringe on the agricultural land in the valley. Matthews and any property on the east side of 140th Place NE leading into Woodinville do not lie on protected agricultural land, and from all of the plans we have seen from the Council there will be rules put in place to minimize the impact any winery or tasting room would have on our area.

We believe that it is important to recognize the economic impact that supporting the small winery businesses has had on the area, especially in the last five years. Where there were retail shops that turned over on average of every two years, there are now vibrant and consistent revenue generating businesses, that add, not detract, from our community. Where there were properties that were being priced out due to rising values and no viable economic offset, we now have numerous small businesses with an interest and a business chance of protecting small parcels. These are the facts that those who are opposed to this change never bring up. They want to protect land that they do not own from progress and economic potential in order to “save” an idealized nostalgia of how “things used to be.”

As I detailed in my letter last fall, claims that Matthews Winery and the other wineries have added noise and traffic simply are not true in our opinion. In particular we have seen nothing but good planning from Matthews whenever they have had events, and they have dedicated a good portion of their property to farming and lovely outdoor areas that are well maintained and add to the general ambiance of our area.

Tourists will continue to make Woodinville a destination for wine tasting. It is our hope that the Council will have a longer-term vision than the well-organized and very vocal residents in our area who have ignited residents through fear and misinformation at the cost of ignoring the potential benefits that winery tourism brings.

We believe that with good planning we can both protect our precious agricultural land and create a viable and beautiful wine country to be enjoyed both by locals and visitors alike.

Thank you for your consideration.

Sincerely,

Alisa Bell and Sean Gallagher

15504 140thPlace NE

Woodinville, WA 98072

425-806-9736

Auzins, Erin

From: Communications, Comments
Sent: Wednesday, June 12, 2019 9:24 AM
To: Auzins, Erin
Subject: FW: Local Woodinville Neighbor
Attachments: 6.9.19 Letter to King County Council from neighbors.docx

From: Matt Larkin <matt.larkin@romac.com>
Sent: Wednesday, June 12, 2019 9:20 AM
To: Communications, Comments <council@kingcounty.gov>
Subject: Local Woodinville Neighbor

Hello,
Please see my attached letter.
Thanks
Matt Larkin

June 9, 2019

Dear King County Council Members,

I live in Woodinville in rural King County and my property either adjoins or is in close proximity to Matthews Winery. I will make this brief, as I know that you are in the final stages of making a decision and final vote on the Adult Beverage Ordinance 2018-0241.

I support the Chairs latest Amended Adult Beverage Ordinance 2018-0241 now being considered.

I would like to see Matthews Winery, as well as other Sammamish Valley wineries and tasting rooms, continue to operate and thrive in rural King County. They have been good neighbors and their business operation has not had a negative impact on the area; contrary to some residents' statements who live further away. They are respectful of noise, traffic and pollutant issues, and have had an overall positive, not negative, impact on the area. Just as we value keeping the country look and feel to the area, Matthew Winery does as well. Their enhancement of a section of their property for farming, as well as some beautiful outdoor picnic and flower garden areas, is a testimony to the legacy of Woodinville's farming history that they want to preserve.

Again, I support the Chairs Amended Adult Beverage Ordinance 2018-0241 now being considered. Please vote to approve and implement this ordinance as soon as possible.

Respectfully,

Neighbor of the Woodinville Wine Country

Cc: Council@Kingcounty.gov

Auzins, Erin

From: Luann Berman <luann_berman@hotmail.com>
Sent: Wednesday, June 12, 2019 10:05 AM
To: Auzins, Erin
Subject: The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

Please do not pass this ordinance with out an environmental impact statement and a traffic study. I live on Hollywood Hill. It is becoming flat out dangerous to drive around the valley. Summer and weekends are particularly bad. I do not get any profits from these tasting rooms, but I do get the "joy" of driving around a bunch of buzzed pedestrians and drivers. We do not have the roads to support this.

Additionally, this complete invalidates the growth management plan. That plan works! We need it!

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 farmland

Sincerely,
Luann Berman
16219 NE 165th Street
Woodinville, WA 98072

Auzins, Erin

From: Communications, Comments
Sent: Wednesday, June 12, 2019 1:04 PM
To: Auzins, Erin
Subject: FW: discussion on zoning changes for unincorporated King County

From: Mark Ryan <mjpryan@comcast.net>
Sent: Tuesday, June 11, 2019 7:48 PM
To: Communications, Comments <council@kingcounty.gov>
Subject: discussion on zoning changes for unincorporated King County

Dear King County council members, as I understand it you are hold a public meeting tomorrow to discuss possible zoning changes to unincorporated King County with one side asking for changes to be made to allow the current existence on wine tasting room (upon others) while the other side is asking that the current rules passed back in the early 70's be enforced. I would like to say that I am in favorite of making the zoning changes and allowing the current businesses continue to function w/o the fear of being force to close and / or move being a constant cloud hanging over their heads. While we all would like to have things (traffic / cars / people) as they were in the 70's, that is a no longer realistic view to be able to hold on to. Times change, population movement changes and the business environment changes as well. We as a people need to change / adapt with it.

In full disclosure, I visit the tasting rooms in Woodinville approximately every 4 - 6 weeks to enjoy the sights, sounds and trying the wines in hopes of finding a new favorite. These existing business bring revenue to the area and are a source of taxable income for the county. We have visited / eaten at some of the area businesses such as the 'Community Restaurant' and the 'Gathering Fabric' quilt store just to name a few. A trip to Woodinville w/o a stop at Molbaks is considered a 'no-no' by my wife and I. Without the tasting rooms being available in their current locations we will have to think long and hard about coming to Woodinville as a point of a excursion.

My last thought on this would be that if you decide to enforce the laws as they were passed back in the 1970's it seems only right to me that you require / mandate that all lands involved in this action be returned to how they were back in the 1970's and that any / all structures added in the past 40 years be taken down. That way the 'past' can be return to by those seeking a return to the old days.

Thank you for taking the time to read this email.

Sincerely

Mark Ryan - a resident of King County since 1983

Auzins, Erin

From: Susan Boundy-Sanders <sbsand@hotmail.com>
Sent: Wednesday, June 12, 2019 4:18 PM
To: Communications, Comments; Auzins, Erin
Subject: Beverage ordinance

Councilmembers:

Thank you for sending the beverage ordinance, 2018-0241, to the Committee of the Whole. I appreciate your willingness to take on this significant project.

My request is that you consider reframing the ordinance. The current regulations, through loopholes, fall short of the GMA, the CPPs, current zoning and zoning purpose statements, and a host of King County programs such as the Local Food Initiative. A few bad actors pushed for changes that are atrocious for the land. My impression is that, in the spirit of compromise, the Executive and committee made concessions to the bad actors, putting forward versions of the ordinance that in many ways are worse than existing code.

I'd urge you to lay aside the approach of compromising between bad and worse. Please work toward an ordinance that raises the bar, to measure up to the GMA, CPPs, and so on. I'd love to see an ordinance that is a model for farmland protection and is legally above reproach.

Thank you again for your action today.

Susan Boundy-Sanders
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Auzins, Erin

From: Deepak Bharadwaj <deepakbharadwaj@yahoo.com>
Sent: Wednesday, June 12, 2019 6:41 PM
To: Auzins, Erin
Subject: The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

King County Council Meeting
June 12, 2019

DB testimony

Dear King County Concilmembers,

Thank you for hearing us. Councilmembers Balducci and Lambert, thank you for hosting the community townhall on June 4.

My name is Deepak Bharadwaj. I am a 21 year resident of Sammamish Valley, HOA President of Bristol View, a community of 44 homes on Hollywood Hill, founder of 3 King County businesses and former Microsoft exec.

I have read and discussed the entirety of the proposed ordinance with members of the community and have a few points to make:

- * The most charitable interpretation of this proposed ordinance is that it is a Trojan horse for speculative vested interests. It not only forgives a handful violators, but given the broad definition of WBD, would open up the entire Sammamish Valley to a host of commercial uses. The net effect is that this has the potential to transform Sammamish Valley, the Napa Valley of King County, to Kent Valley with its industrial dystopia.
- * This ordinance is in direct violation of the Growth Management Act. As proposed the ordinance does NOT tighten the regulations, instead it provides gaping loopholes for vested interests and appears designed to benefit land speculators.
- * This ordinance will be particularly destructive to farms in numerous ways. It will drive up property values and make it financially unsustainable to farm. Effluents from uphill commercial biz will affect the land as well as the Sammamish River which is downstream.
- * Tasting rooms can and should be situated within Woodinville City limits where there are already adequate regulations as well as space.
- * It looks like the ordinance includes provisions for affordable housing that has nothing to do with WBD. Those should be the subject of a separate ordinance.
- * We also call for a traffic study and environmental impact study to gauge long term impact to the area.
- * We pay property taxes that get higher every year, and our community wants to see the Council aggressively enforce the code and zoning regulations. It takes 15-25 minutes for first responders to a 911 call in our community. This is ridiculous for a community that pays on average \$12,000 a year per home in property taxes. We request you to perform a study to assess how to improve first responder response times.

Our community of 44 families is unanimously against the proposed ordinance which will forever destroy the rural agricultural nature of Sammamish Valley. As you have heard today and in the months leading up to today, the vast majority of the residents, businesses as well as the City of Woodinville are against this ordinance.

Please vote NO to this terribly misconceived ordinance. Thank you.

Deepak Bharadwaj
President, Bristol View HOA

Sincerely,
Deepak Bharadwaj
13509 168th Ave NE
Redmond, WA 98052