

**PO 2018-0241.2 – Winery, Brewery, Distillery Code Update
Conceptual Amendments for October 7, 2019 COW**

The following amendments were prepared and discussed at the September 16, 2019 Committee of the Whole meeting, and are expected to be offered for Committee consideration on October 7, 2019. The text of these amendments is available in the materials for the September 16th meeting.

#	Page/ Line	Sponsor	Description
S1	n/a	Balducci (Balducci Striker)	Changes described in Summary of Balducci Striker (available here starting on page 2)
1a	34/ 654	McDermott (JM-1a)	For Vashon-Maury Island, in the RA zone, for WBD II: <ul style="list-style-type: none"> • For historic properties, sets the minimum lot area at 2 acres. • For historic properties, allows up to 7,000 square feet of aggregated floor area. • Exempts existing businesses from minimum lot size requirements. • Exempts existing businesses from arterial access requirements. • Exempts existing businesses from the 75-foot setback from rural and residential zones. • Removes 15% square footage limitation on tasting and retail sales for VMI for existing businesses and historic properties.
T1	1/1	Balducci	Conforms changes made in S1

The following amendment concepts are currently being considered by Councilmembers. These concepts may or may not be offered in amendment form for Committee consideration on October 7, 2019. Additional amendments not shown here may be offered by other Councilmembers.

Sponsor	Description
Lambert	Remove 15% limitation on retail and tasting for WBD II and III in A and RA zone
Lambert	Remove the requirement that one stage of production be crushing, fermenting or distilling for all WBD in A and RA zones
Lambert	Allow the 75' setback from R and RA zones to be reduced to 25' with a CUP along property lines that do not abut an A zone, for all WBDs in all zones.
Lambert	For WBD II and III in RA zones, maximum parking is 10 spaces per 1,000sf
Lambert	For WBD II in the RA zone on historic properties, sets the minimum lot area at 2 acres and allows up to 7,000 sf of aggregated floor area.

Sponsor	Description
Lambert	For existing businesses in the RA zone in existence at their current location before December 31, 2001 that do not have open code violation cases as of September 1, 2019, exempts them from the minimum lot size, arterial access and 75' setback from R and RA zoned property requirements for WBD IIs.
Lambert	For Remote Tasting Room Demonstration Project A, add evaluation language to include comments from business owners with the annual reports.